

BRITTON FLEX CENTER

NEW FLEX SPACE FOR LEASE

4500 BRITTON PARKWAY, HILLIARD, OHIO 43026



S. AUSTIN WATHEN *EXEC. VICE PRESIDENT*

MOBILE 614.679.9639 | **DIRECT** 614.334.7792
AWATHEN@EQUITY.NET



KYLE BURRIER *ADVISOR*

MOBILE 614.440.9127 | **DIRECT** 614.334.7866
KBURRIER@EQUITY.NET



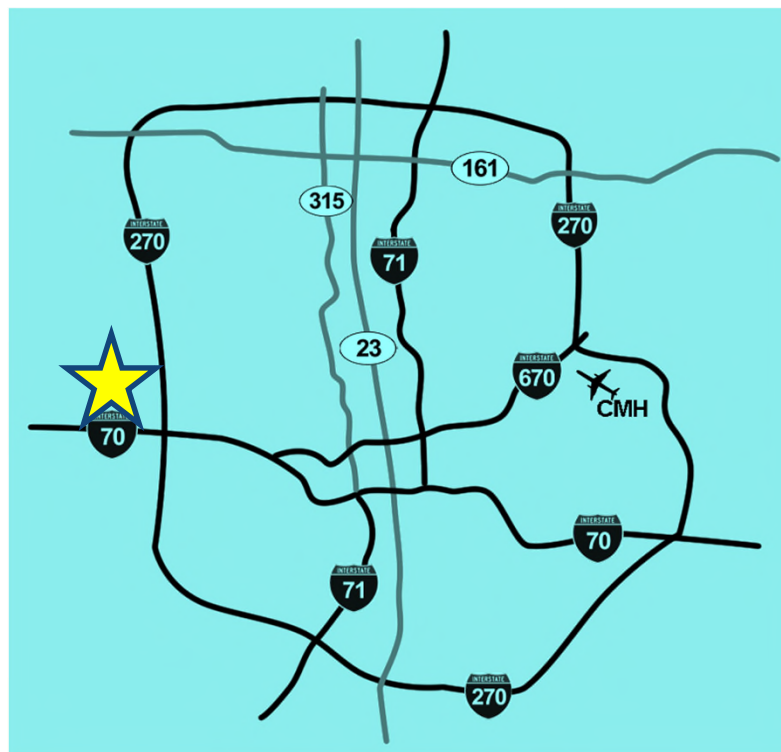
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PROPERTY HIGHLIGHTS

BRITTON FLEX CENTER

NEW FLEX SPACE FOR LEASE
4500 BRITTON PARKWAY, HILLIARD, OHIO 43026

- New 158,100 SF flex building
- Delivering Q1 2026
- Up to 75,900 SF available
- Divisible to 20,000 SF
- Direct access to I-270 from Tuttle Crossing to the north and Cemetery Road to the south
- Tenant improvement allowance available



SITE PLAN



AERIAL A: TRUEPOINTE TENANTS



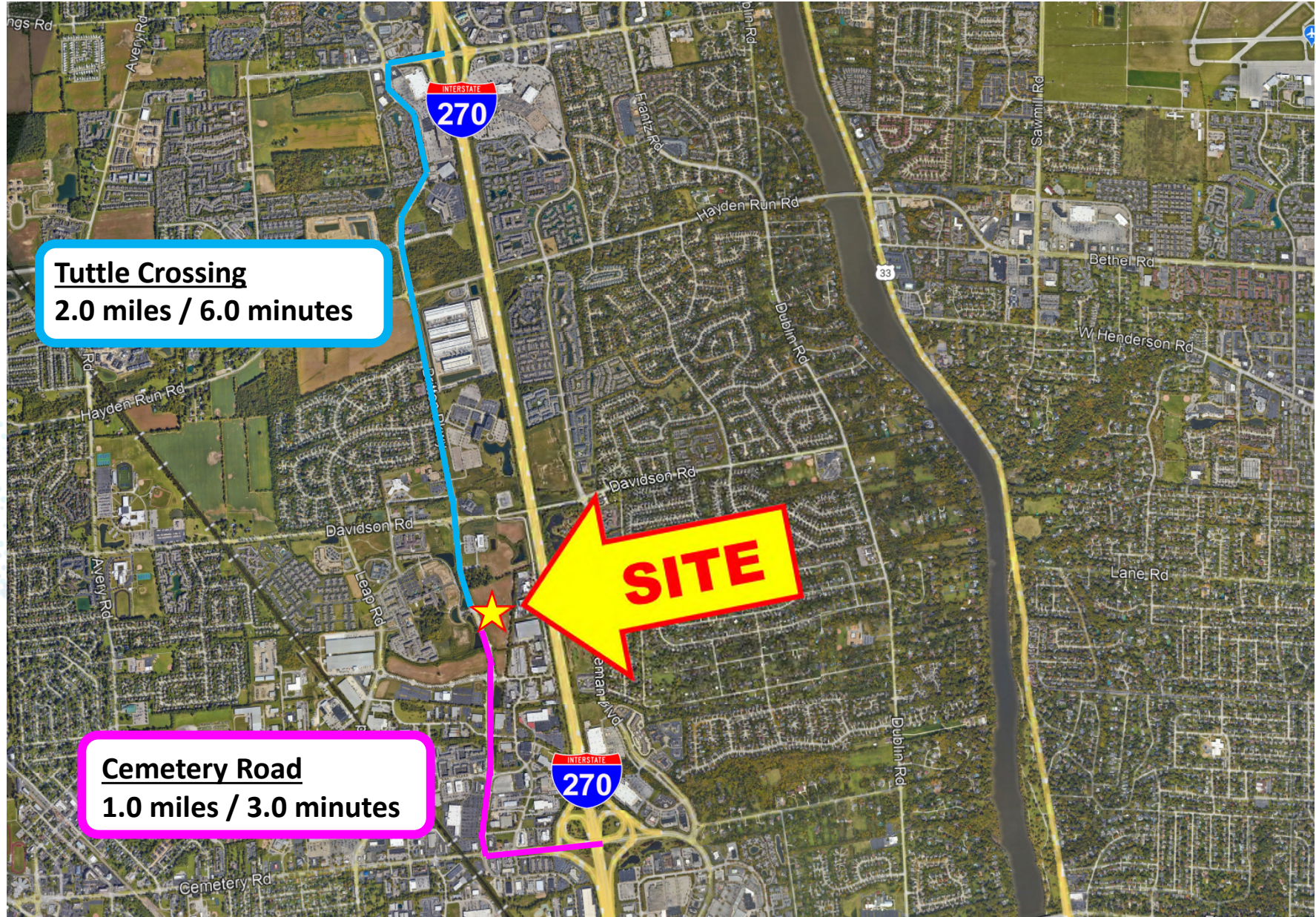
AERIAL B



STEELWORK



DRIVE-TIMES TO I-270



AREA HIGHLIGHTS



Within minutes of the Site, tenants have access to many quality dining, hotel, fitness, shopping, and medical options. Mill Run boasts over 1 million SF of retail and the Tuttle corridor has over 2 million square feet of retail. The Site is located directly across I-270 from Truepointe--a brand new \$250M dollar live-work-play development bringing new restaurants, retail, and other amenities to the area.

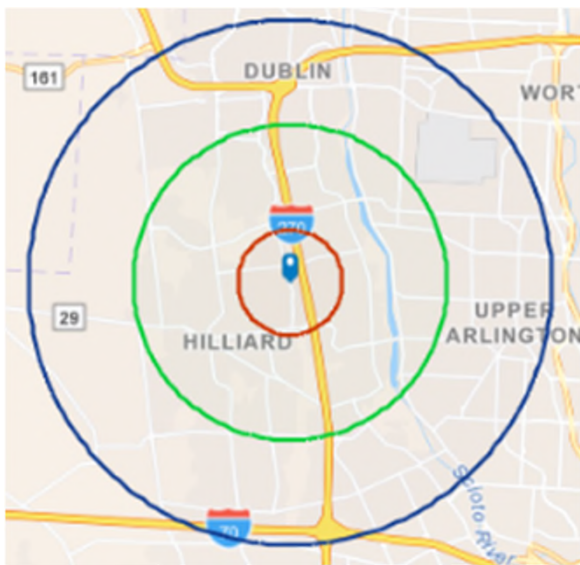
RENDERINGS



SPECIFICATIONS

<u>Building dimensions:</u>	170' deep. 30'x 56'-8" bay widths.
<u>Demising to the following sizes:</u>	25,345 SF 25,353 SF 29,937 SF 30,194 SF
<u>Estimated operating expenses:</u>	\$4.40/SF includes 50% abated real estate taxes
<u>Drive-in doors:</u>	1 per 20,000 SF provided by LL
<u>Size of drive-In doors:</u>	10' x 12'
<u>Clear height:</u>	20' at rear of building. 24' at front of building.
<u>Column spacing:</u>	30'
<u>Roof:</u>	Metal roof
<u>Heating:</u>	Gas-fired heater provided by LL for warehouse area
<u>Sprinkler:</u>	ESFR
<u>Power:</u>	3,000 amp 3-phase 480/277 V
<u>Floor sealer:</u>	Lapidolith or similar
<u>Walls:</u>	Metal framed, drywall
<u>Warehouse floor:</u>	6" thick concrete

1-MILE RADIUS DEMOS



KEY FACTS

9,130
Population

2.3
Average
Household Size

37.1
Median Age

\$99,208
Median Household Income

BUSINESS



358

Total Businesses



6,301

Total Employees

EDUCATION



1%

No High School
Diploma



11%

High School
Graduate



18%

Some
College



70%

Bachelor's/Grad/Prof
Degree

INCOME



\$57,386

Per Capita
Income



\$99,208

Median
Household
Income



\$131,028

Average
Household
Income

EMPLOYMENT



81.0

White
Collar %



10.0

Blue
Collar %



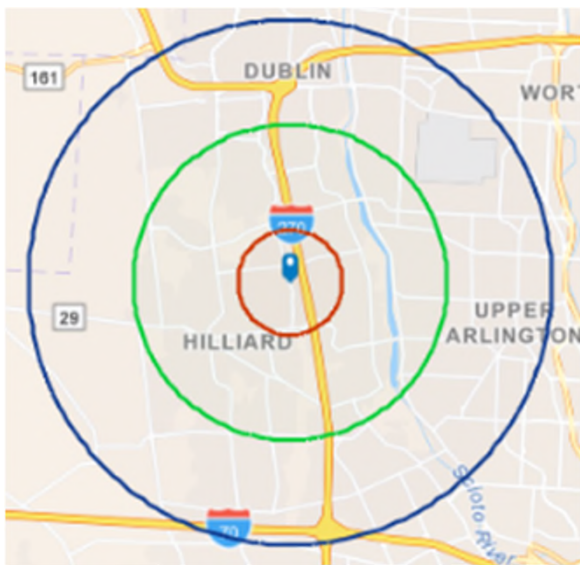
9.0

Services
%

equity | brokerage

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3-MILE RADIUS DEMOS



KEY FACTS

91,256

Population



Average
Household Size



Median Age

\$93,132

Median Household Income

BUSINESS



2,865

Total Businesses



42,290

Total Employees

EDUCATION



3%

No High School
Diploma



15%

High School
Graduate



20%

Some
College



62%

Bachelor's/Grad/Prof
Degree

INCOME



\$52,261

Per Capita
Income



\$93,132

Median
Household
Income



\$123,809

Average
Household
Income

EMPLOYMENT



77.7

White
Collar %



12.4

Blue
Collar %



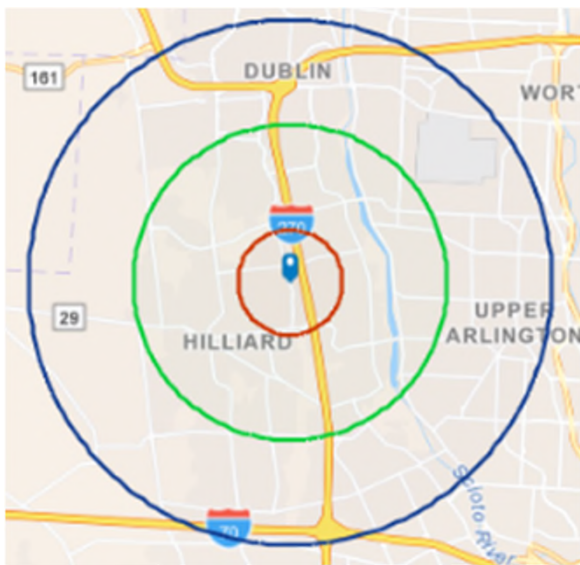
9.9

Services
%

equity | brokerage

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5-MILE RADIUS DEMOS



KEY FACTS

214,846

Population



Average
Household Size



Median Age

\$91,115

Median Household Income

BUSINESS



8,352

Total Businesses



128,861

Total Employees

EDUCATION



3%

No High School
Diploma



14%

High School
Graduate



20%

Some
College



63%

Bachelor's/Grad/Prof
Degree

INCOME



\$53,088

Per Capita
Income



\$91,115

Median
Household
Income



\$124,916

Average
Household
Income

EMPLOYMENT



77.7

White
Collar %



11.8

Blue
Collar %



10.5

Services
%

equity | brokerage

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