

# TRUEPOINTE

## MIXED USE DEVELOPMENT

TRUEMAN BOULEVARD, HILLIARD, OHIO



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**equity** | brokerage

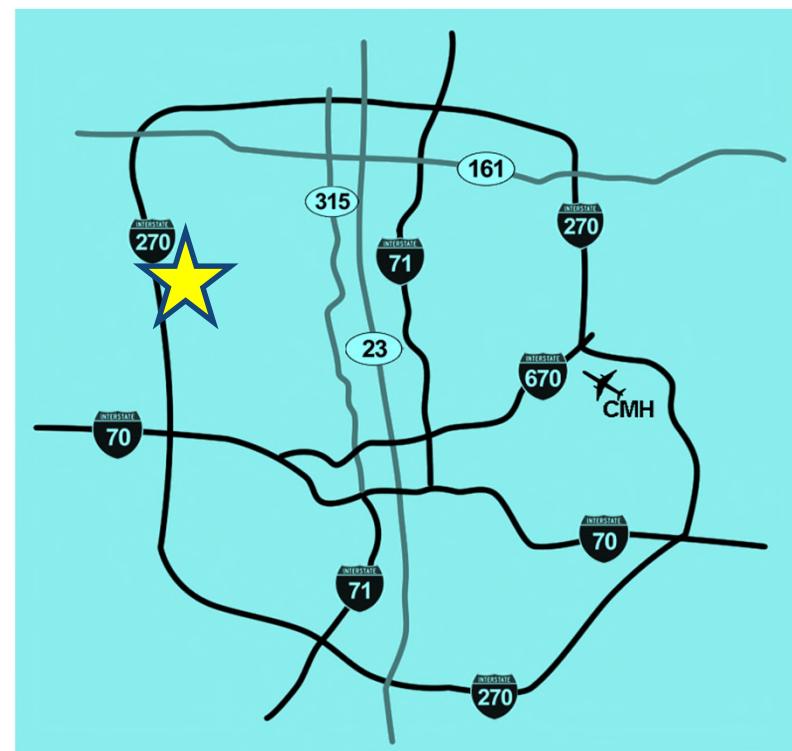
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# PROPERTY HIGHLIGHTS

- New mixed-use development with offices, on-site restaurants, retail, and apartments
- 359 new apartment units
- TruePointe's anticipated on-site +/- 2,000 daytime employees
- Traffic counts:
  - I-270: 117,386 VPD (ODOT 2023)
  - Trueman Blvd.: 13,773 VPD (ODOT 2023)
- Easy vehicular access to I-270 with high visibility
- Strong demographic profile--\$103,167 median household income (1-mile radius)
- Close proximity to both The Mall at Tuttle Crossing and Mill Run restaurants, shopping, entertainment, and services including Target and Home Depot
- Multiple on-site parking garages and surface parking with over 2,000 spaces
- On-site Hilton Home2 Suites with 125 rooms
- Estimated operating expenses: \$11.48 psf (\$5.88 CAM, \$5.00 real estate taxes, \$0.60 insurance)

# TRUEPOINTE

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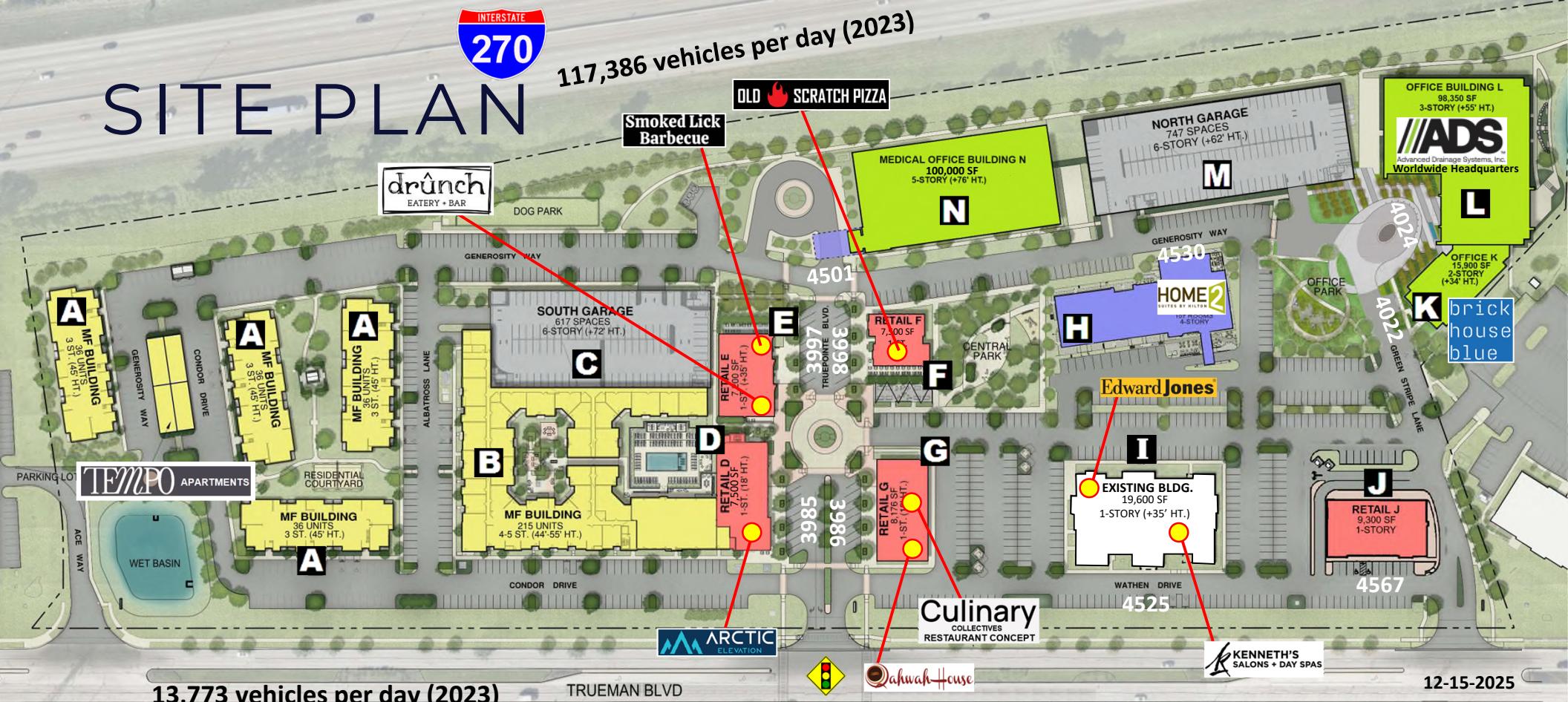
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# SITE PLAN

INTERSTATE  
**270**

117,386 vehicles per day (2023)



13,773 vehicles per day (2023)

12-15-2025

**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

**UNDER CONSTRUCTION**

**J** RETAIL  
9,300 SQ. FT.

**CONSTRUCTION COMPLETE**

**N** MEDICAL OFFICE  
100,000 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.

**CONSTRUCTION COMPLETE**

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

● OFFICE

● RESIDENTIAL

● HOTEL

● RETAIL

● EXISTING

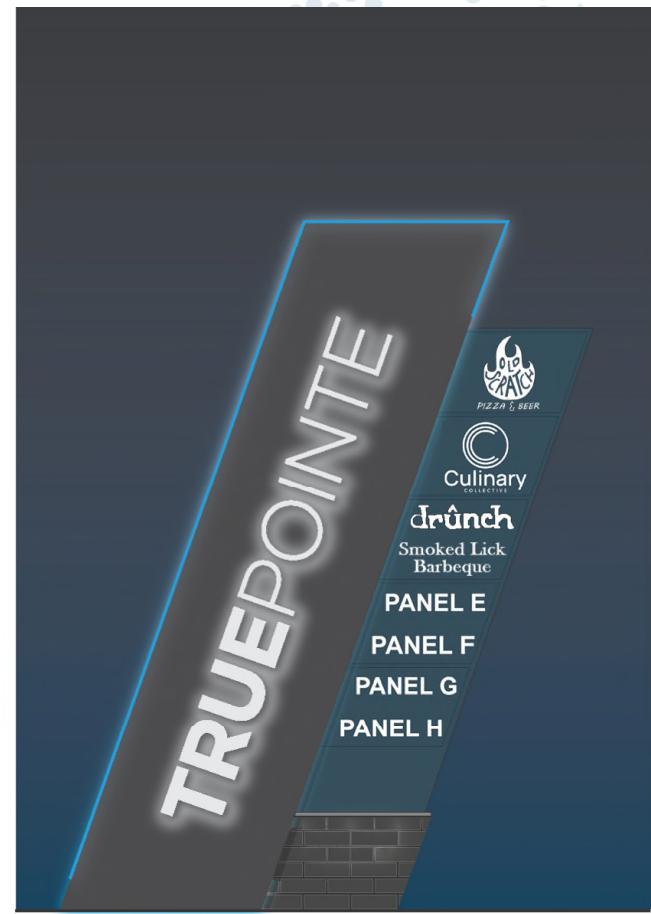
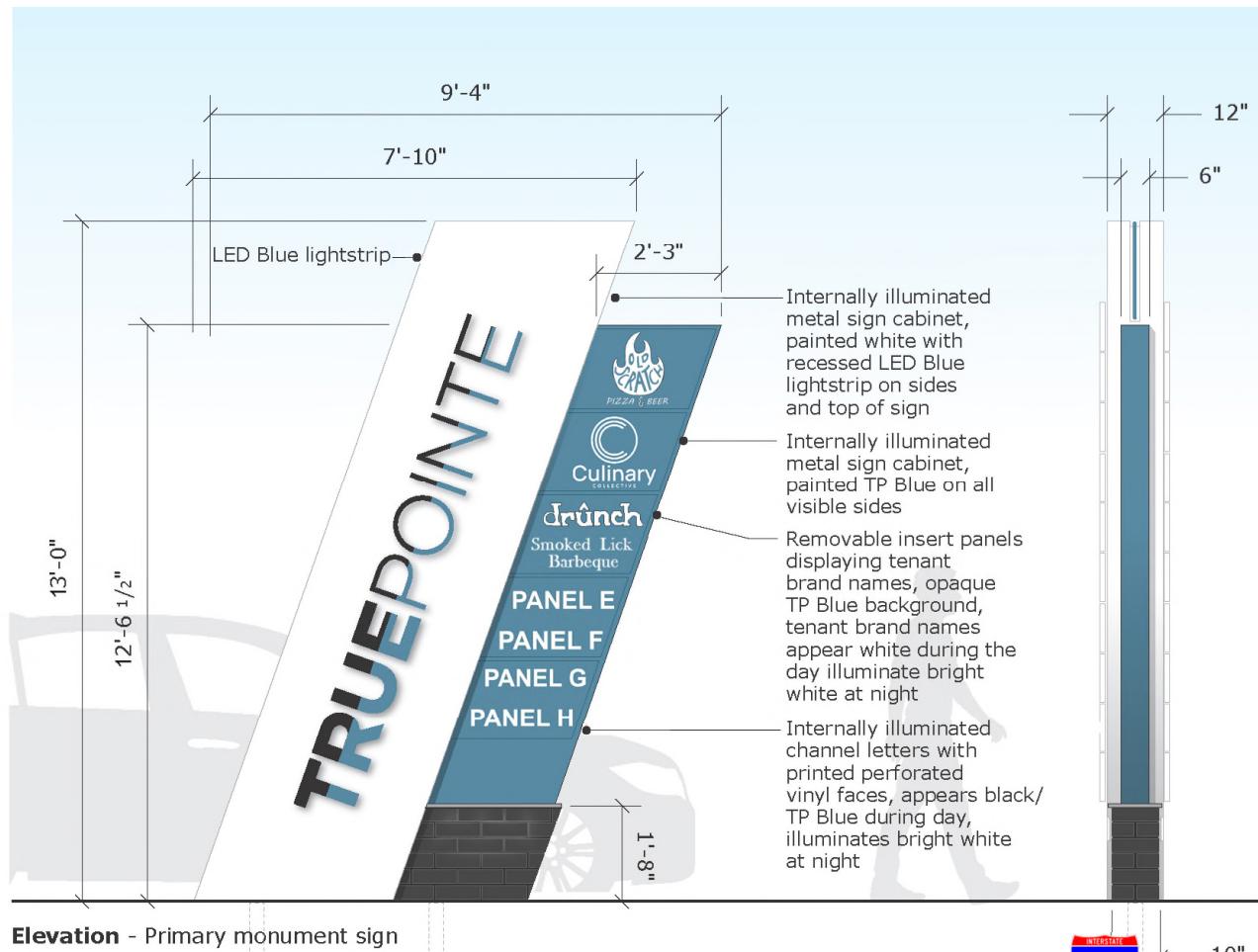
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# MONUMENT SIGNAGE



Monument Sign  
on Trueman  
Boulevard

# TRUEPOINTE RETAIL TENANT PROFILES



**Drunch Eatery + Bar** is an all-day, brunch-focused gastropub concept that serves creative, locally-sourced dishes and specialty cocktails—committed to delivering a unique and unparalleled culinary experience. Drunch's first location opened in Columbus's trendy Italian Village area in 2017.



**Qahwah House** is a family business established for the sole purpose of providing the best quality coffee with no added preservatives, artificial additives, or flavors. Their expertise originates from Yemen, where they were born and raised among coffee plants. From this inherited practice, they know what it means to love coffee. Fresh-baked pastries include sabaya—a flaky, layered bread cake and honeycomb pastry that is filled with cheese and drizzled with honey.



Since 1977, **Kenneth's Salons + Day Spas** has offered a comprehensive beauty and relaxation experience—meticulously curating hair, nail, facial, and massage services in one convenient setting. Their skilled professionals blend technical expertise with innovative techniques to deliver personalized and exceptional care.



**Smoked Lick Barbecue** ensures that, if you're a true BBQ enthusiast eager to experience the finest flavors from Memphis to Texas, look no further than their menu. Explore their featured BBQ items including top recommendations like ribs, brisket, pulled pork, sausage, the Smoked Daddy sandwich, or the San Miguel's deviled eggs.



Established in 2016 in southwest Ohio, **Old Scratch Pizza & Beer** is anything but ordinary. Baked in their on-site, wood-fired ovens, their "midwesternly Neopolitan" pies and rotating seasonal cocktails offer something different for everyone. Appetizers include hummus, roasted cauliflower, and oven roasted olives. **Old Scratch Pizza & Beer** was named "2024 Midwest Pizza Company of the Year" by The Pizza Industry Excellence Awards.

# TRUEPOINTE RETAIL TENANT PROFILES



The restaurant will feature a rotating menu that blends comfort food influences with refined techniques. Dishes will be built around versatile ingredients, allowing for variety while maintaining consistent quality and streamlined prep. The goal is to create a welcoming space where locals can grab a casual meal or celebrate a night out. The concept is the latest from **Culinary Collectives**, a team led by experienced local chef and Cameron Mitchell veteran Derek Bush.



**Arctic Elevation** offers the most advanced and effective treatments for all body ailments. All of their Wellness Treatments are tailored to fit each individual's needs. They're here to enhance your longevity and promote your pursuit of a pain-free life through cryotherapy, IV therapy, infrared sauna, red light therapy, and NAD+ therapy.



**Edward Jones Investments** primarily serves individual investor and small businesses with over 15,000 North American locations. The company was founded in 1922 and currently has relationships with nearly 9 million clients and \$2.2 trillion in assets under management worldwide.



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# COMMUNITY ENTERTAINMENT DISTRICT



117,386 vehicles per day (ODOT 2023)



**TRUEPOINTE** is a State of Ohio and City of Hilliard-designated **Community Entertainment District** (revised code 4301.80) which blends the elements of Retail Sales Establishments, Restaurants, Hotels, and Convention Facilities.

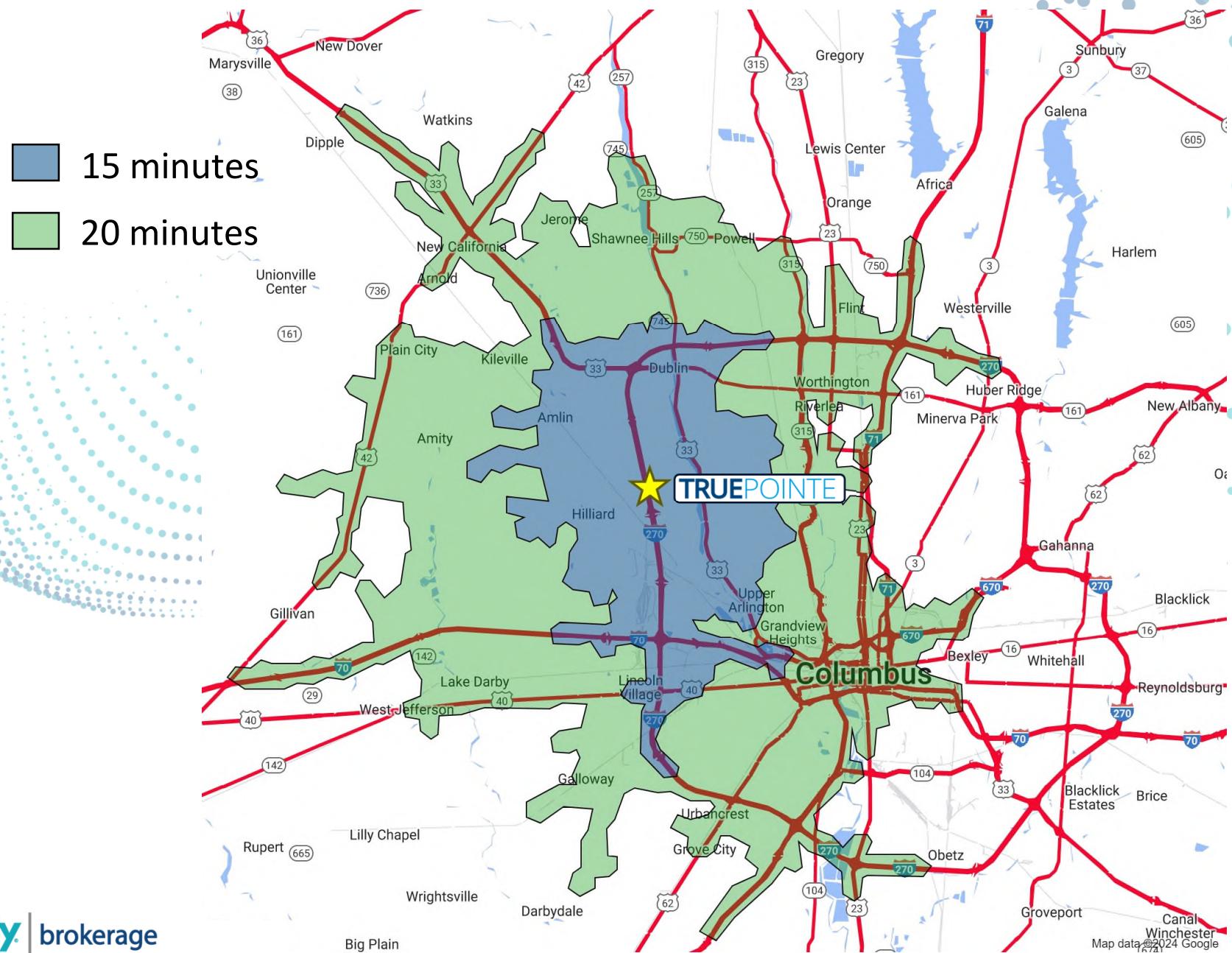
The **Community Entertainment District** designation provides the TruePointe development with the unique opportunity to have **14 allocated liquor licenses** to be made available to retail tenants—without these tenants having to separately seek a license directly through the State of Ohio.

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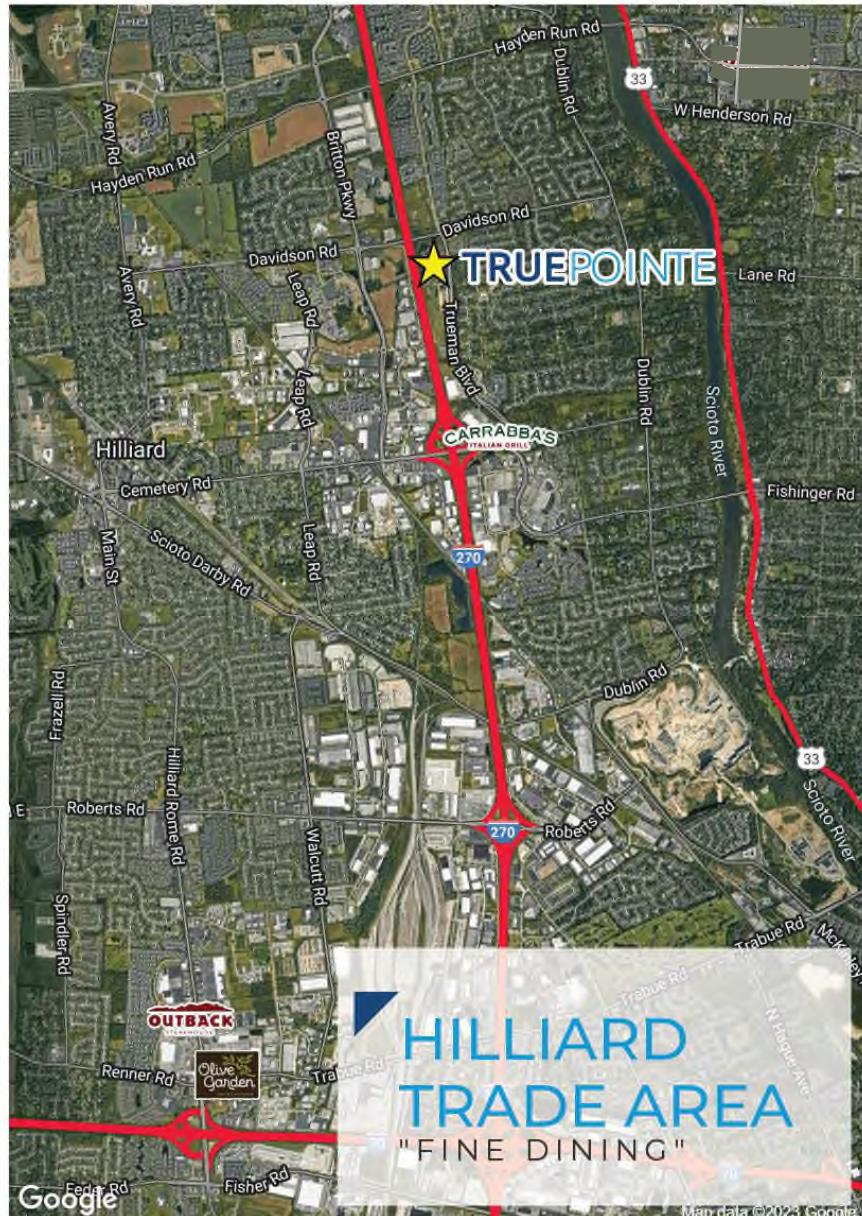
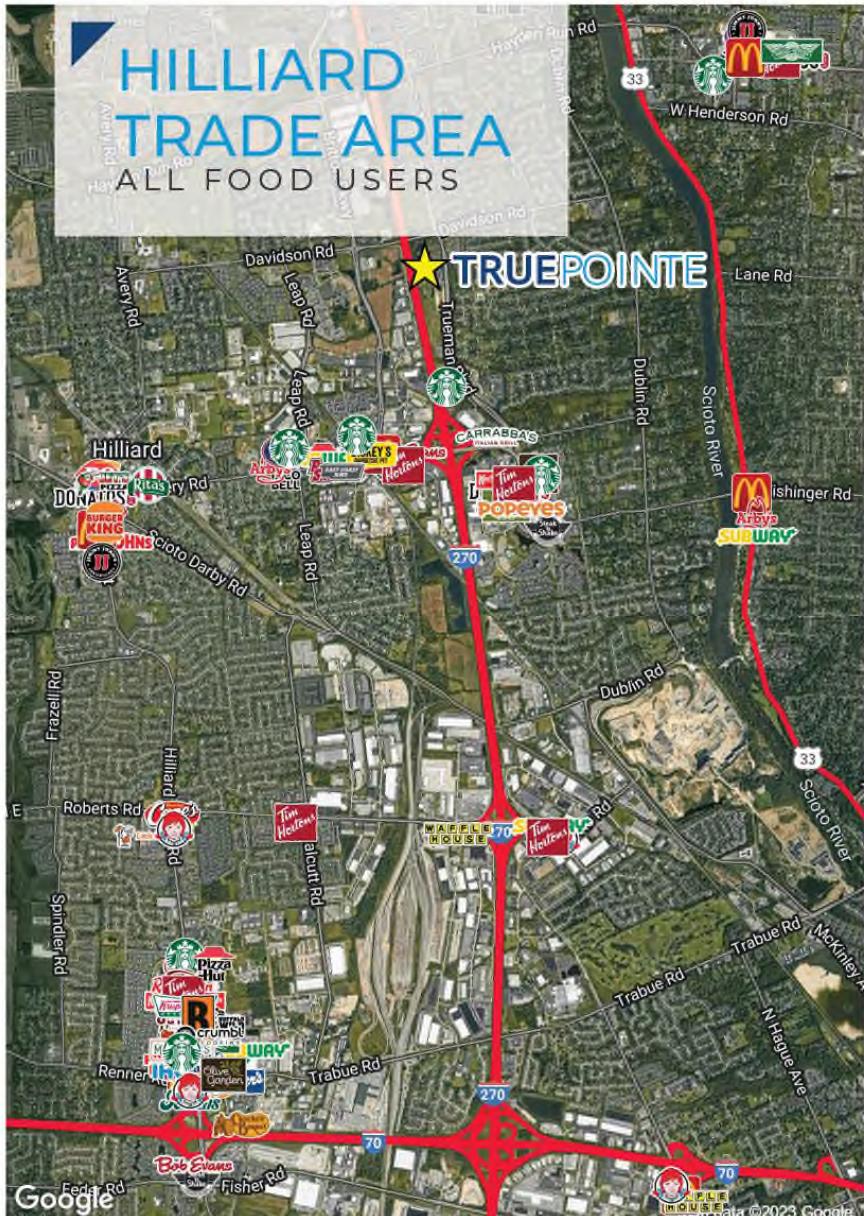
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# DRIVE TIME FROM TRUEPOINTE



# HILLIARD FOOD USERS

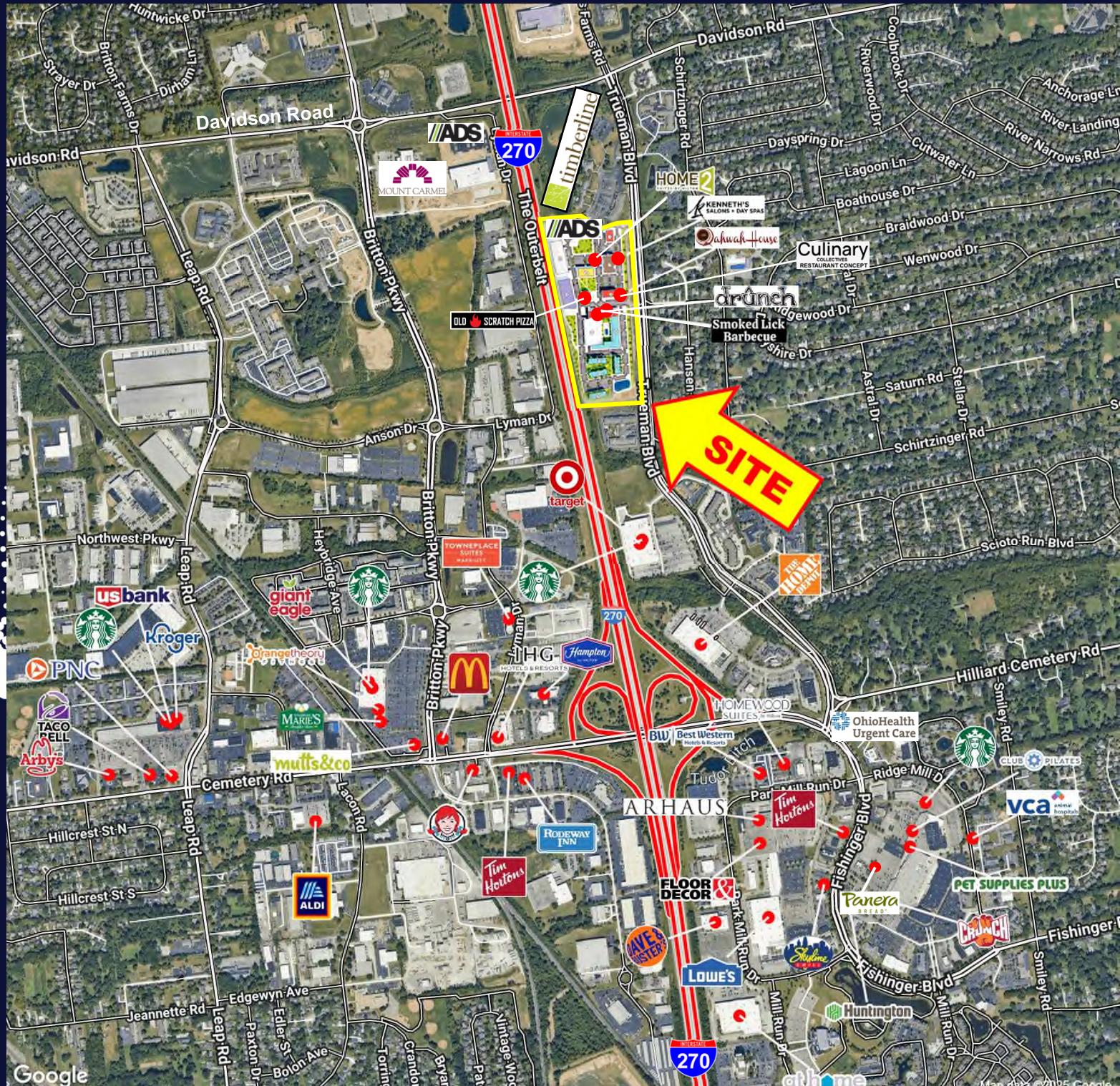


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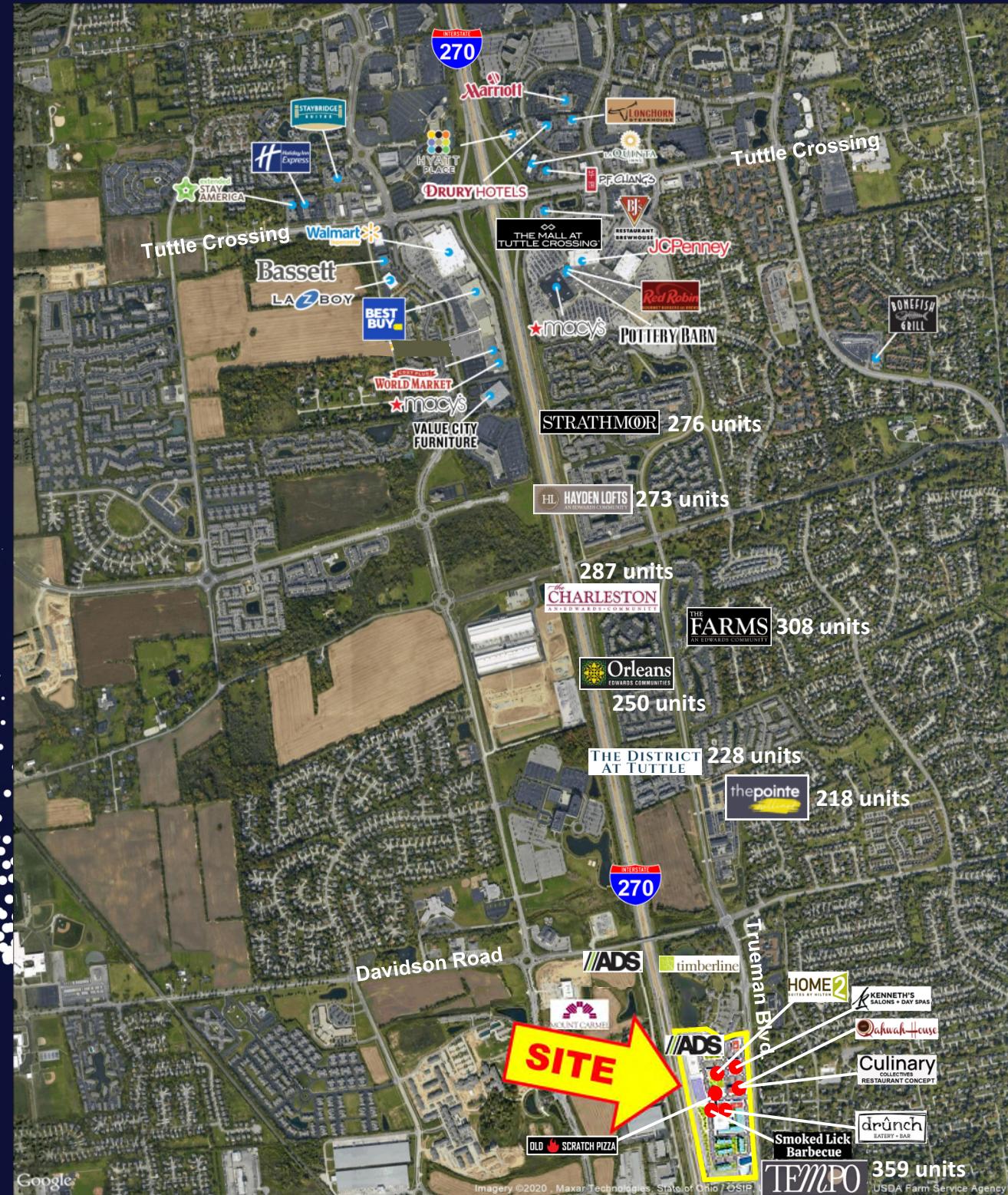
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TRADE AREA  
LOCAL  
AERIAL  
SOUTH

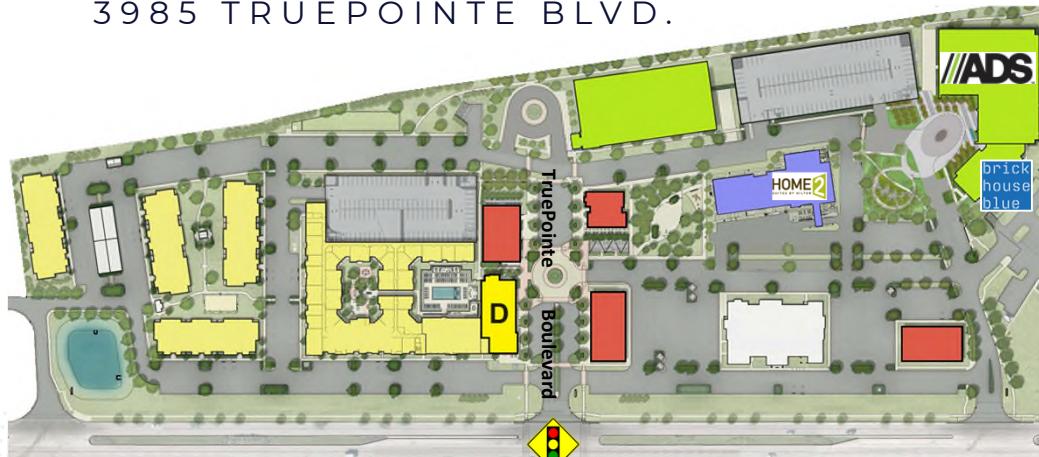


# TRADE AREA LOCAL AERIAL NORTH



# BUILDING "D"

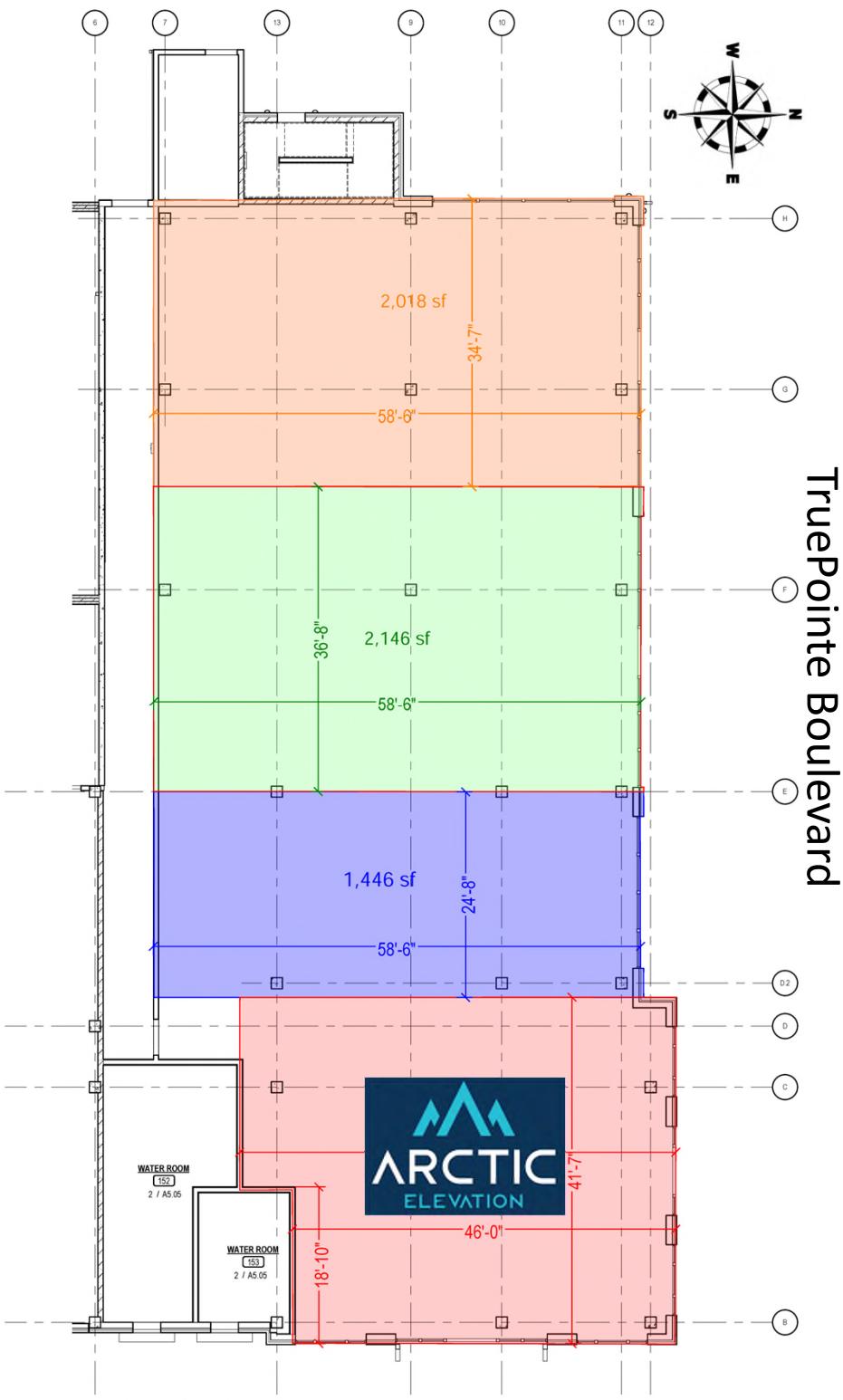
3985 TRUEPOINTE BLVD.



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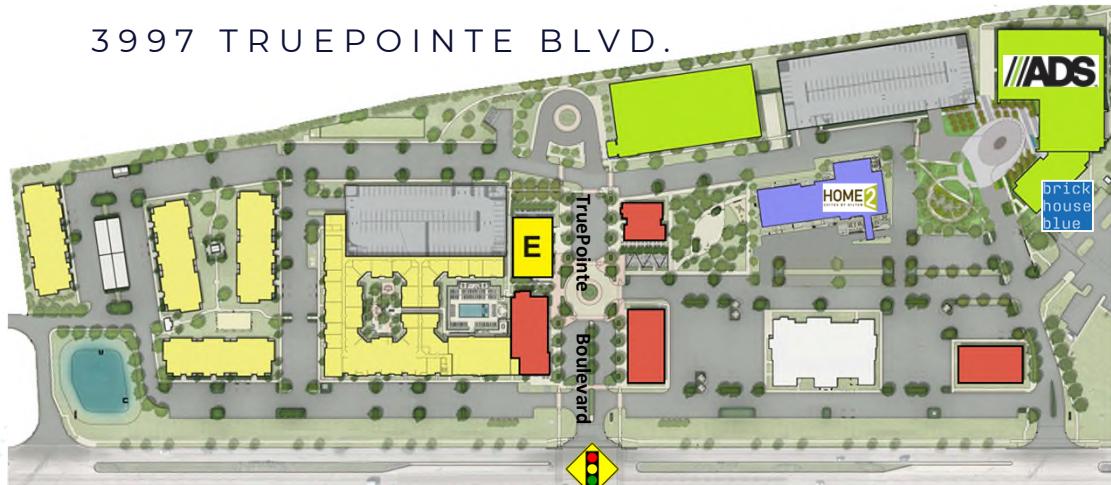
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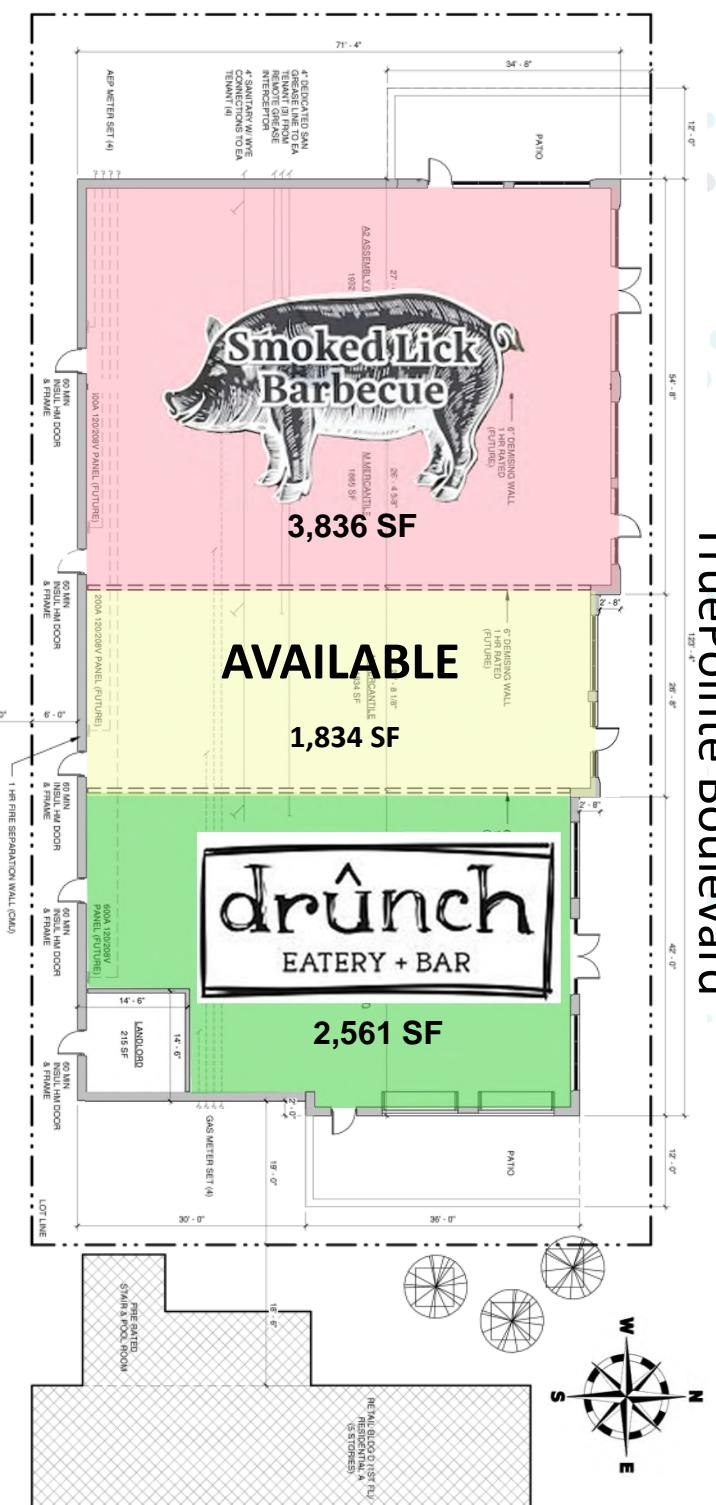


# BUILDING “E”

3997 TRUEPOINTE BLVD.



# TruePointe Boulevard

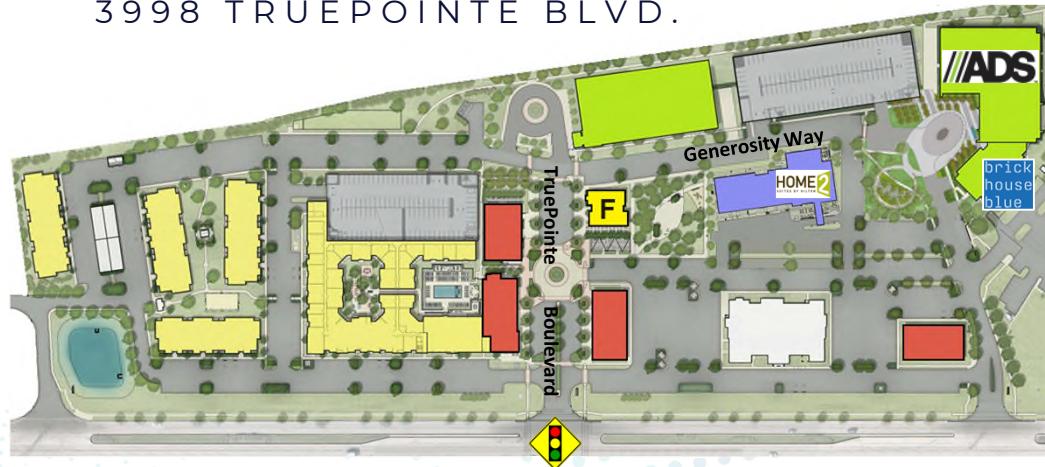


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# BUILDING “F”

3998 TRUEPOINTE BLVD.

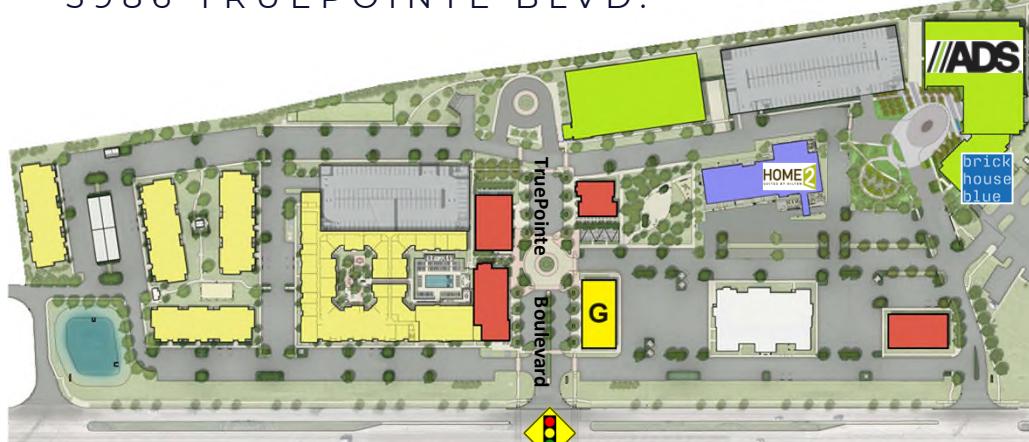


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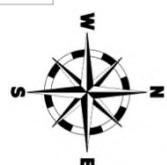
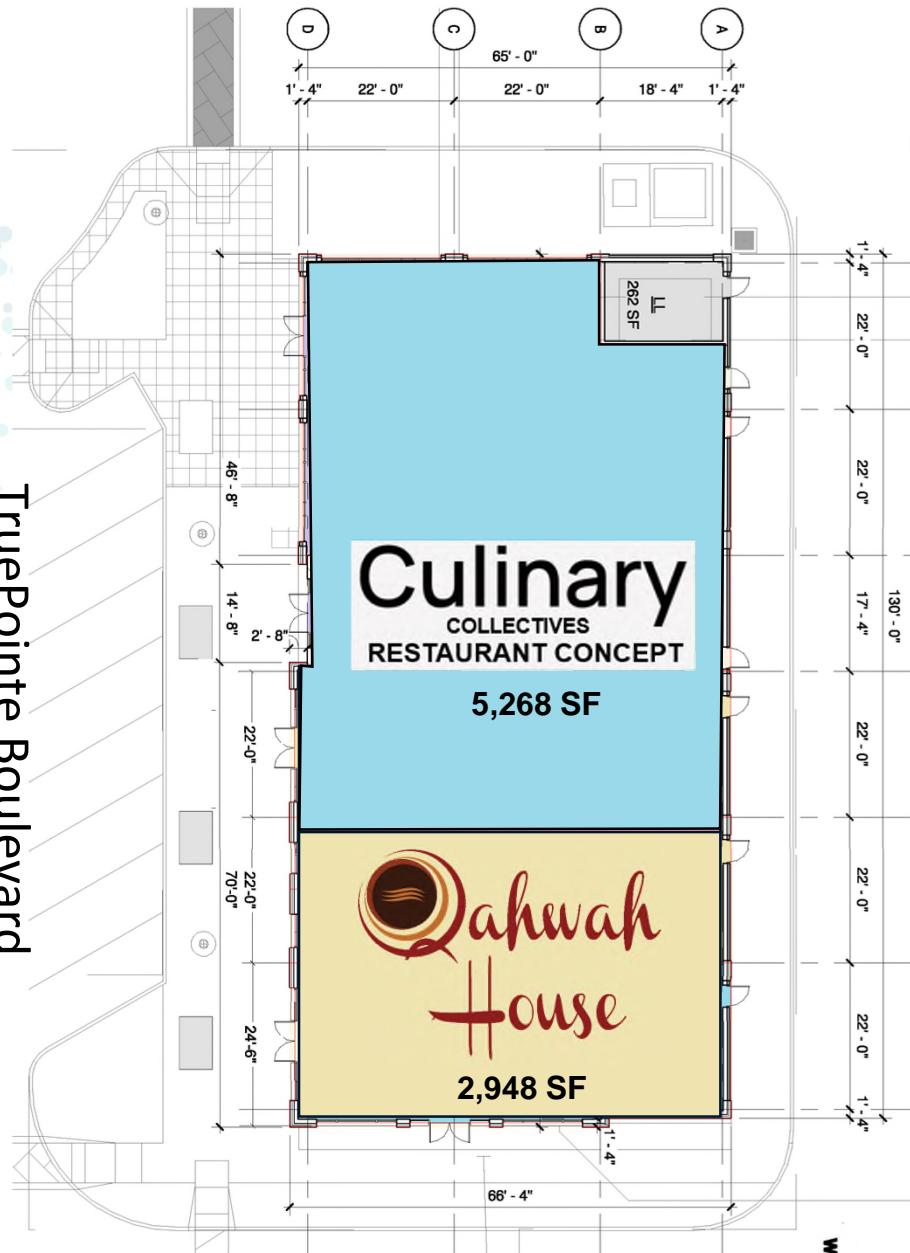
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# BUILDING “G”

3986 TRUEPOINTE BLVD.



## TruePointe Boulevard



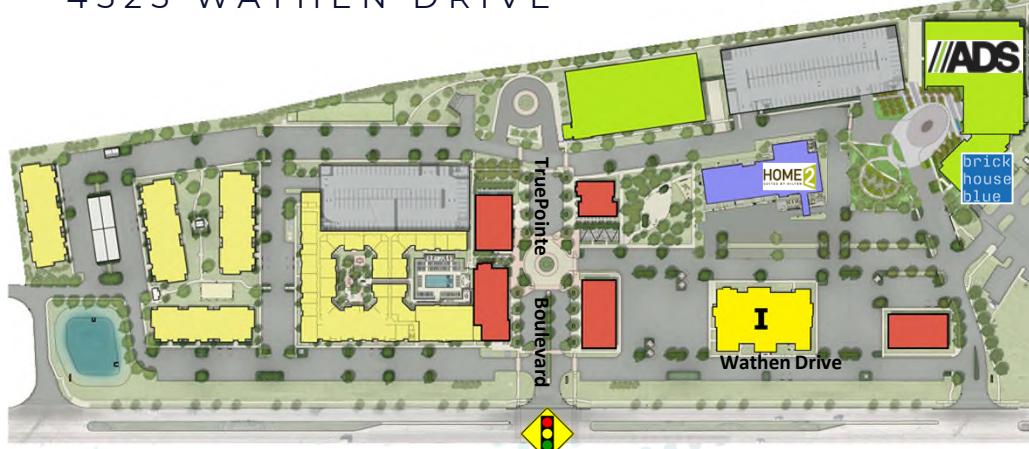
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# BUILDING "I"

4525 WATHEN DRIVE



Wathen Drive

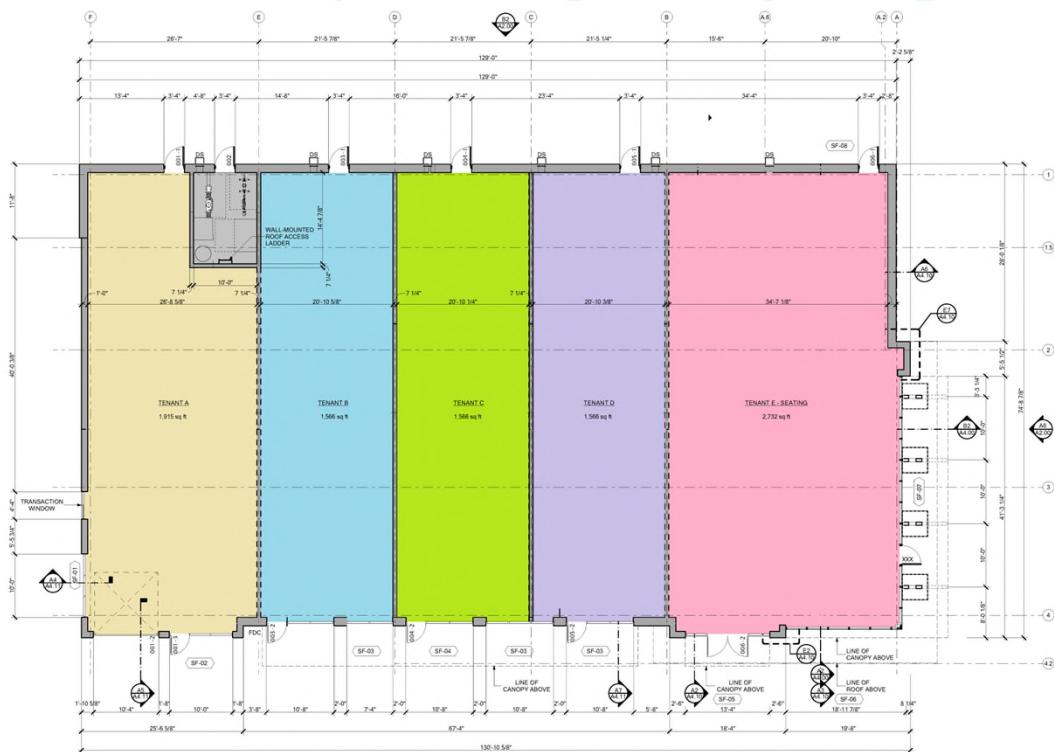
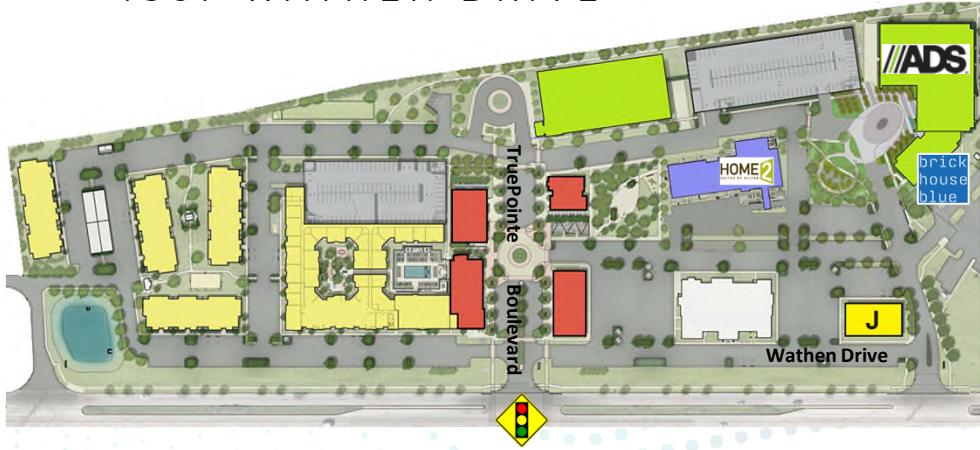
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# BUILDING "J"

4567 WATHEN DRIVE

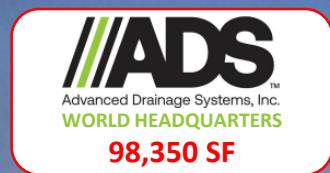


Wathen Drive

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# OFFICE BUILDING "K"



CONSTRUCTION COMPLETE

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# ON-SITE HOTEL

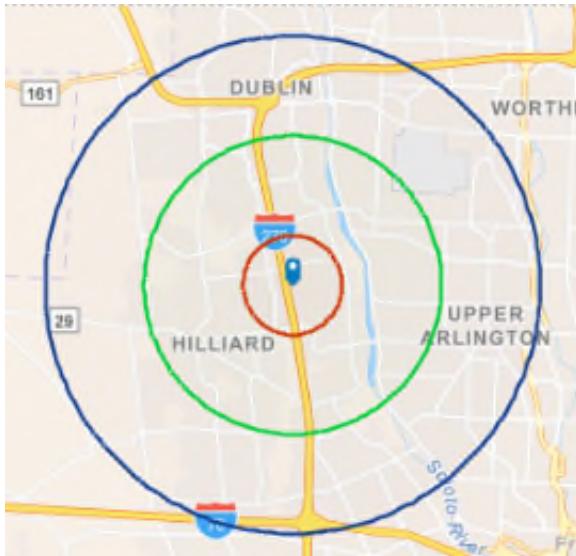


UNDER CONSTRUCTION

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# 1-MILE RADIUS DEMOS



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## KEY FACTS

**10,669**  
Population



Average Household Size

**38.6**

Median Age

**\$103,167**

Median Household Income

## BUSINESS



Total Businesses



Total Employees

## INCOME



**\$60,477**  
Per Capita Income



**\$103,167**  
Median Household Income



**\$138,562**  
Average Household Income

## EDUCATION



**2%**  
No High School Diploma



**11%**  
High School Graduate



**16%**  
Some College



**71%**  
Bachelor's/Grad/Prof Degree

## EMPLOYMENT



**81.0**  
White Collar %

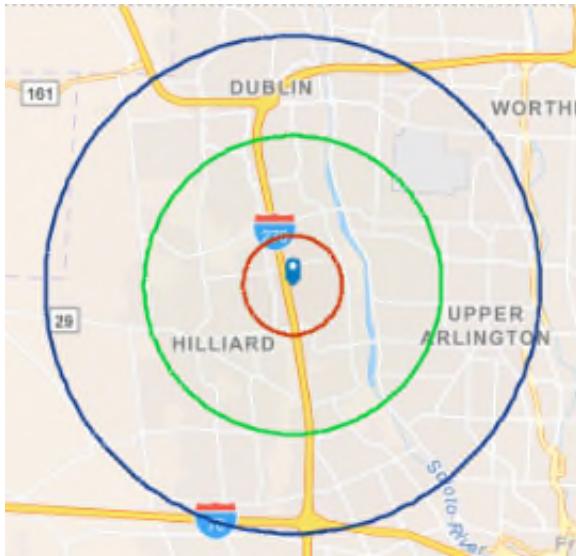


**10.3**  
Blue Collar %



**8.6**  
Services %

# 3-MILE RADIUS DEMOS



## KEY FACTS

**94,195**  
Population



Average  
Household Size

**38.0**

Median Age

**\$88,339**

Median Household Income

## BUSINESS



**3,051**

Total Businesses



**43,872**

Total Employees

## EDUCATION



**3%**

No High School  
Diploma



**15%**

High School  
Graduate



**20%**

Some  
College



**61%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$51,391**

Per Capita  
Income



**\$88,339**

Median  
Household  
Income



**\$119,609**

Average  
Household  
Income

## EMPLOYMENT



**77.2**

White Collar  
%



**12.5**

Blue  
Collar %



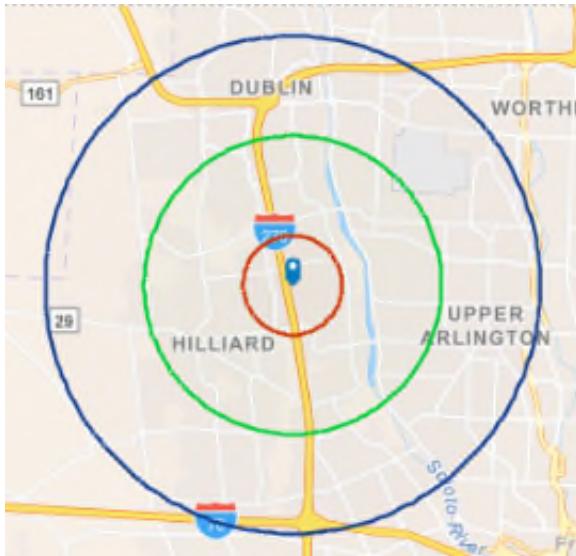
**10.3**

Services  
%

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# 5-MILE RADIUS DEMOS



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## KEY FACTS

**221,953**  
Population



Average Household Size

**37.4**

Median Age

**\$91,068**

Median Household Income

## BUSINESS



Total Businesses



Total Employees

**139,489**

## EDUCATION



No High School Diploma



High School Graduate



Some College



Bachelor's/Grad/Prof Degree

## INCOME



**\$53,503**  
Per Capita Income



**\$91,068**  
Median Household Income



**\$125,127**  
Average Household Income

## EMPLOYMENT



White Collar %



Blue Collar %



Services %