



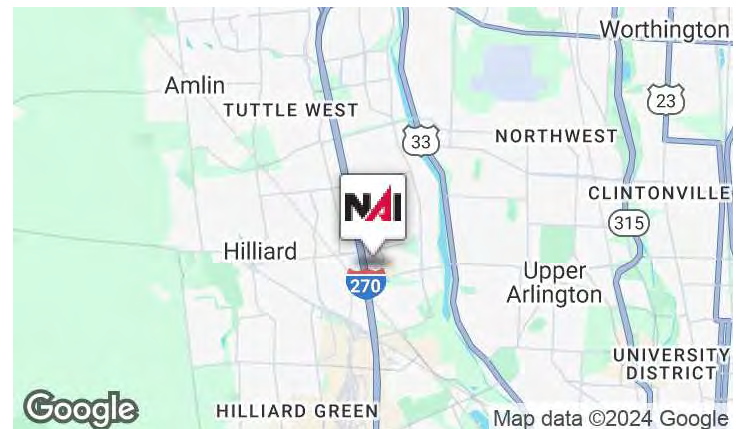
4097 Trueman Blvd.

Hilliard, Ohio 43206

Property Highlights

- 0.71-Acre Pad Site Available
- Ideal For a Drive-Thru Concept
- All Utilities Accessible to the Site
- Directly off the I-270/Cemetery Road Interchange
- Neighbors include Home Depot, Staples, CME Credit Union, Carrabba's, Grandad's Pizza and More
- Near Numerous Businesses, Shopping Centers, and a Strong Office Market
- Around the Corner from Mill Run Shopping Center
- Easy Access to Dublin Rd. and Fishinger Rd.
- Ground Lease Option Available

Sale Price: \$319,000



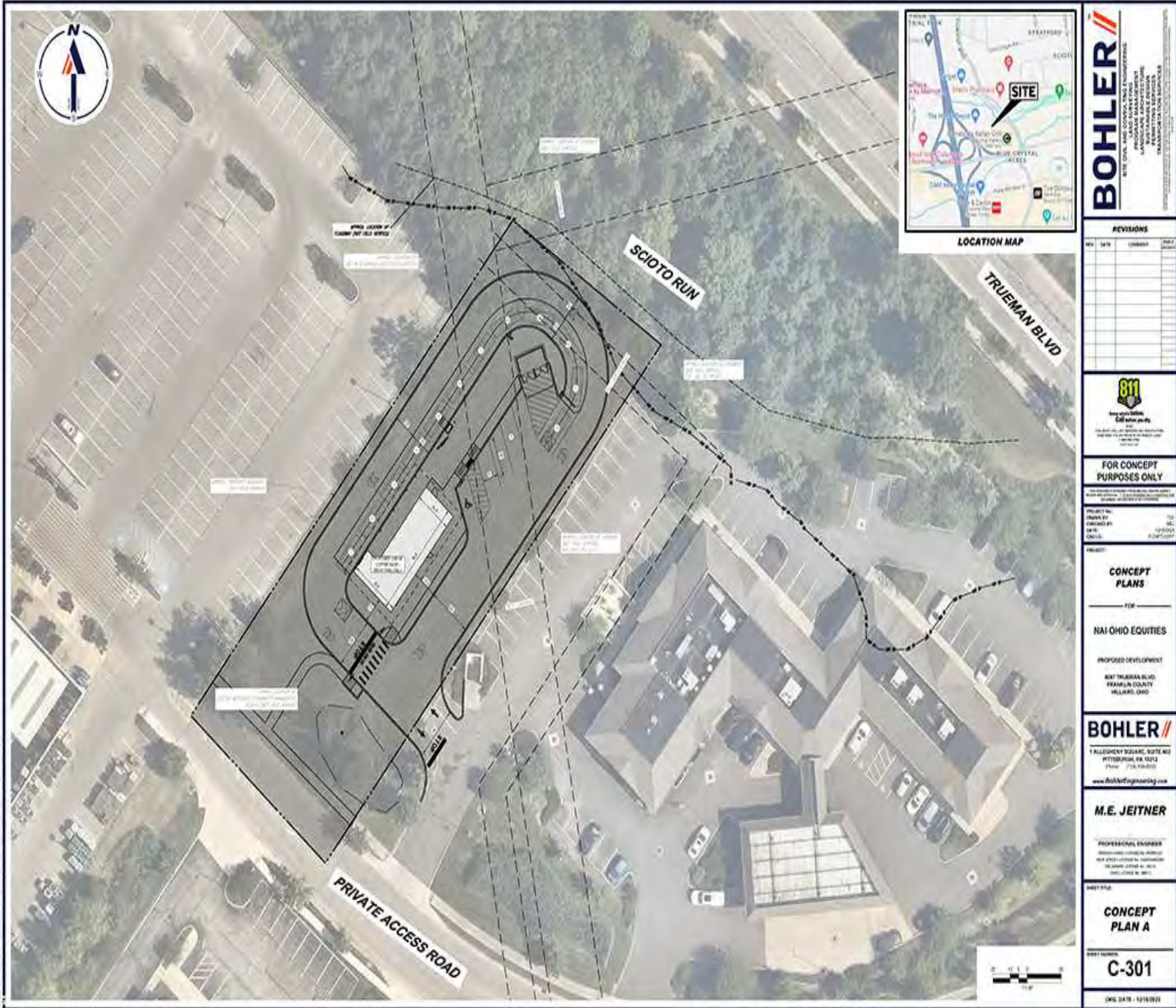
For More Information

John Mally

O: 614 629 5254
jmally@ohioequities.com

Andrew Green

O: 614 629 5232
agreen@ohioequities.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

For Sale

0.71 Acres | \$319,000

Development Site | Drive-Thru



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

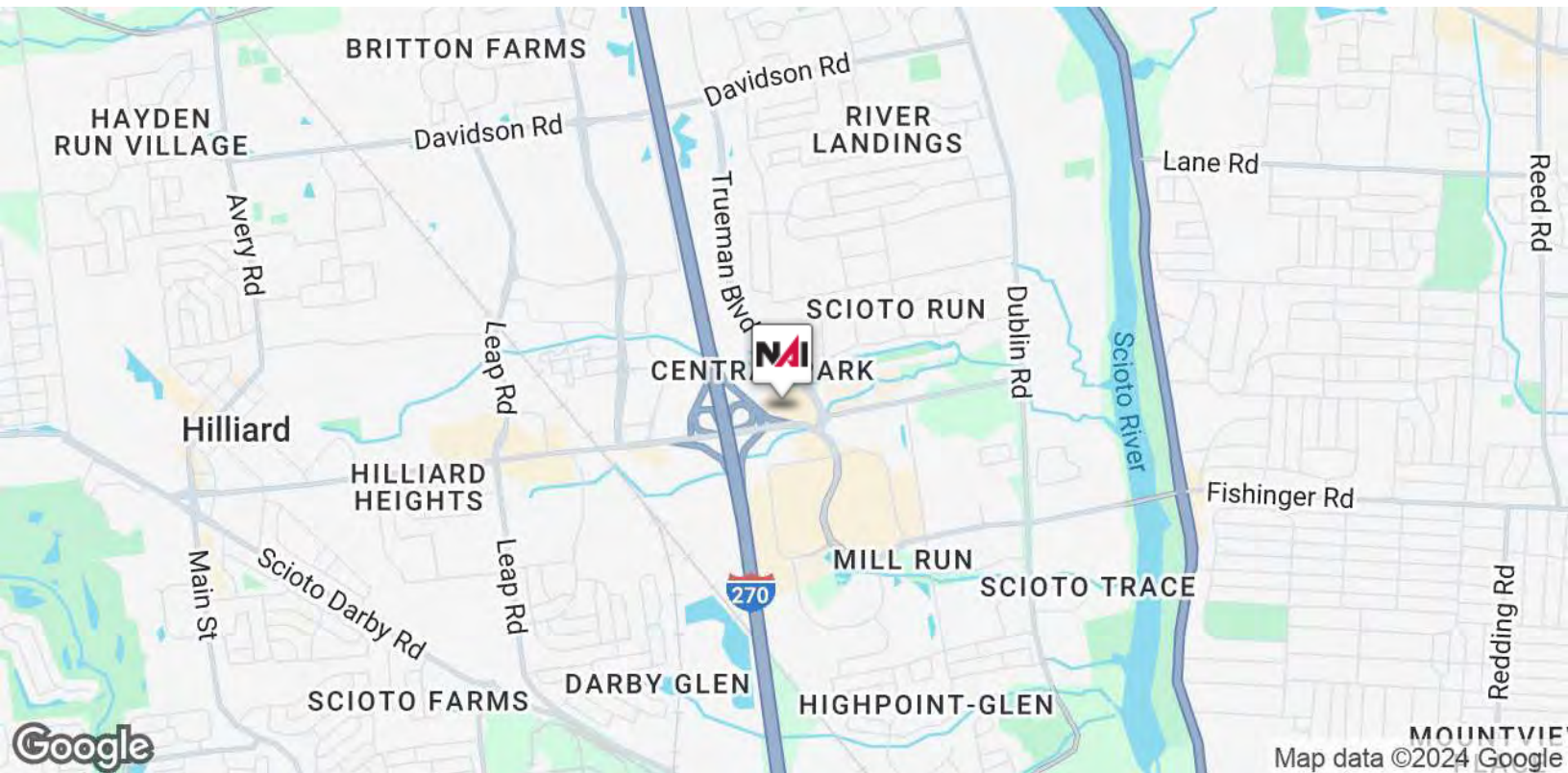
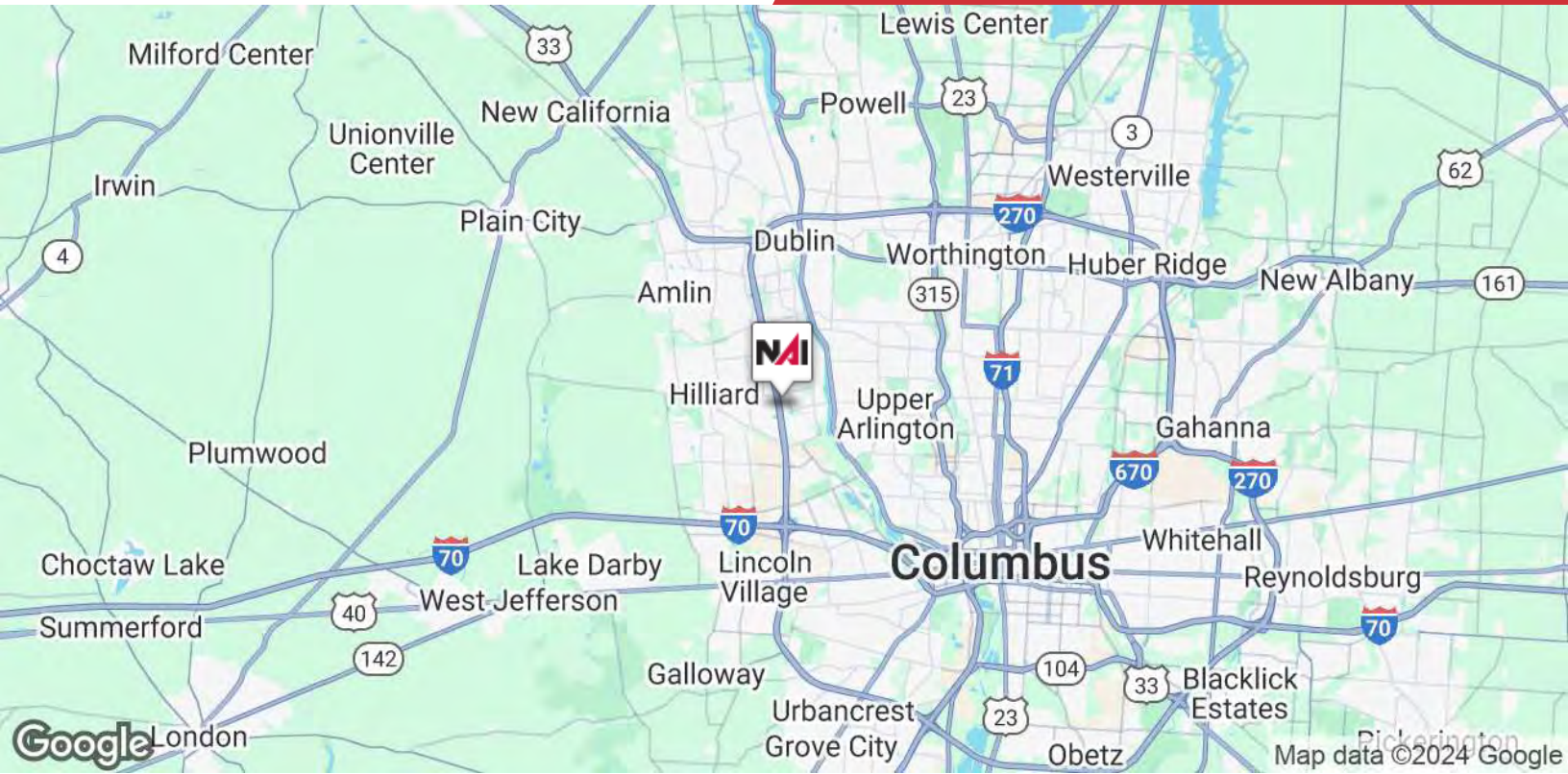
605 S Front Street, Suite 200
Columbus, OH 43215
614 224 2400 tel
ohioequities.com



For Sale

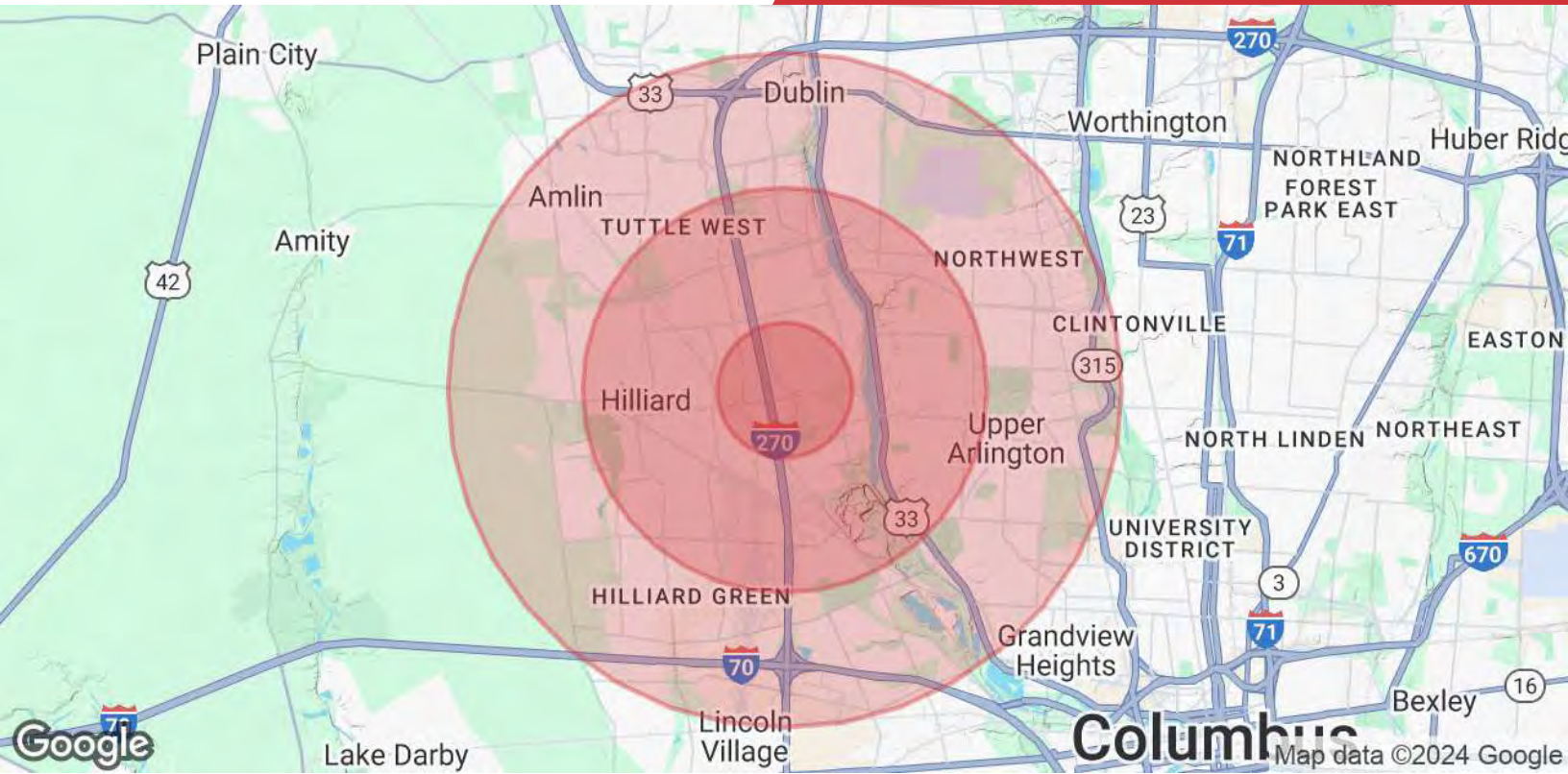
0.71 Acres | \$319,000

Development Site | Drive-Thru



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

605 S Front Street, Suite 200
Columbus, OH 43215
614 224 2400 tel
ohioequities.com



Population	1 Mile	3 Miles	5 Miles
Total Population	7,161	70,333	197,426
Average Age	40.7	36.4	35.3
Average Age (Male)	39.3	35.7	34.5
Average Age (Female)	41.6	36.9	36.2
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,808	27,972	80,788
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$94,201	\$90,091	\$85,922
Average House Value	\$249,958	\$252,602	\$245,921

* Demographic data derived from 2020 ACS - US Census