

OFFICES AT TRUEPOINTE

OFFICE / RETAIL FOR LEASE

4525 TRUAMAN BOULEVARD, HILLIARD, OHIO 43026



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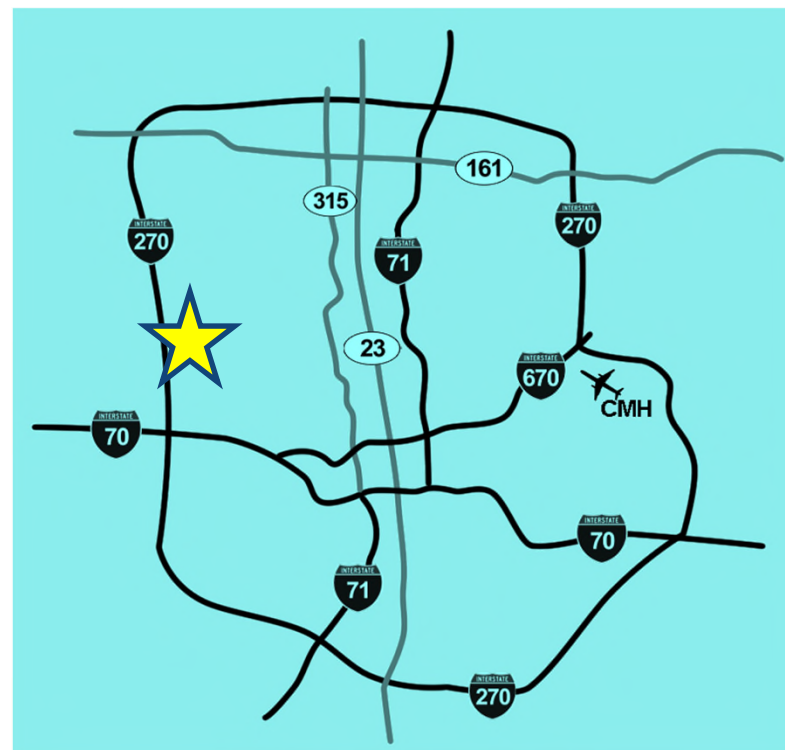
The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

PROPERTY HIGHLIGHTS

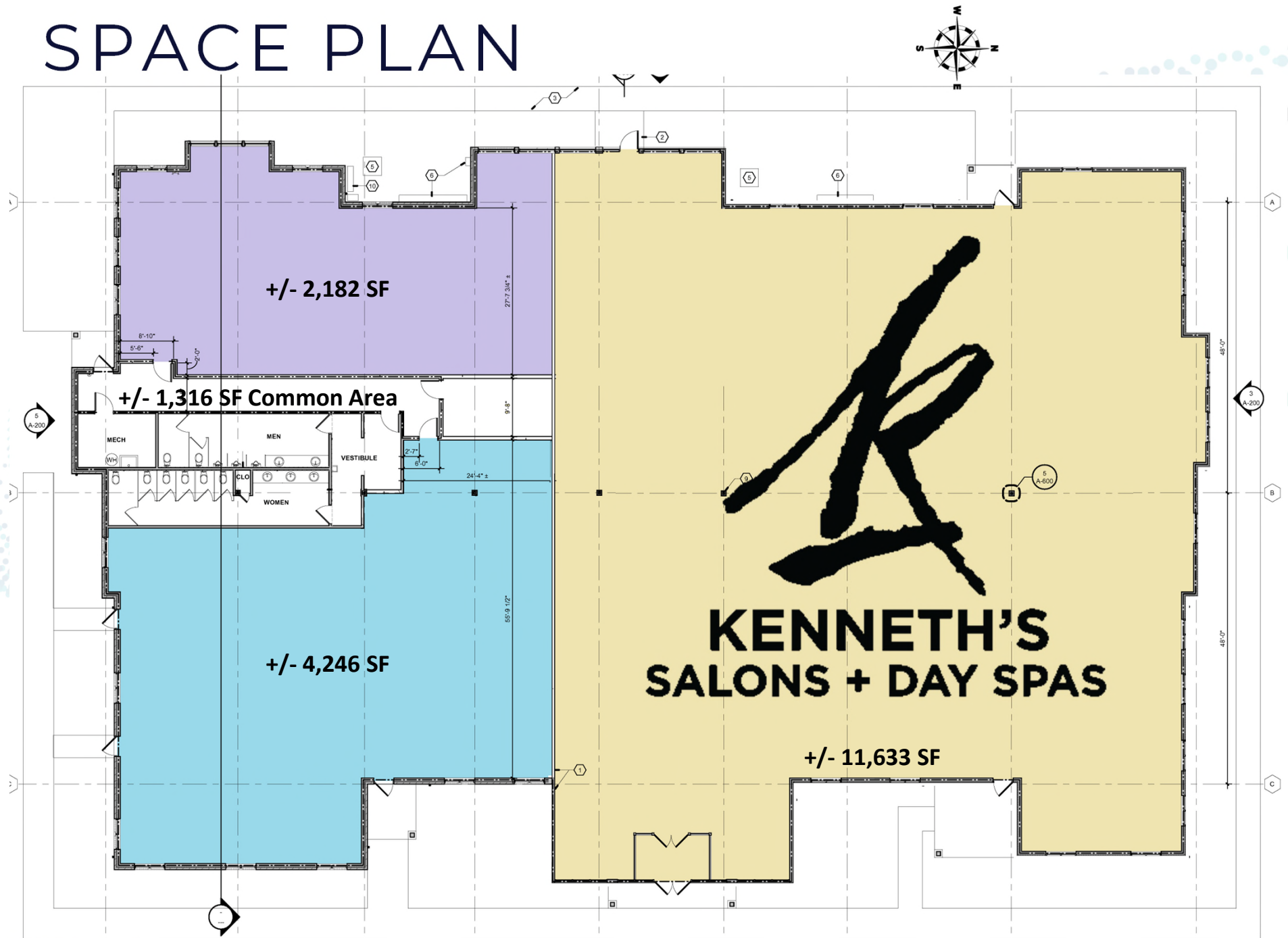
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4525 TRUMAN BOULEVARD, HILLIARD, OHIO 43026

- +/- 7,744 SF remaining available space—co-tenant with Kenneth's Salons & Day Spas
- 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
- Monument signage



SPACE PLAN

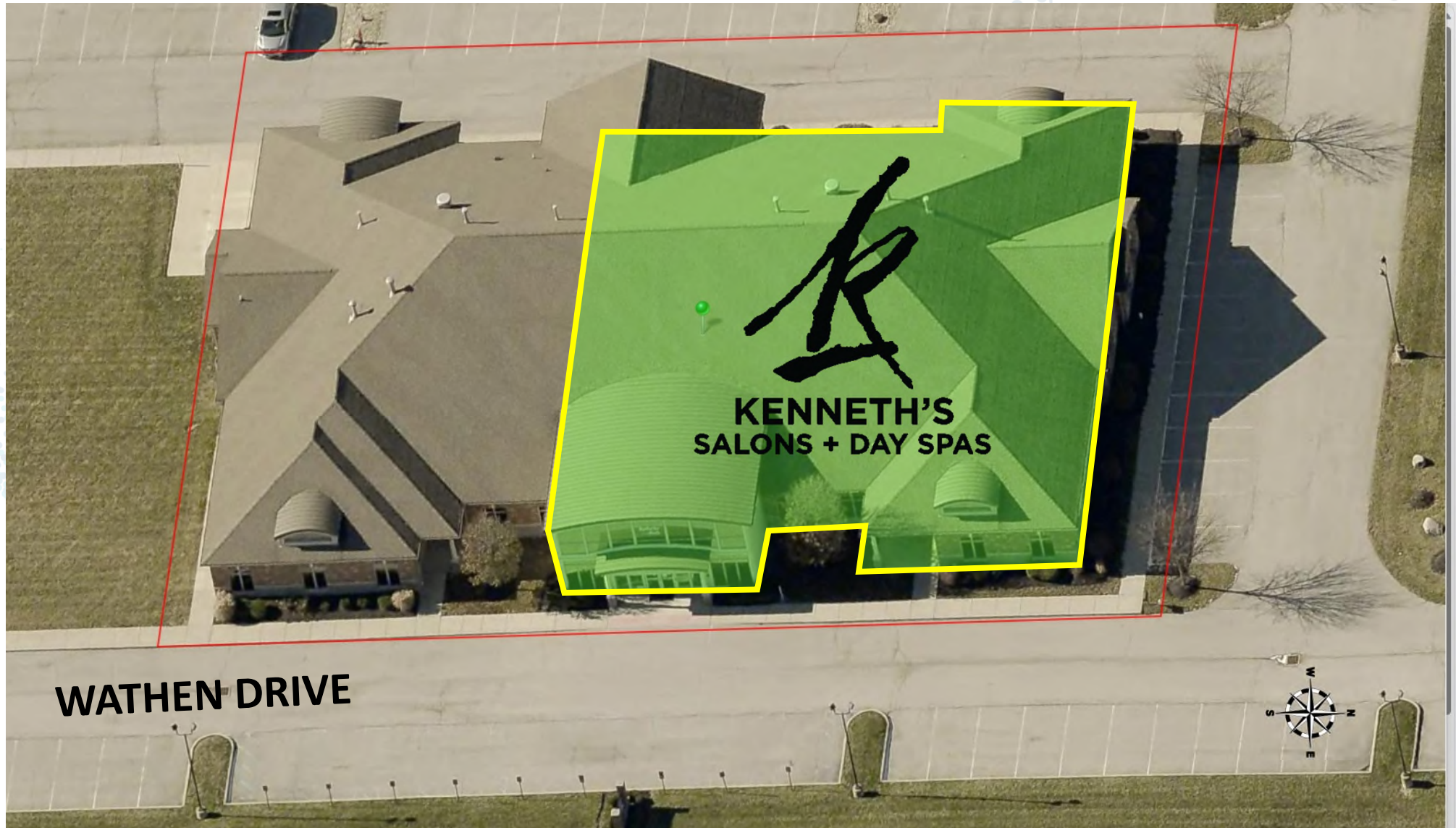


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PARCEL AERIAL



SITE PLAN

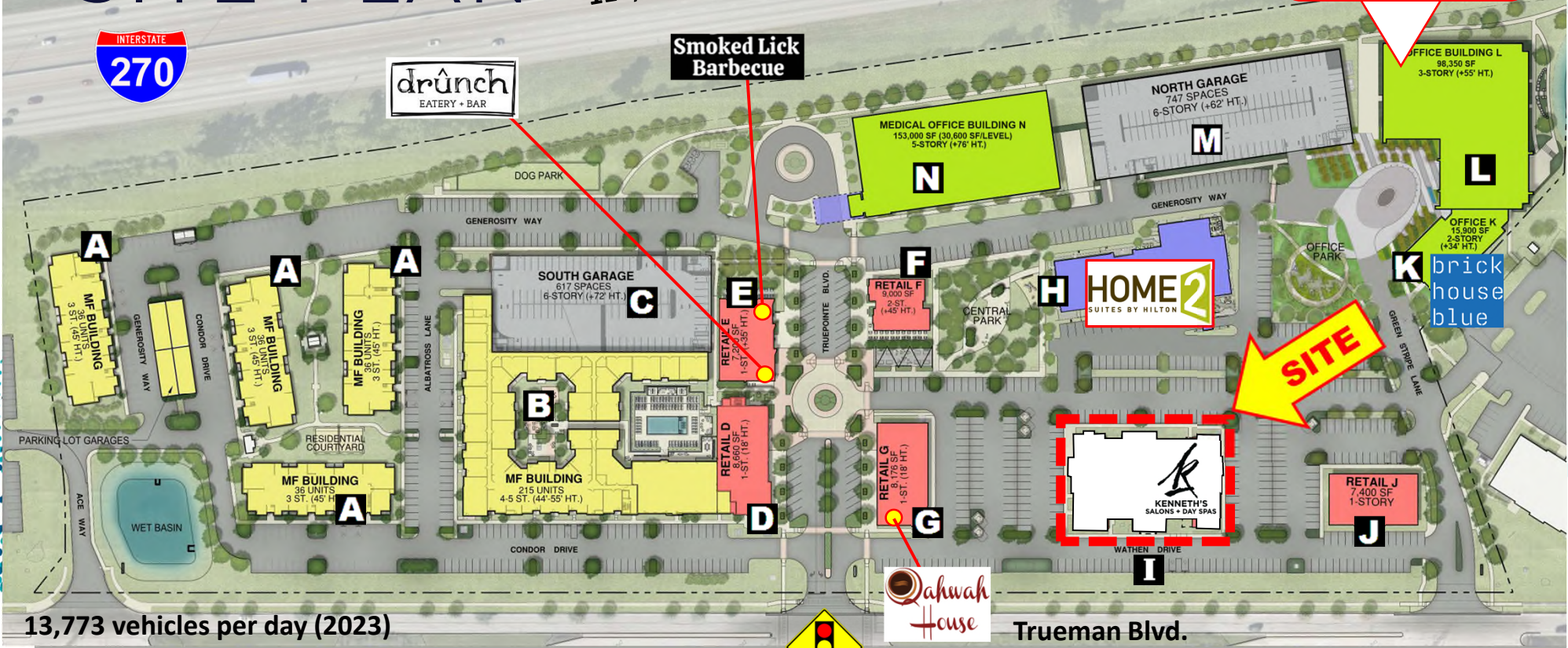
117,386 vehicles per day (2023)



ADS
Advanced Drainage Systems, Inc.
WORLD HEADQUARTERS
98,350 SF

drunch
EATERY + BAR

Smoked Lick Barbecue



13,773 vehicles per day (2023)

- UNDER CONSTRUCTION**
TEMPPO APARTMENTS **A** WALK UP RESIDENTIAL
3 STORY, 36 UNITS PER BLDG.
- UNDER CONSTRUCTION**
TEMPPO APARTMENTS **B** HIGH DENSITY RESIDENTIAL
4-5 STORY, 215 UNITS TOTAL
- UNDER CONSTRUCTION**
C SOUTH PARKING GARAGE
5 LEVELS, 617 SPACES

- D** RETAIL
8,660 SQ. FT.
- E** RETAIL
7,200 SQ. FT.
- F** RETAIL
9,000 SQ. FT.

- G** RETAIL
12,200 SQ. FT.
- H** HOTEL
108 ROOMS **HOME2**
SUITES BY HILTON
- I** EXISTING BUILDING
19,377 SQ. FT.

- J** RETAIL
9,600 SQ. FT.
- K** OFFICE
15,900 SQ. FT.
- L** OFFICE
98,350 SQ. FT. **ADS**
Advanced Drainage Systems, Inc.

- UNDER CONSTRUCTION**
M NORTH PARKING GARAGE
6 LEVELS, 747 SPACES
- N** OFFICE
153,000 SF

- OFFICE ● RESIDENTIAL ● HOTEL ● RETAIL ○ EXISTING

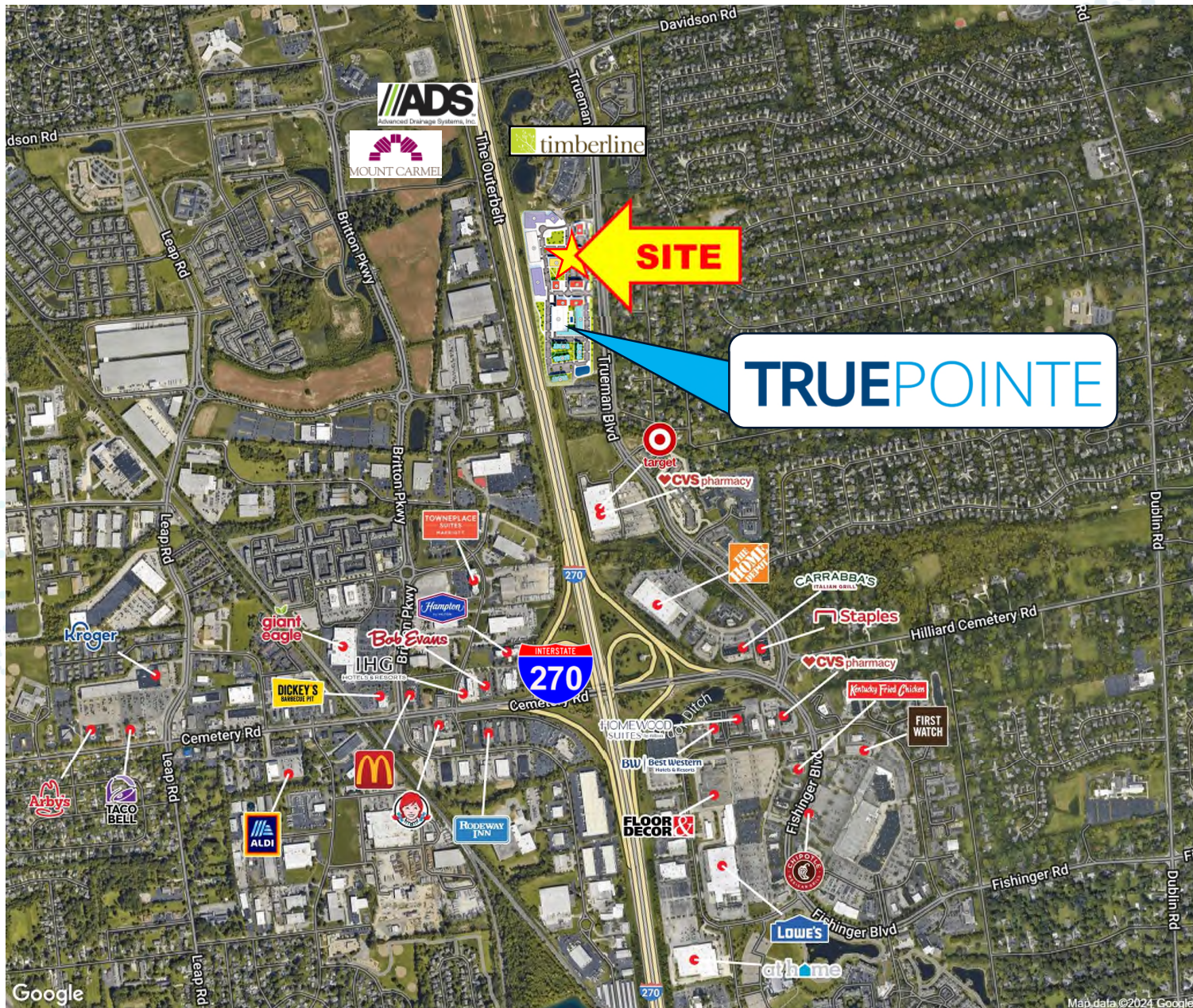


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AREA HIGHLIGHTS



MONUMENT SIGNAGE



PRIVATE-PAY DEMOS

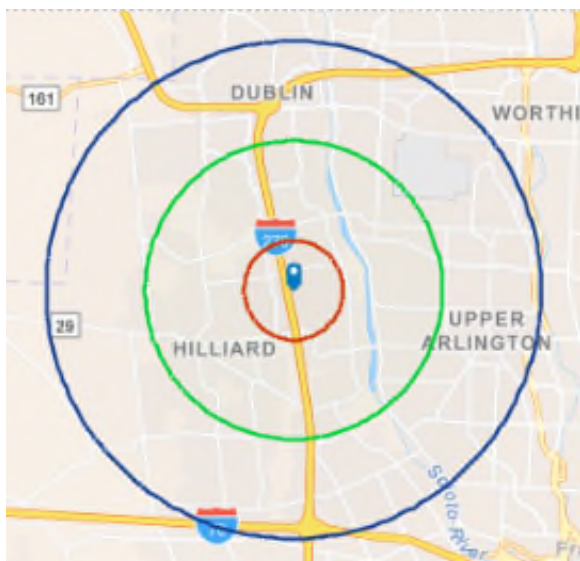
ONE MILE RADIUS

	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

	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



2.3

Average
Household Size



38.6

Median Age

\$103,167

Median Household Income

BUSINESS



281

Total Businesses



4,852

Total Employees

EDUCATION



2%

No High School
Diploma



11%

High School
Graduate



16%

Some
College



71%

Bachelor's/Grad/Prof
Degree

INCOME



\$60,477

Per Capita
Income



\$103,167

Median
Household
Income



\$138,562

Average
Household
Income

EMPLOYMENT



81.0

White
Collar %



10.3

Blue
Collar %



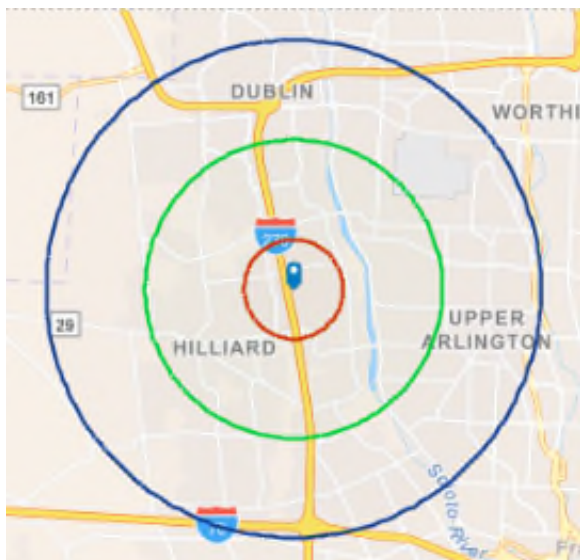
8.6

Services
%

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3-MILE RADIUS DEMOS



KEY FACTS

94,195

Population



Average
Household Size



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



KEY FACTS

221,953

Population



Average
Household Size



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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