

OFFICES AT TRUEPOINTE

OFFICE / RETAIL FOR LEASE

4525 WATHEN DRIVE, HILLIARD, OHIO 43026



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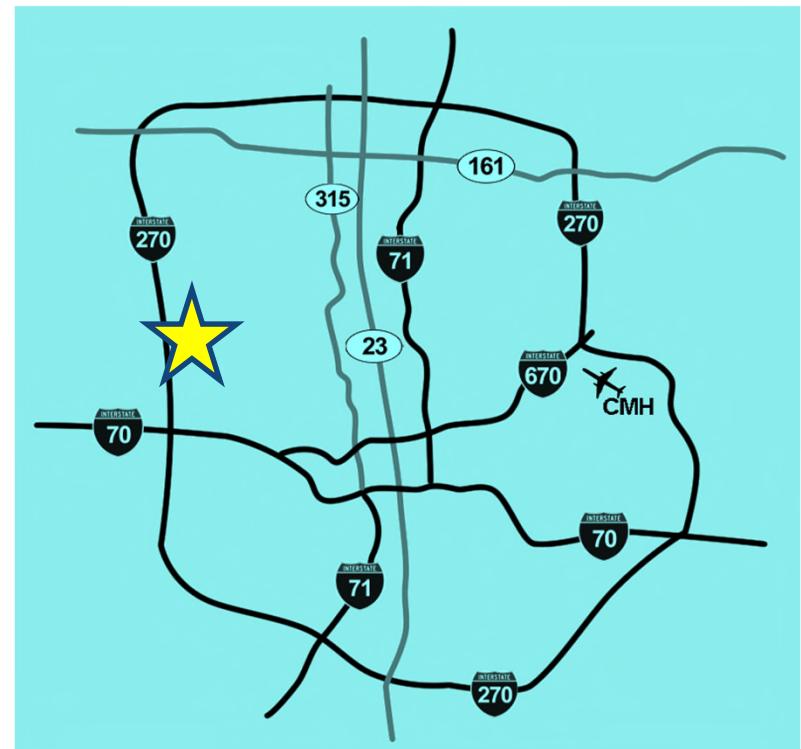
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PROPERTY HIGHLIGHTS

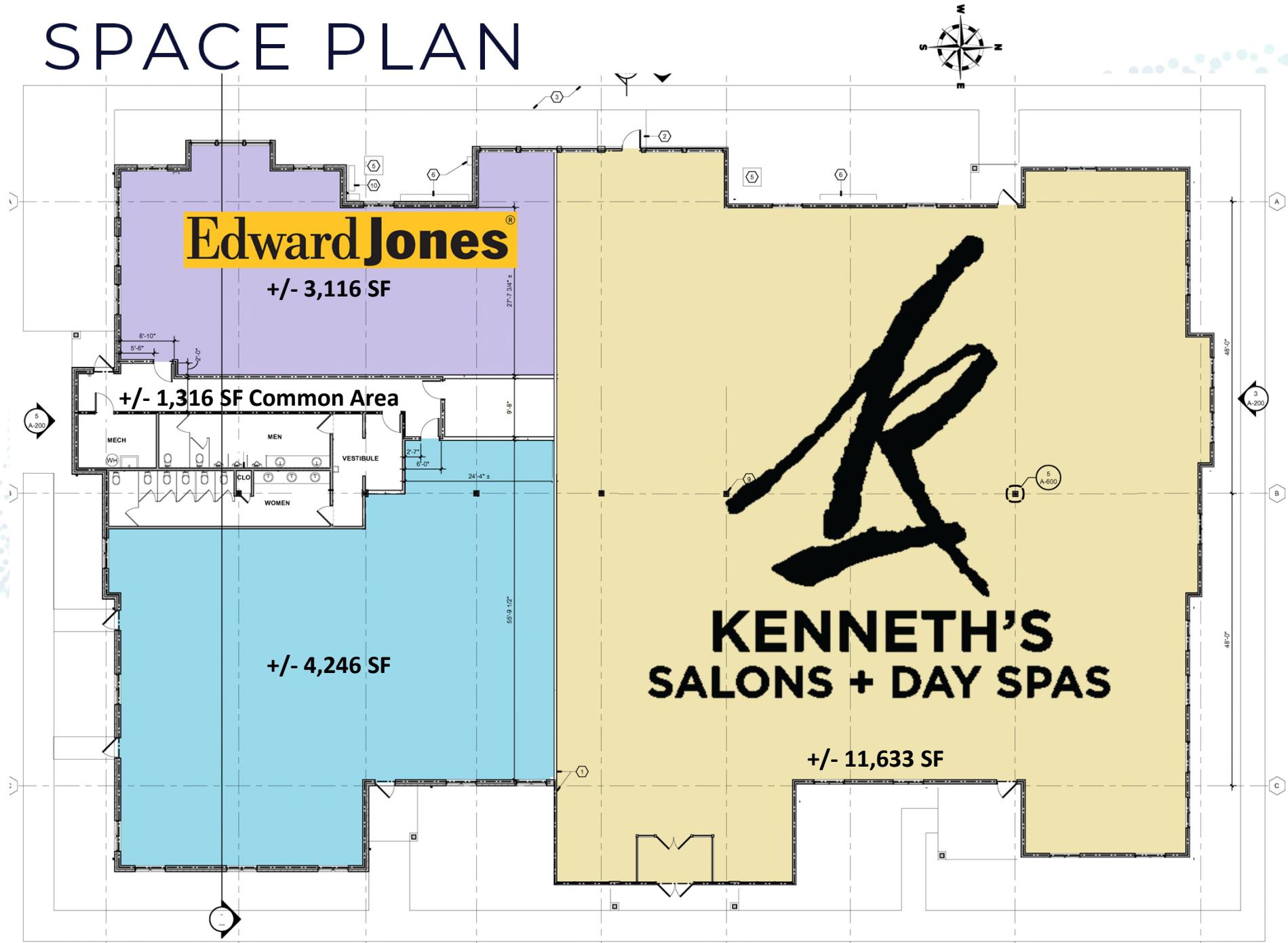
- +/- 4,246 SF remaining available space—co-tenant with Kenneth's Salons & Day Spas and Edward Jones Investments
- Located within the new \$250 million TruePointe Mixed Use Development
- TruePointe contains 267,250 SF of new Class-A office space, 46,660 SF of new retail, 359 new multi-family units, and a new 108-room hotel
- Excellent area private-payer medical mix
- Ample parking and monument signage

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SPACE PLAN

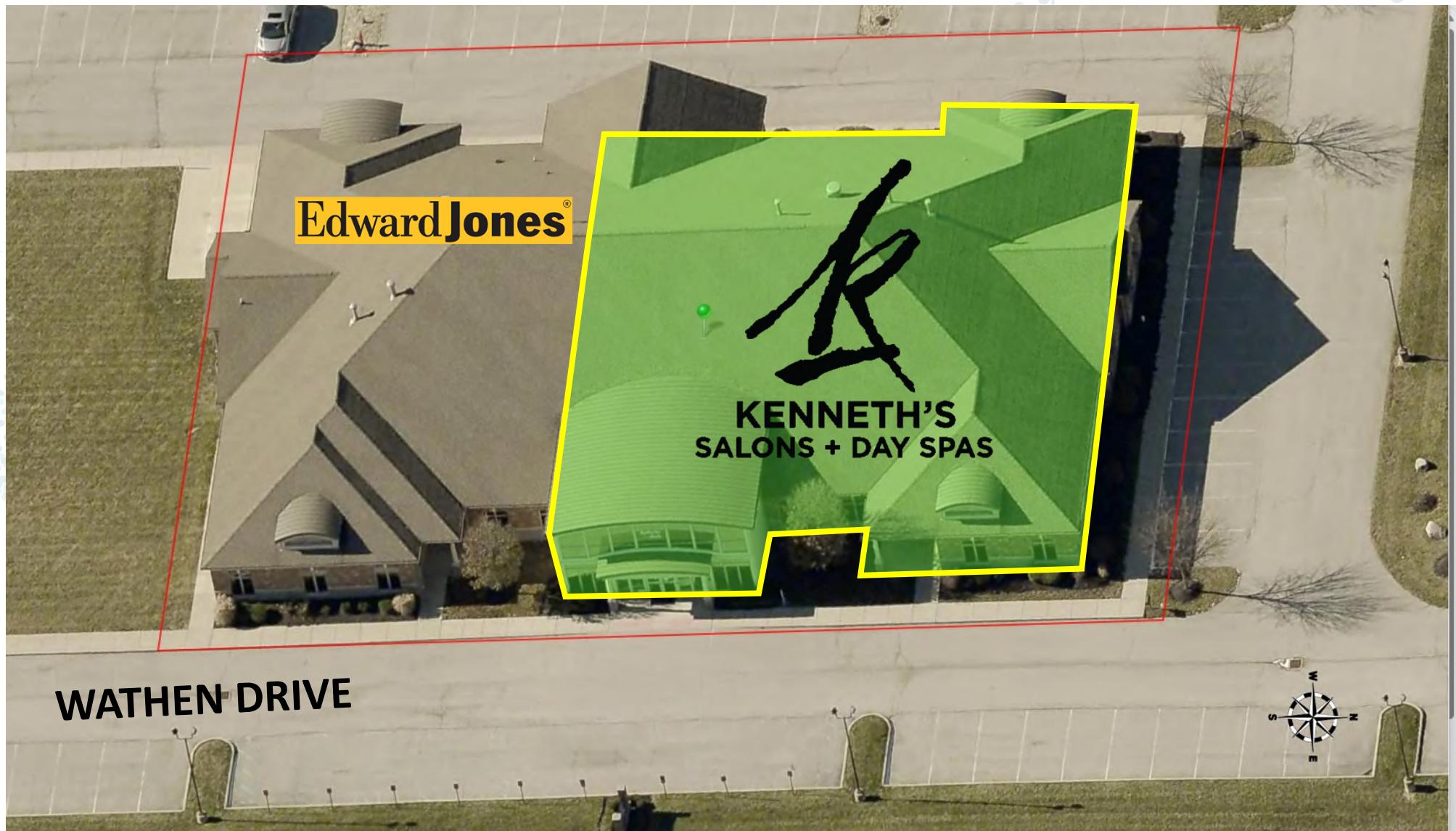


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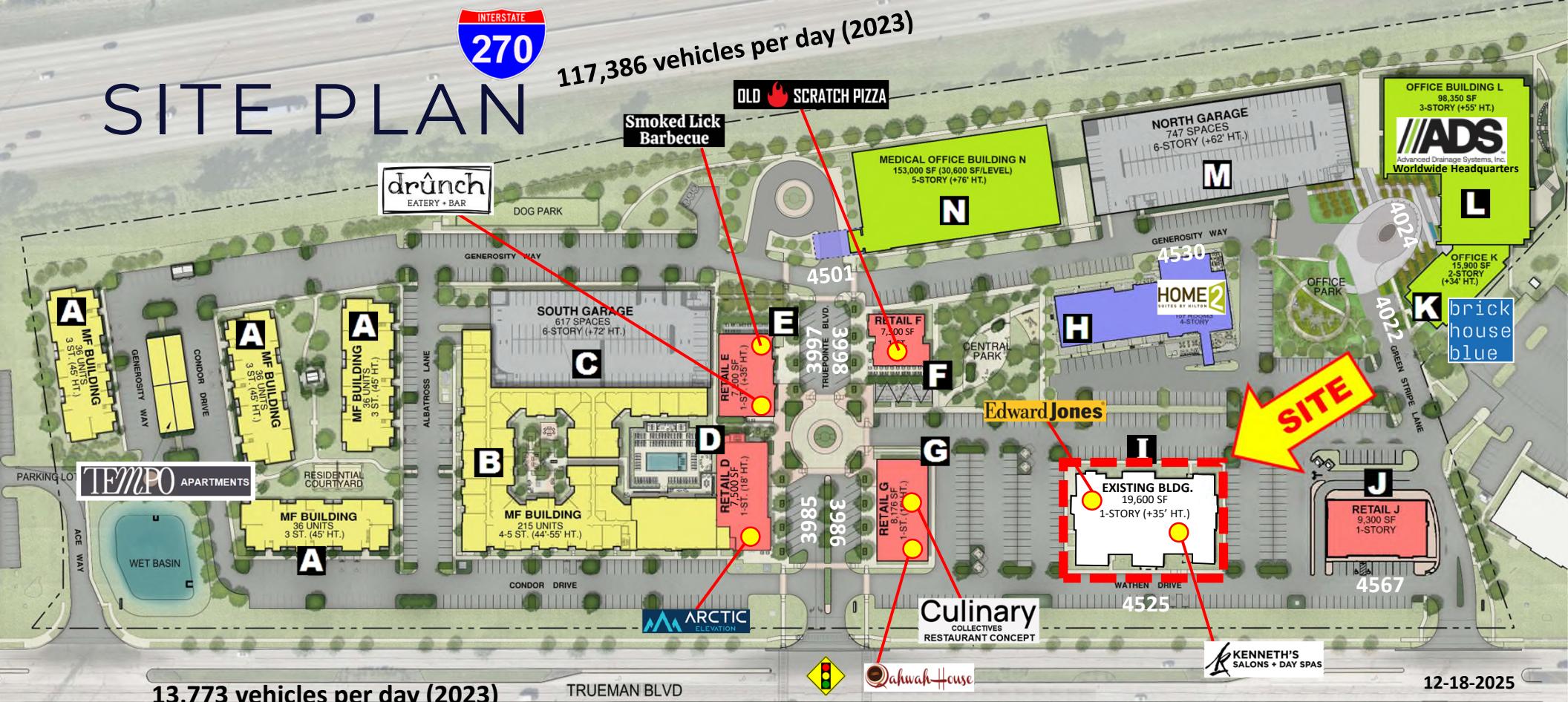
PARCEL AERIAL



SITE PLAN

INTERSTATE
270

117,386 vehicles per day (2023)



13,773 vehicles per day (2023)

12-18-2025

NOW LEASING

A WALK UP RESIDENTIAL
3 STORY, 36 UNITS PER BLDG.

UNDER CONSTRUCTION

D RETAIL
7,500 SQ. FT.

UNDER CONSTRUCTION

G RETAIL
8,176 SQ. FT.

CONSTRUCTION COMPLETE

M NORTH PARKING GARAGE
6 LEVELS, 747 SPACES

NOW LEASING

B HIGH DENSITY RESIDENTIAL
4-5 STORY, 215 UNITS TOTAL

UNDER CONSTRUCTION

E RETAIL
7,200 SQ. FT.

UNDER CONSTRUCTION

H HOTEL
125 ROOMS **HOME2**
SUITES BY HILTON

RETAIL

J RETAIL
9,300 SQ. FT.

CONSTRUCTION COMPLETE

N OFFICE
153,000 SF

CONSTRUCTION COMPLETE

C SOUTH PARKING GARAGE
5 LEVELS, 617 SPACES

UNDER CONSTRUCTION

F RETAIL
7,500 SQ. FT.

UNDER RENOVATION

I EXISTING BUILDING
19,377 SQ. FT.

UNDER CONSTRUCTION

L OFFICE
98,350 SQ. FT. **ADS**



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OBLIQUE AERIAL

The yellow outline represents the Truepointe Development and the outline of the Community Entertainment District that makes up Truepointe.

Future residential condo development in process.

New curb cut serving the west side of Truepointe. Both residential condos, and existing office building.

TEMPO APARTMENTS

617 space garage

747 space garage

ARCTIC ELEVATION

Qahwah House

Edward Jones

KENNETH'S

CULINARY

RESTAURANT CONCEPT

drunch

EATERY + BAR

Smoked Lick

Barbecue

HOME2

SUITES BY HILTON

brick house

blue

ADS

WILLIS SPANGLER STYLING

THE COVE AT

WATERS EDGE

NATIONAL

GRANT + HAGGARD VIDS

WATERS EDGE

EVENT + CONFERENCE VENUE

equity

Commercial Real Estate Solutions™

THE SUMMIT

THE COVE

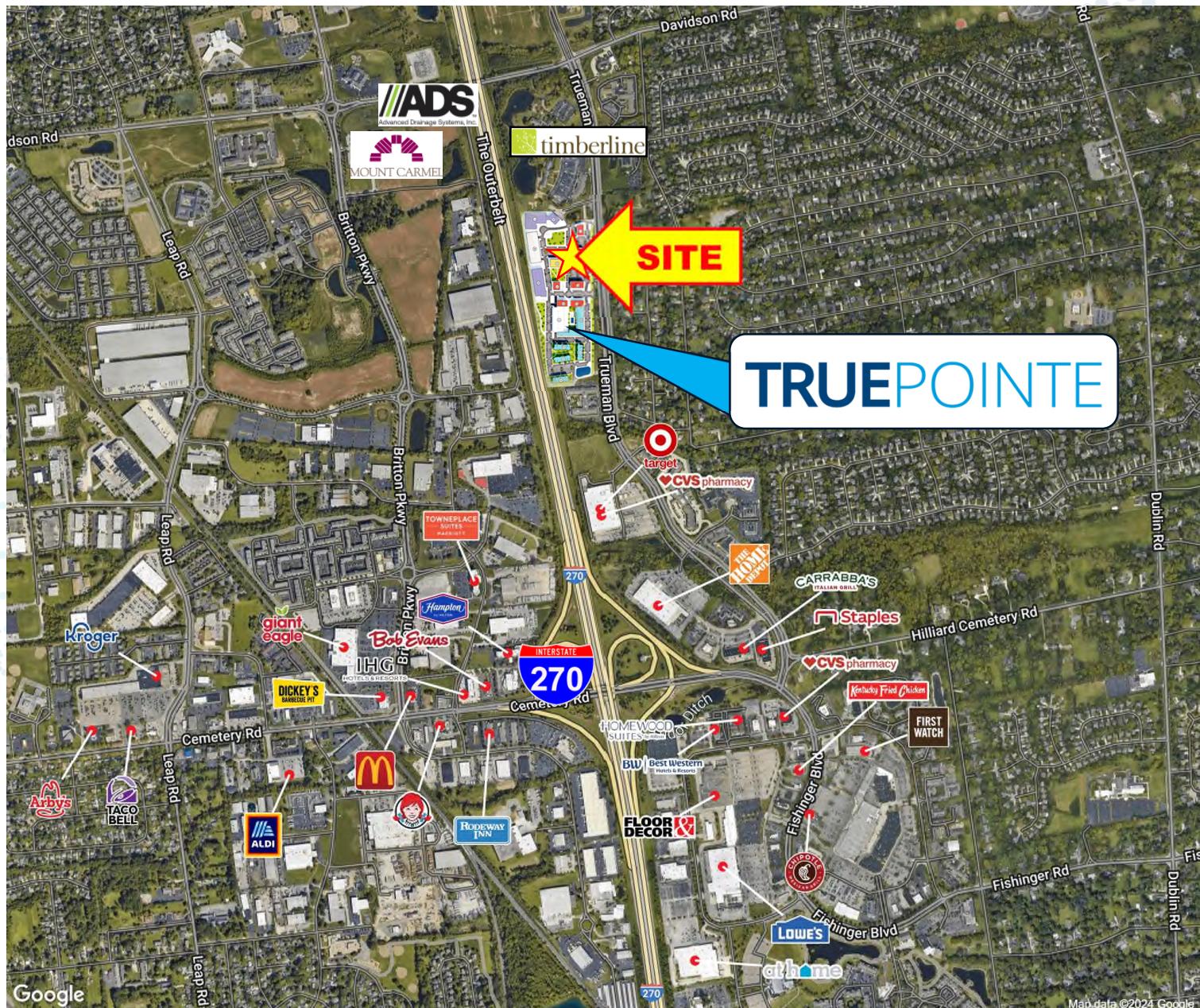
WATERS EDGE

EVENT + CONFERENCE VENUE

THE COVE

WATERS EDGE

AREA HIGHLIGHTS



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MONUMENT SIGNAGE



PRIVATE-PAY DEMOS

ONE MILE RADIUS

4525 Trueman Boulevard, Hilliard, Ohio

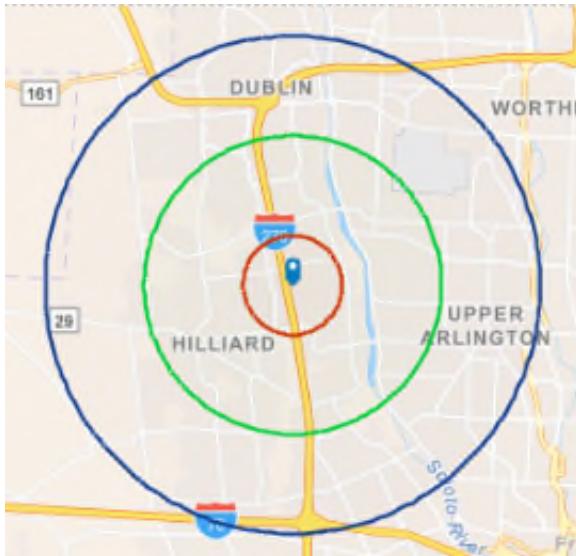
	Total Insured	Private %	No Health Insurance Coverage %	Population	Median Household Income	Average Household Income
4525 Trueman Boulevard, Hilliard, Ohio	10,478	73.00%	2.00%	10,639	\$103,167	\$138,562

THREE MILE RADIUS

4525 Trueman Boulevard, Hilliard, Ohio

	Total Insured	Private %	No Health Insurance Coverage %	Population	Median Household Income	Average Household Income
4525 Trueman Boulevard, Hilliard, Ohio	88,454	71.00%	5.00%	92,636	\$88,339	\$119,609

1-MILE RADIUS DEMOS



KEY FACTS

10,669
Population



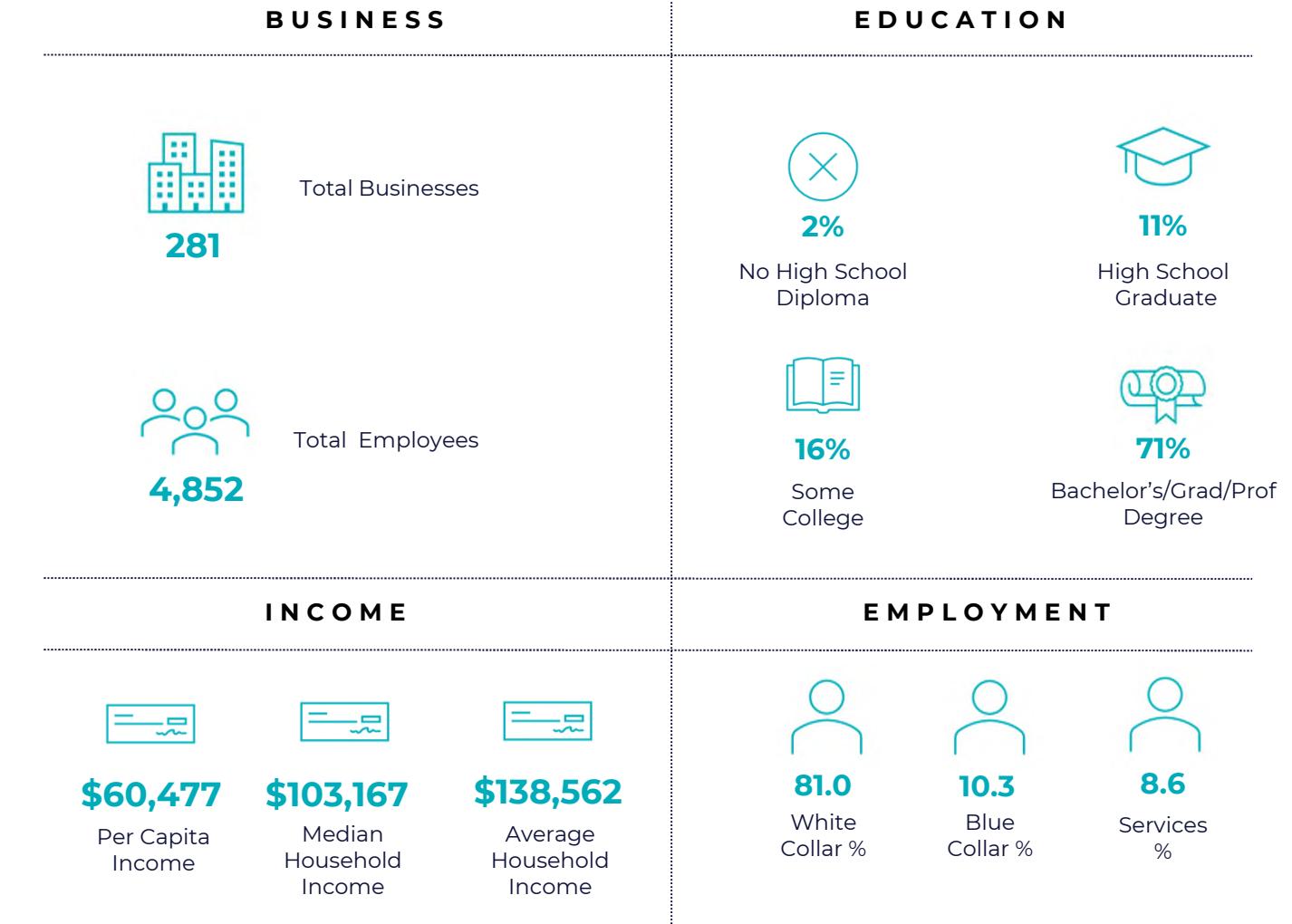
Average
Household Size

38.6

Median Age

\$103,167

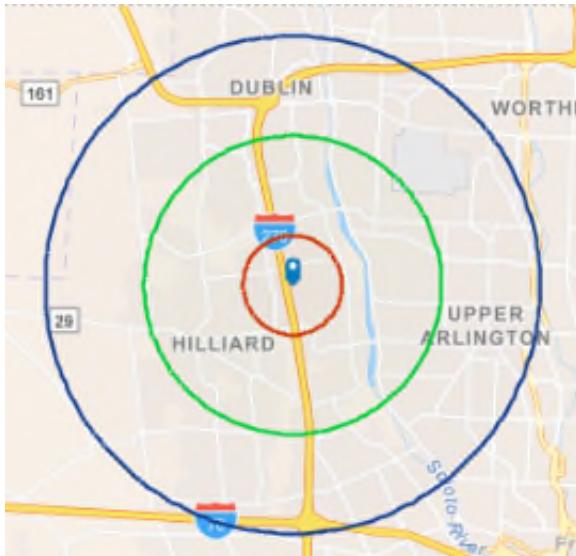
Median Household Income



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3-MILE RADIUS DEMOS



KEY FACTS

94,195

Population



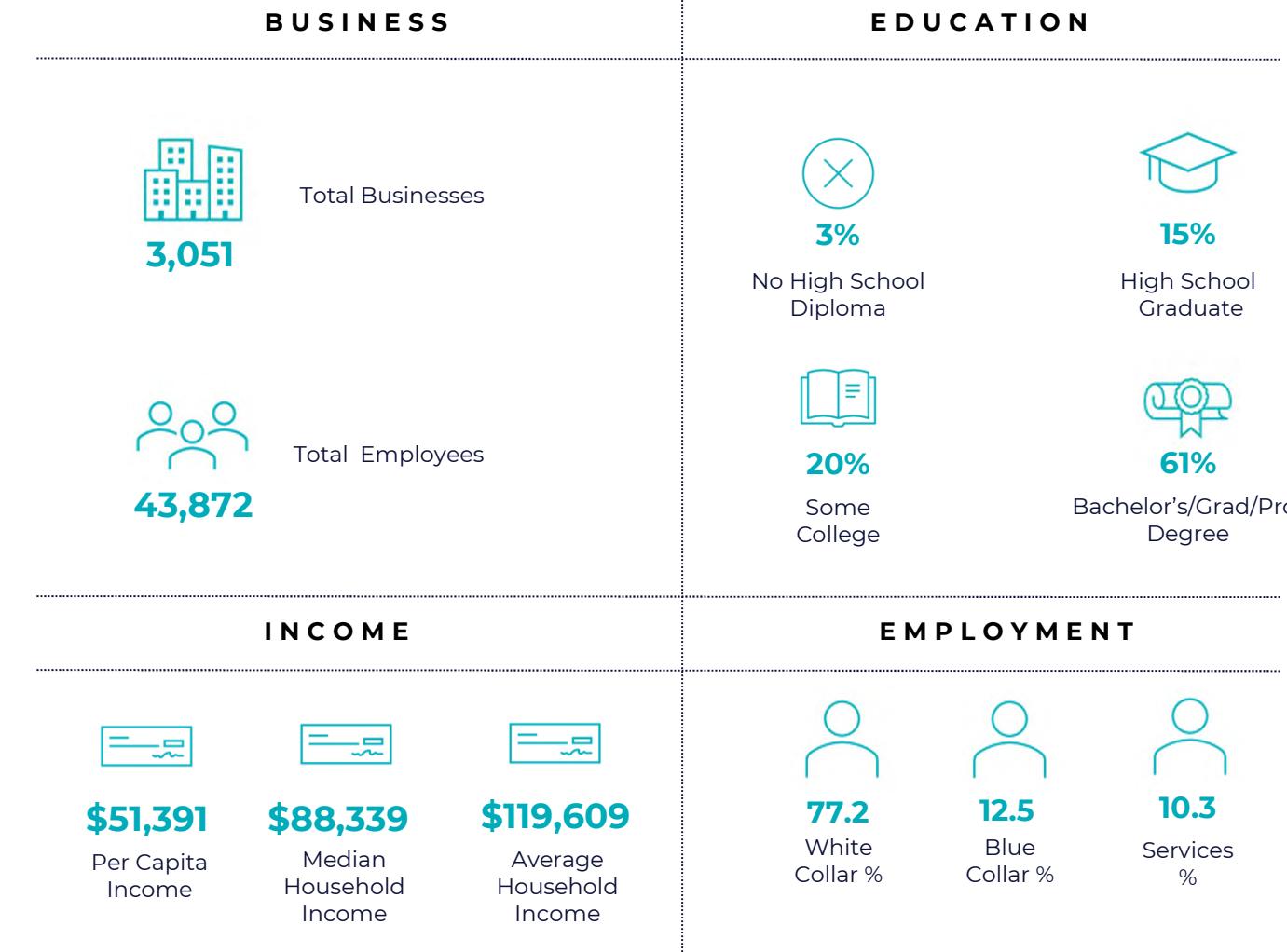
Average Household Size

38.0

Median Age

\$88,339

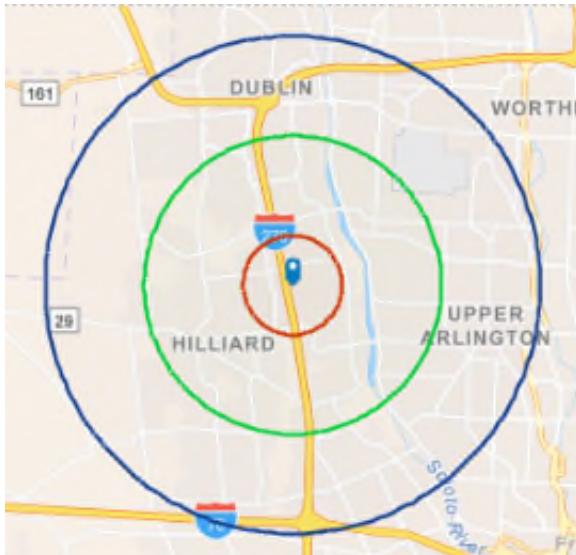
Median Household Income



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5-MILE RADIUS DEMOS



KEY FACTS

221,953

Population



Average Household Size

37.4

Median Age

\$91,068

Median Household Income

BUSINESS



Total Businesses

8,811



Total Employees

139,489

EDUCATION



3%

No High School Diploma



14%

High School Graduate



20%

Some College



63%

Bachelor's/Grad/Prof Degree

INCOME



\$53,503

Per Capita Income



\$91,068

Median Household Income



\$125,127

Average Household Income

EMPLOYMENT



77.8

White Collar %



11.6

Blue Collar %



10.6

Services %

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