

ALTON PLACE

MIXED USE DEVELOPMENT

ROBERTS ROAD & ALTON DARBY CREEK ROAD, HILLIARD, OHIO



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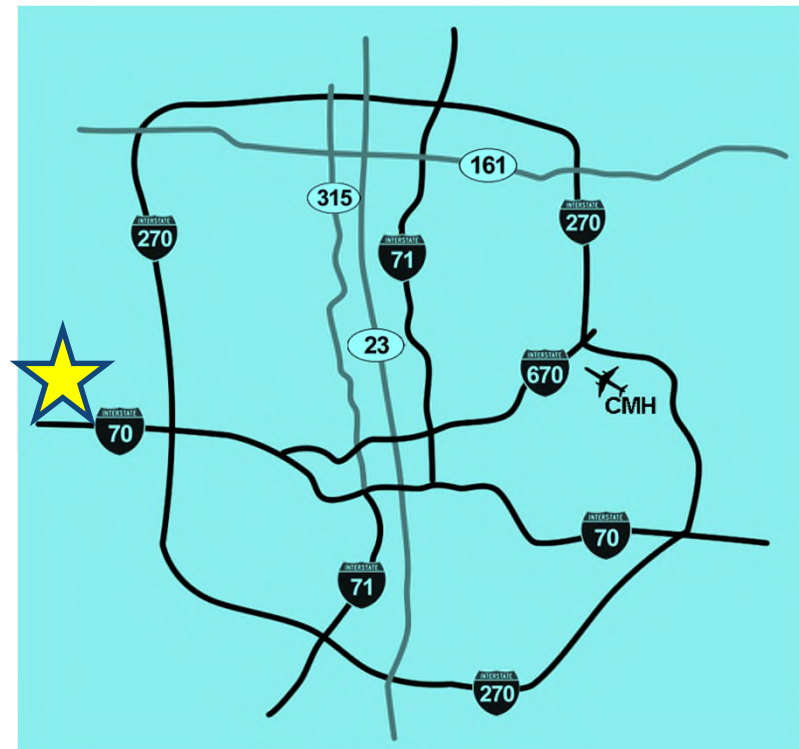
PROPERTY HIGHLIGHTS

ALTON PLACE

MIXED USE DEVELOPMENT

ROBERTS ROAD & ALTON DARBY CREEK ROAD, HILLIARD, OHIO

- Class A retail space in the new **Alton Place** experiential community fusing modern living with focused retail services
- 447 new residential units—all lots sold! Estimated home values \$400K—\$1.2 million (Avg. single-family price: \$850,000)
- Walkable, modern, natural setting including community gathering space and lake
- Over 2,500 new home starts within the immediate area
- Trade area servicing a population of over 130,000 residents
- 20,000+ vehicles per day at the intersection of Roberts Road and Alton Darby Creek Road
- Alton Place will be home to some of the highest household incomes in Hilliard
- Surrounded by Hilliard Bradley High School, Memorial Middle School, and three elementary schools all within one-half mile
- Captive audience of 8,000 existing rooftops



LOCAL AERIAL

\$66 Million
Hilliard/OSU Wexner
Medical health &
wellness center to
open 2025

Proposed "S-Curve"
realignment of Alton
Darby Road

Alton Place is surrounded
 by three Hilliard
 elementary schools in
 addition to Hilliard Bradley
 High School and Hilliard
 Memorial Middle School.

ALTON
Place

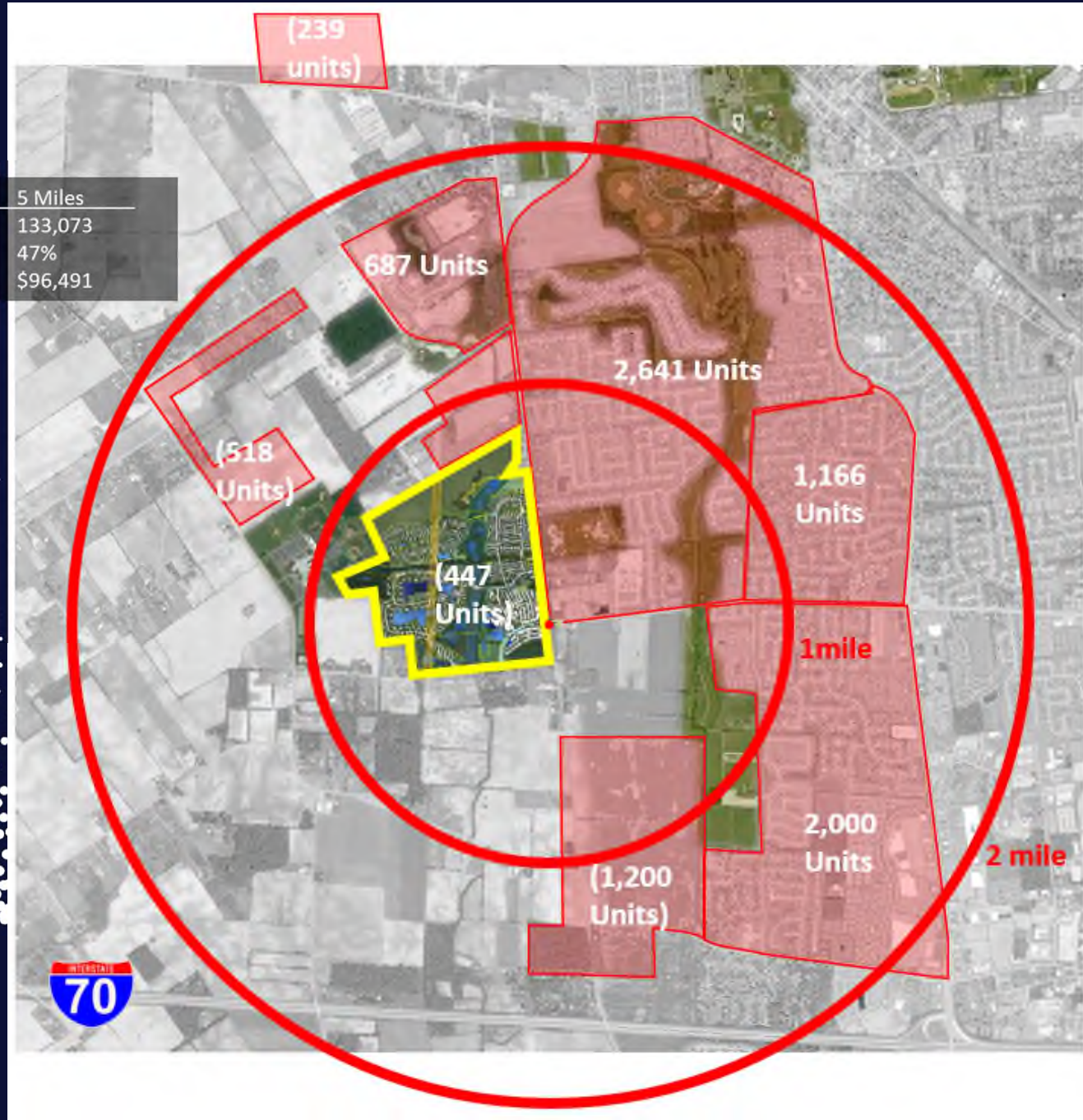


DEMOGRAPHICS & NEW HOMES

2023	1 Mile	3 Miles	5 Miles
Population	6,444	59,757	133,073
% with Bachelor's degree or more	61%	51%	47%
Avg Household Income	\$118,174	\$99,630	\$96,491

Over 10,000 rooftops within 2 miles

There are nearly **2,500 new residential units slated** and now under way in this immediate area, which is already composed of the highest income households in Hilliard—substantially adding to the surrounding rooftops that already lack service-oriented retail in this southwest pocket of the city.



TRAFFIC

Beneficial Local Traffic Pattern

Entire Western Franklin County Residents Must Traverse Roberts/Alton Darby Intersection to Get to i-70 or I/270.



MASTER PLAN



SITE PLANS

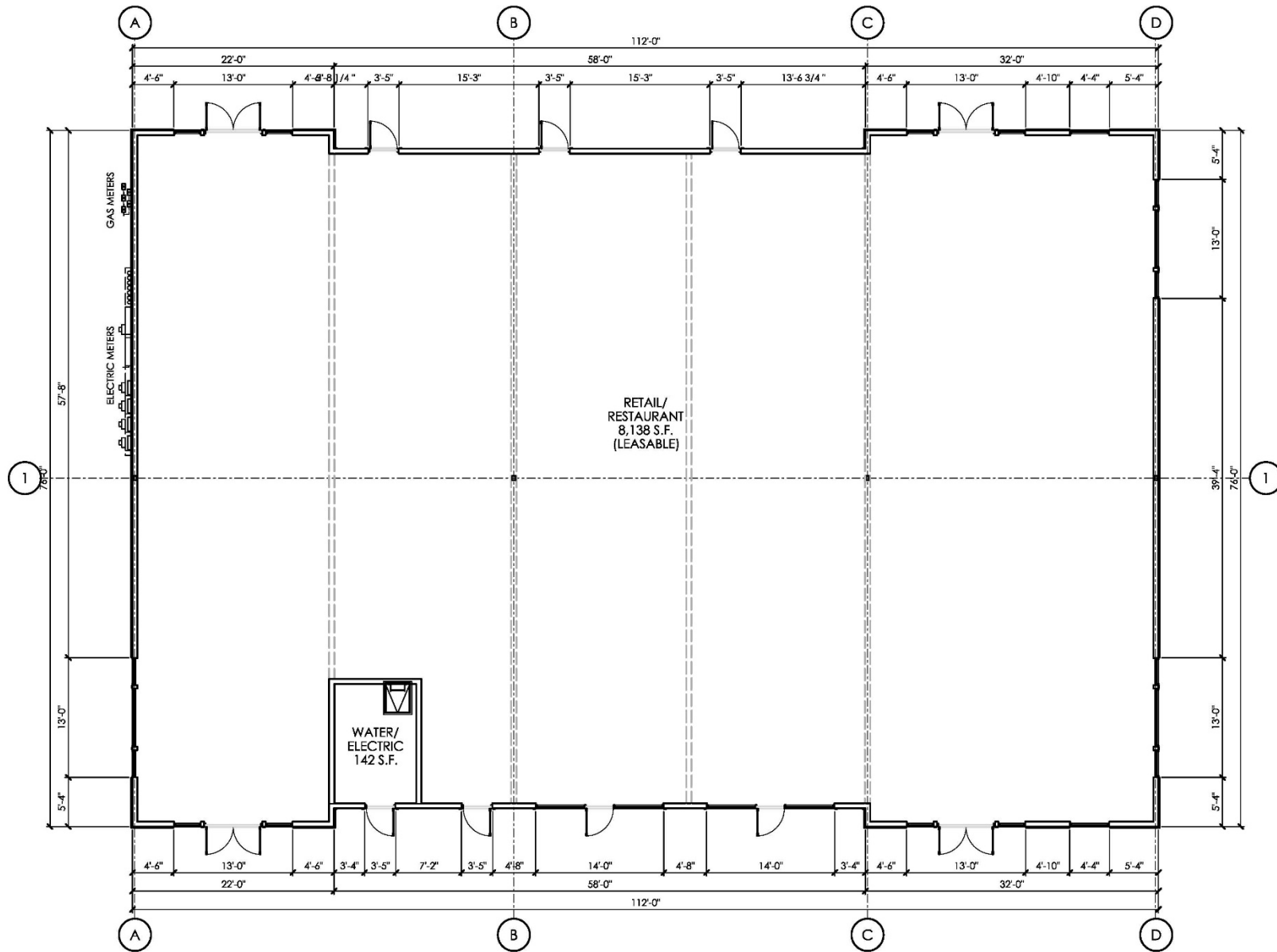


SITE PLAN

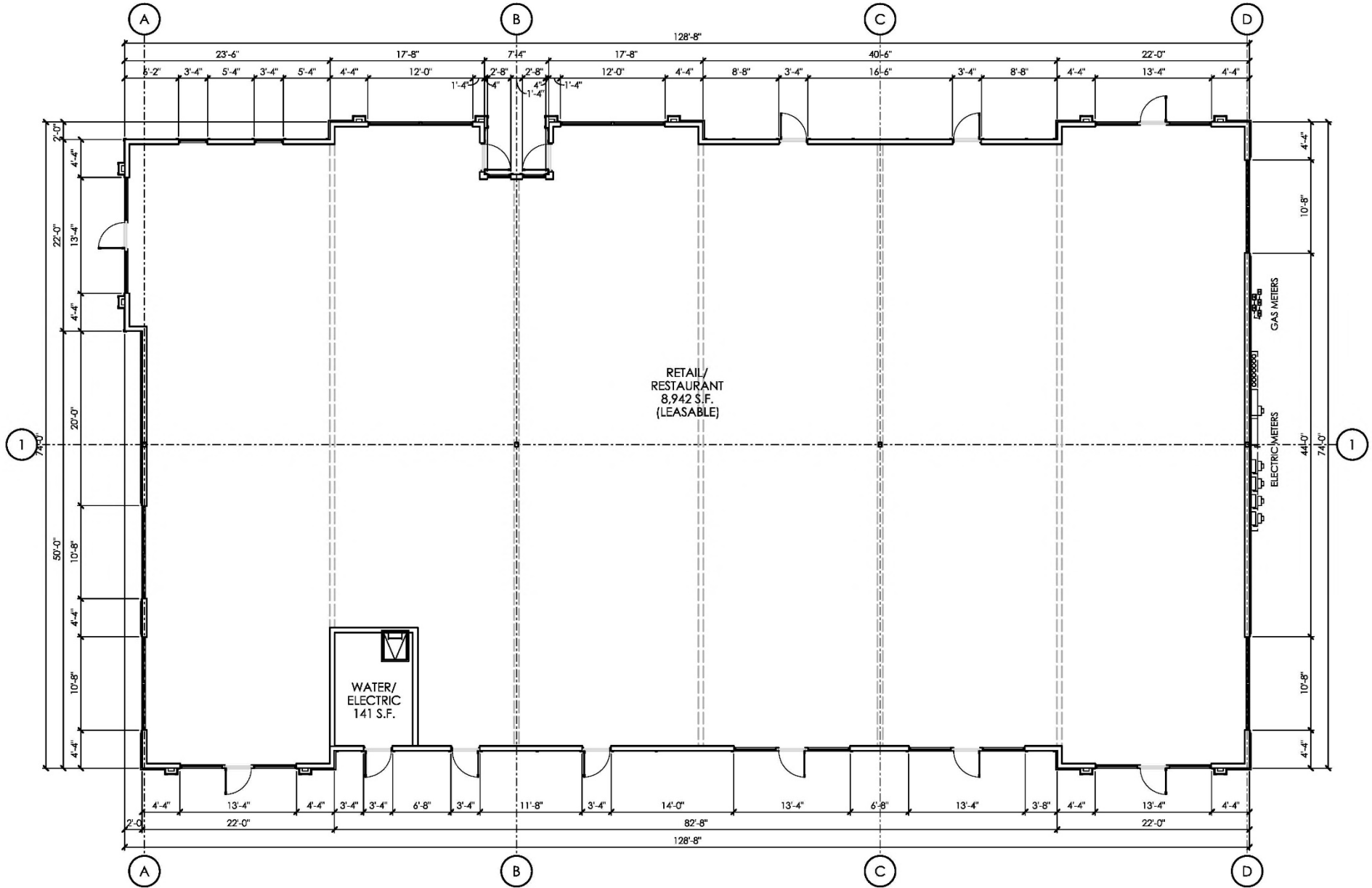
**PATIO
AVAILABILITY**



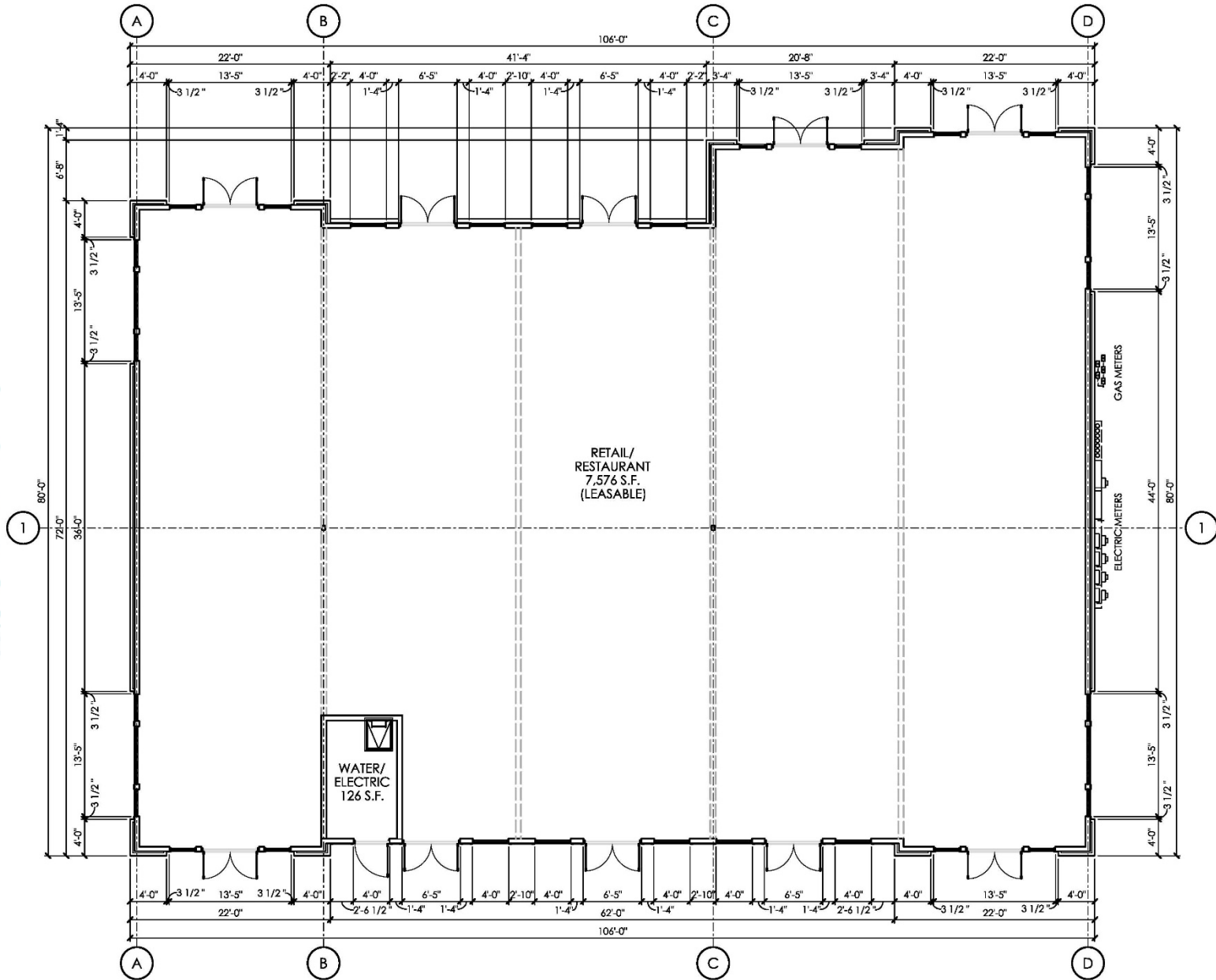
SPACE PLAN: BLDG. A



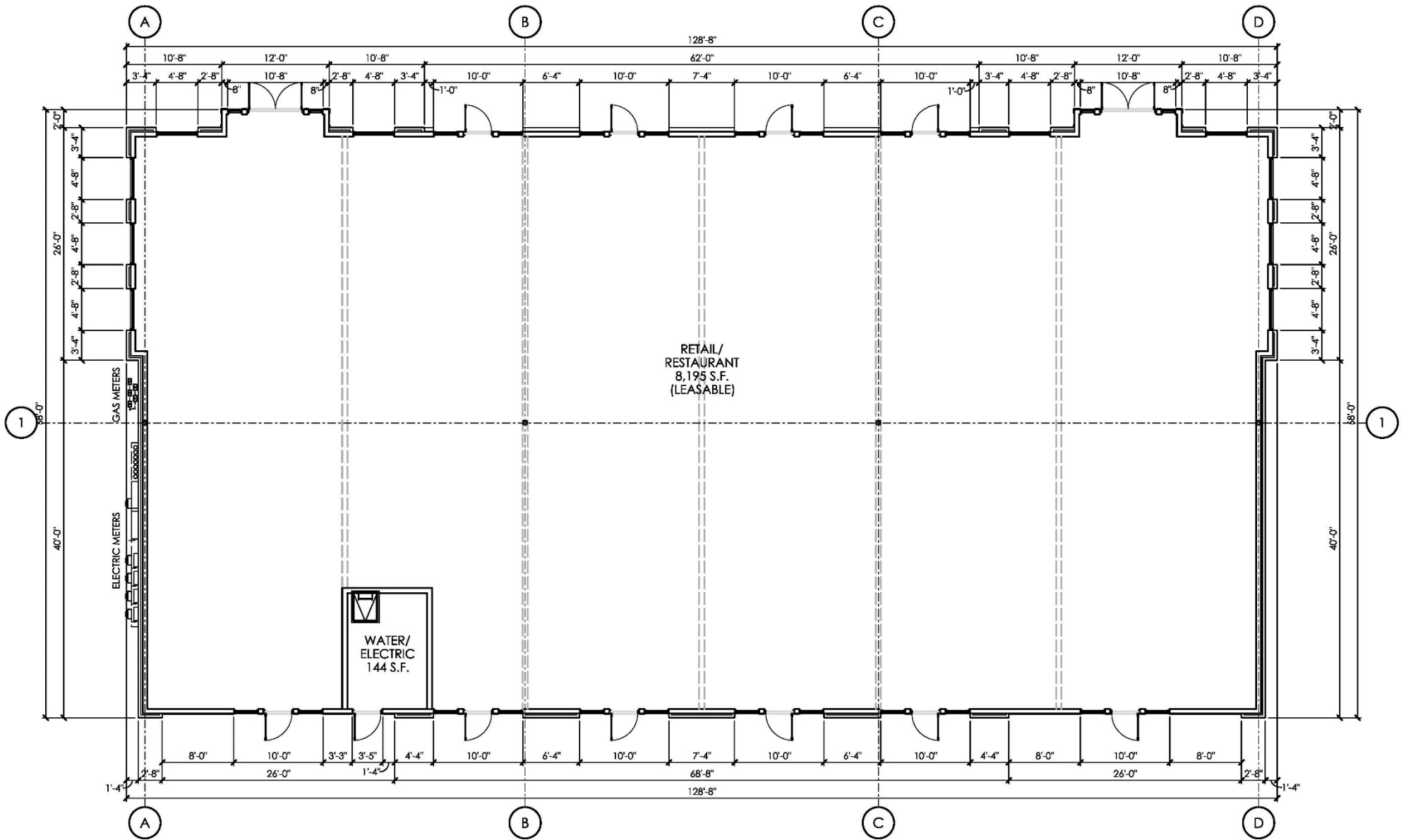
SPACE PLAN: BLDG. B



SPACE PLAN: BLDG. C



SPACE PLAN: BLDG. D



CONCEPTUAL RENDERINGS



Building A



Building B

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CONCEPTUAL RENDERINGS



Building C



Building D

CURRENT PHASING

JANUARY 2024

Hilliard Memorial M.S.

Hilliard Bradley H.S.

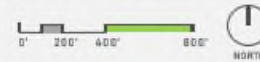
Brown E.S.

Alton Darby E.S.

Darby Creek E.S.



ALTON Place



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CURRENT PHASING

ALTON
Place

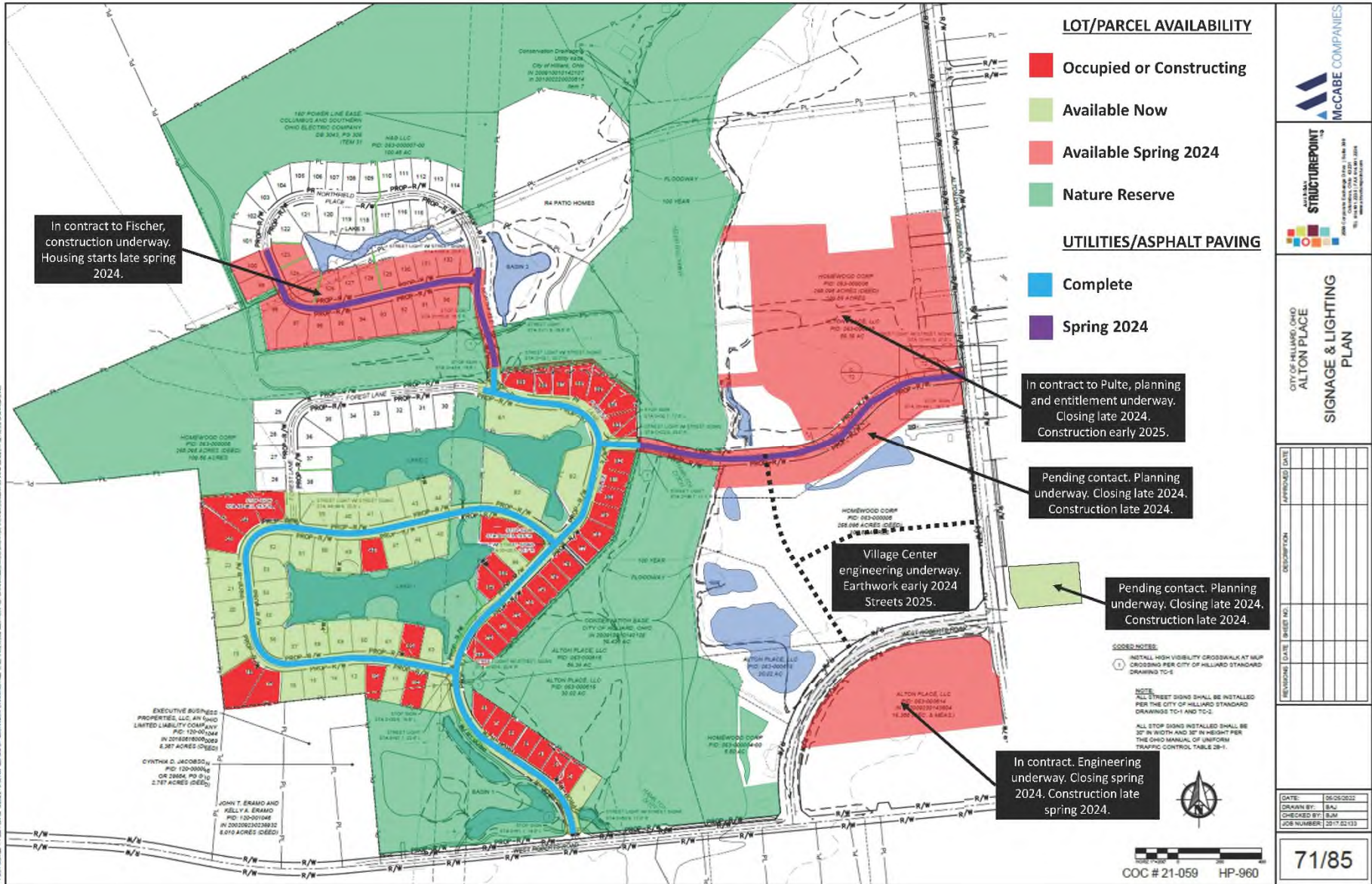


HOME LOTS

- Closed & Occupied
- Under Construction
- Closed
- Approved Plans
- Signed Contract (Builders)
- Signed Contract (Homeowner)
- Pending Contract (Reserved)
- Optioned (Available)
- Optioned (Future Phases)

Last Updated 2/2/24

CURRENT PHASING



COMPLETED SINGLE FAMILY



COMPLETED SINGLE FAMILY



COMPLETED SINGLE FAMILY



LAKESIDE BROWNSTONES



ALTON
Place

LAKESIDE BROWNSTONES
UPDATED 2.14.19

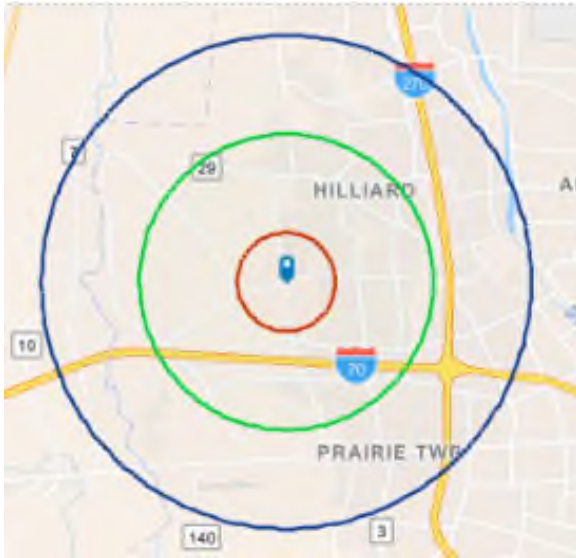
CONFIDENTIAL THE TRULIP Companies 800.222.2000
NORTH

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1-MILE RADIUS DEMOS



KEY FACTS

5,874
Population

2.9
Average
Household Size

32.9
Median Age

\$108,955
Median Household Income

BUSINESS

43

Total Businesses

404

Total Employees

EDUCATION

3%

No High School
Diploma

15%

High School
Graduate

24%

Some
College

58%

Bachelor's/Grad/Prof
Degree

INCOME



\$47,571

Per Capita
Income



\$108,955

Median
Household
Income



\$138,571

Average
Household
Income

EMPLOYMENT



79.1

White
Collar %



12.8

Blue
Collar %



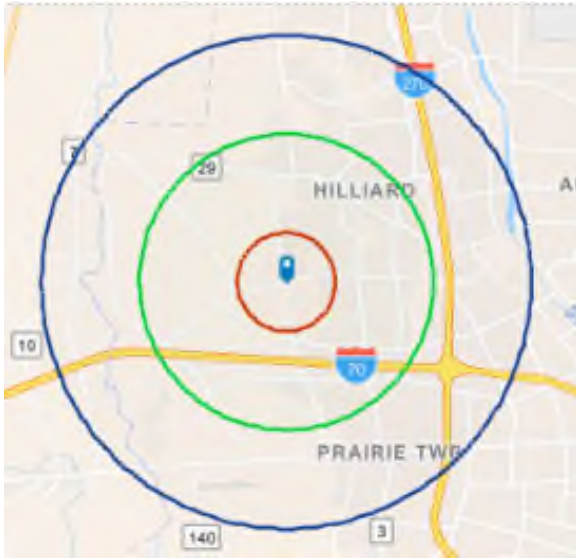
8.1

Services
%

equity | brokerage

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3-MILE RADIUS DEMOS



KEY FACTS

61,284
Population

2.5
Average
Household Size

34.9
Median Age

\$91,973
Median Household Income

BUSINESS

1,432

Total Businesses

21,484

Total Employees

EDUCATION

4%

No High School
Diploma

18%

High School
Graduate

25%

Some
College

53%

Bachelor's/Grad/Prof
Degree

INCOME



\$45,783
Per Capita
Income



\$91,973
Median
Household
Income



\$117,502
Average
Household
Income

EMPLOYMENT

72.6
White
Collar %

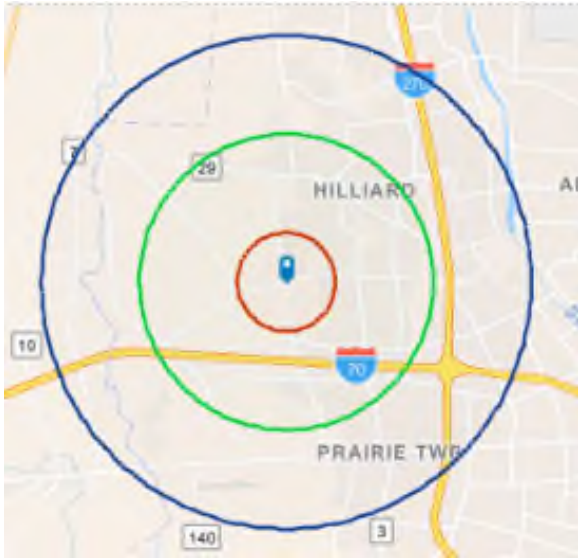
15.8
Blue
Collar %

11.6
Services
%

equity | brokerage

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5-MILE RADIUS DEMOS



KEY FACTS

139,940
Population



Average
Household Size



Median Age

\$84,242

Median Household Income

BUSINESS



3,376

Total Businesses



54,073

Total Employees

EDUCATION



5%

No High School
Diploma



22%

High School
Graduate



23%

Some
College



50%

Bachelor's/Grad/Prof
Degree

INCOME



\$44,452

Per Capita
Income



\$84,242

Median
Household
Income



\$110,003

Average
Household
Income

EMPLOYMENT



70.5

White
Collar %



17.2

Blue
Collar %



12.3

Services
%

equity | brokerage

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