

OFFICES AT TRUEPOINTE

OFFICE / RETAIL FOR LEASE

4525 TRUEMAN BOULEVARD, 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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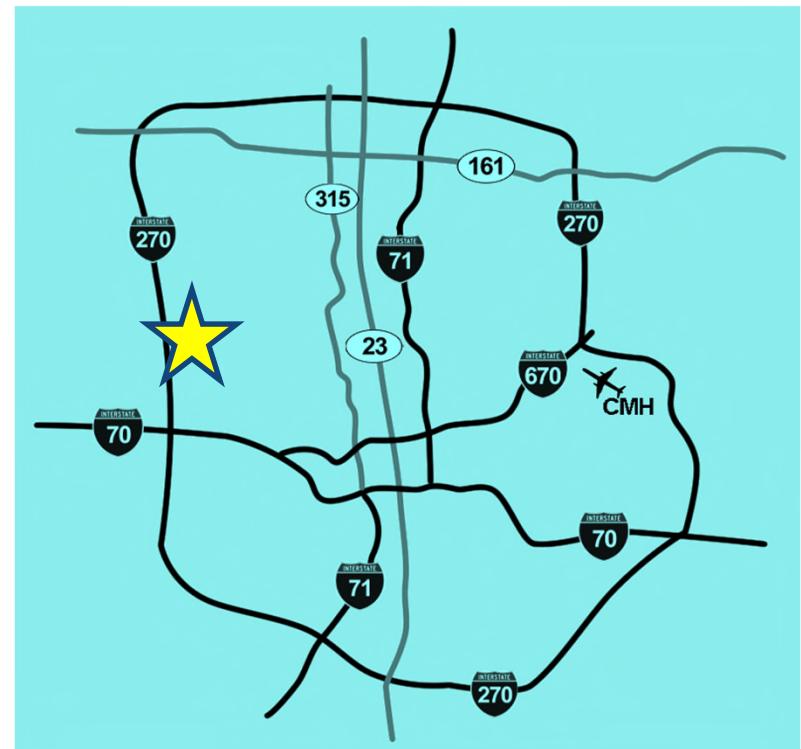
The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

PROPERTY HIGHLIGHTS

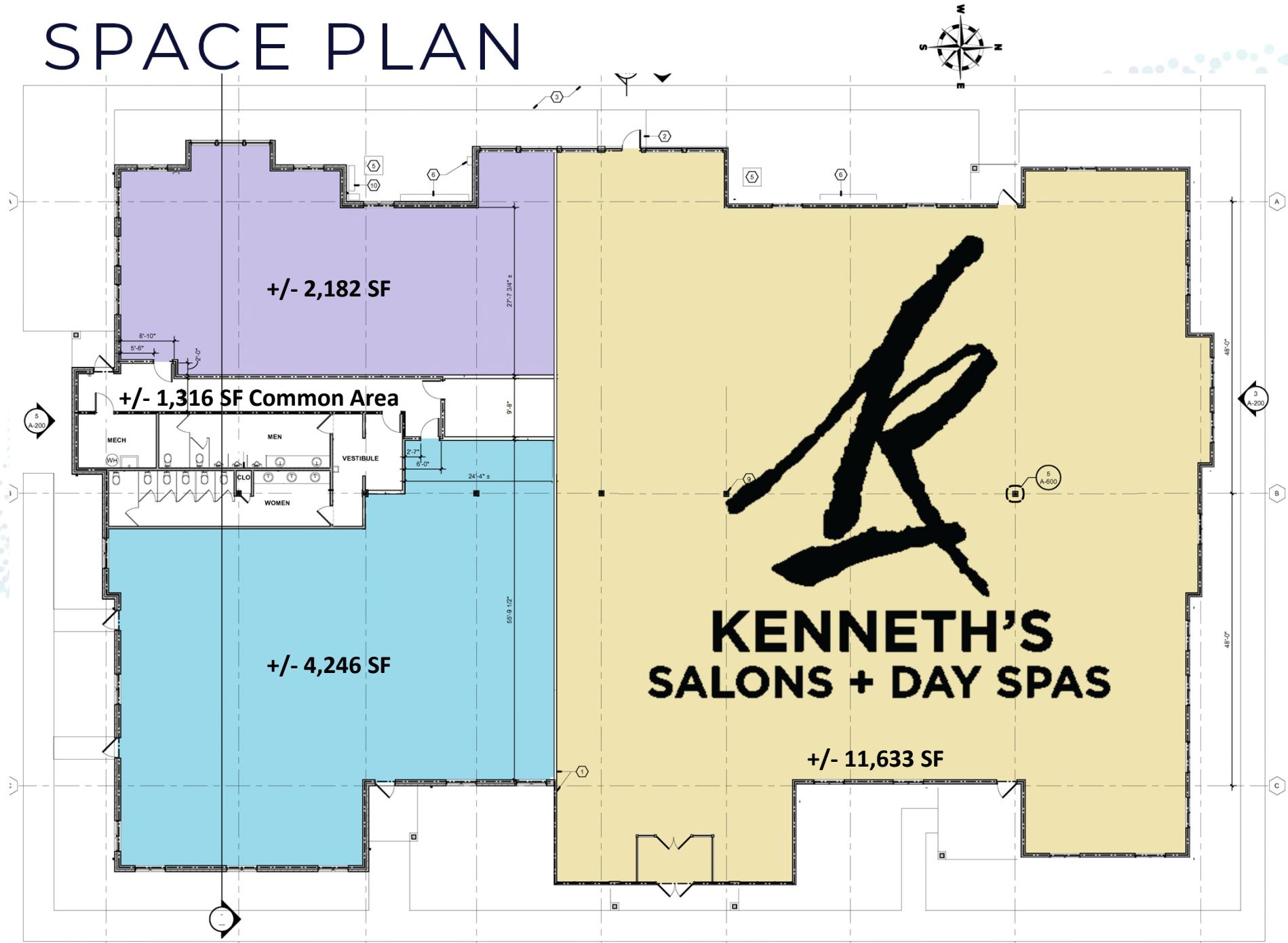
- +/- 7,744 SF remaining available space—co-tenant with Kenneth's Salons & Day Spas
- Located within the new \$250 million TruePointe Mixed Use Development
- TruePointe contains 267,250 SF of new Class-A office space, 46,660 SF of new retail, 359 new multi-family units, and a new 108-room hotel
- Excellent area private-payer medical mix
- Ample parking
- Monument signage

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SPACE PLAN



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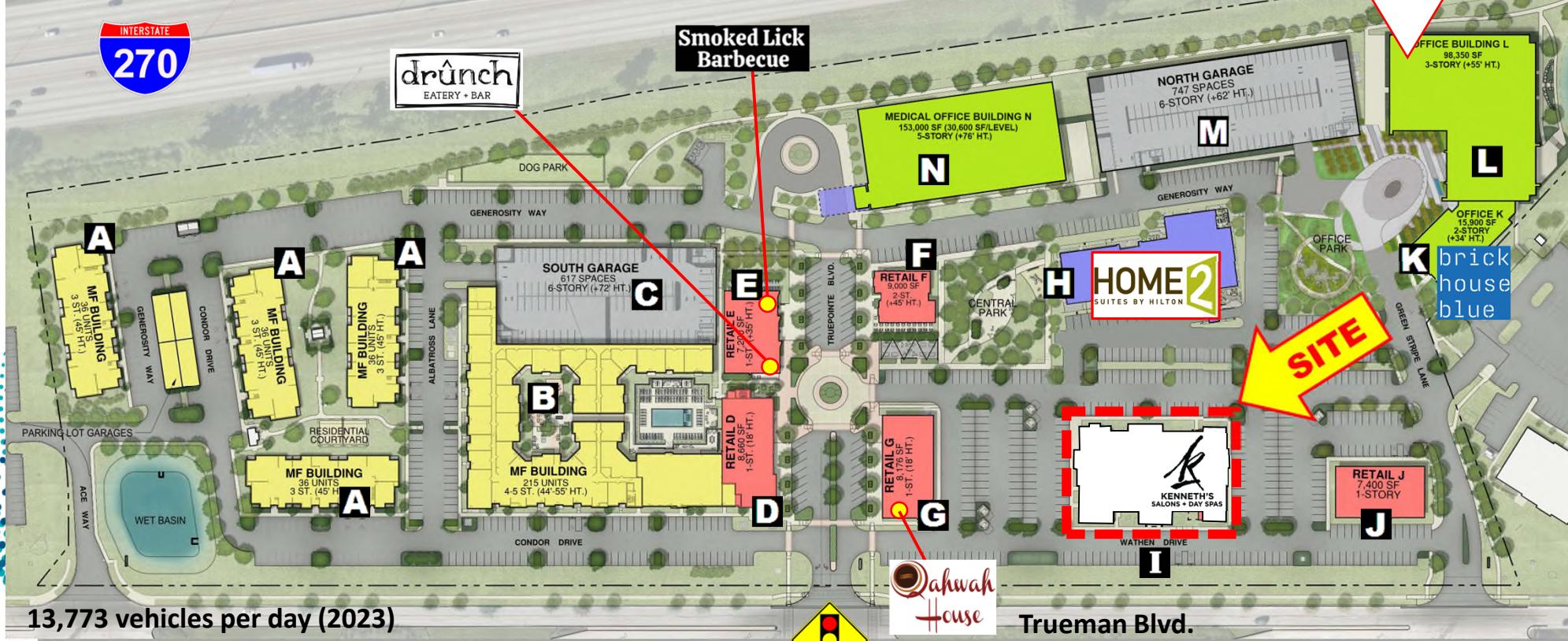
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PARCEL AERIAL



SITE PLAN

117,386 vehicles per day (2023)



13,773 vehicles per day (2023)

The logo for Tempo Apartments, featuring the word "Tempo" in a stylized, lowercase font with a brown "o", followed by "APARTMENTS" in a smaller, uppercase font. To the right is a yellow triangle pointing right, containing a black square with a white letter "A". Above the triangle, the words "UNDER CONSTRUCTION" are written in green, and below it, "WALK UP RESIDENTIAL" and "3 STORY, 36 UNITS PER BLDG." are written in black.

UNDER CONSTRUCTION
TEMP APARTMENTS  **B** HIGH DENSITY RESIDENTIAL
4-5 STORY, 215 UNITS TOTAL

UNDER CONSTRUCTION

SOUTH PARKING GARAGE

D RETAIL
8,660 SQ. FT.

G RETAIL
12,200 SQ. FT.

J RETAIL
9,600 SQ. FT.

UNDER CONSTRUCTION

M NORTH PARKING GARAGE
6 LEVELS, 747 SPACES

E

H

N OFFICE
153,000 S

E RETAIL

1

F RETAIL 9,000 SQ. FT. **I** EXISTING BUILDING 19,377 SQ. FT.

UNDER CONSTRUCTION

OFFICE
15,900 SQ. FT.

UNDER CONSTRUCTION
OFFICE
98,250 SQ. FT. 



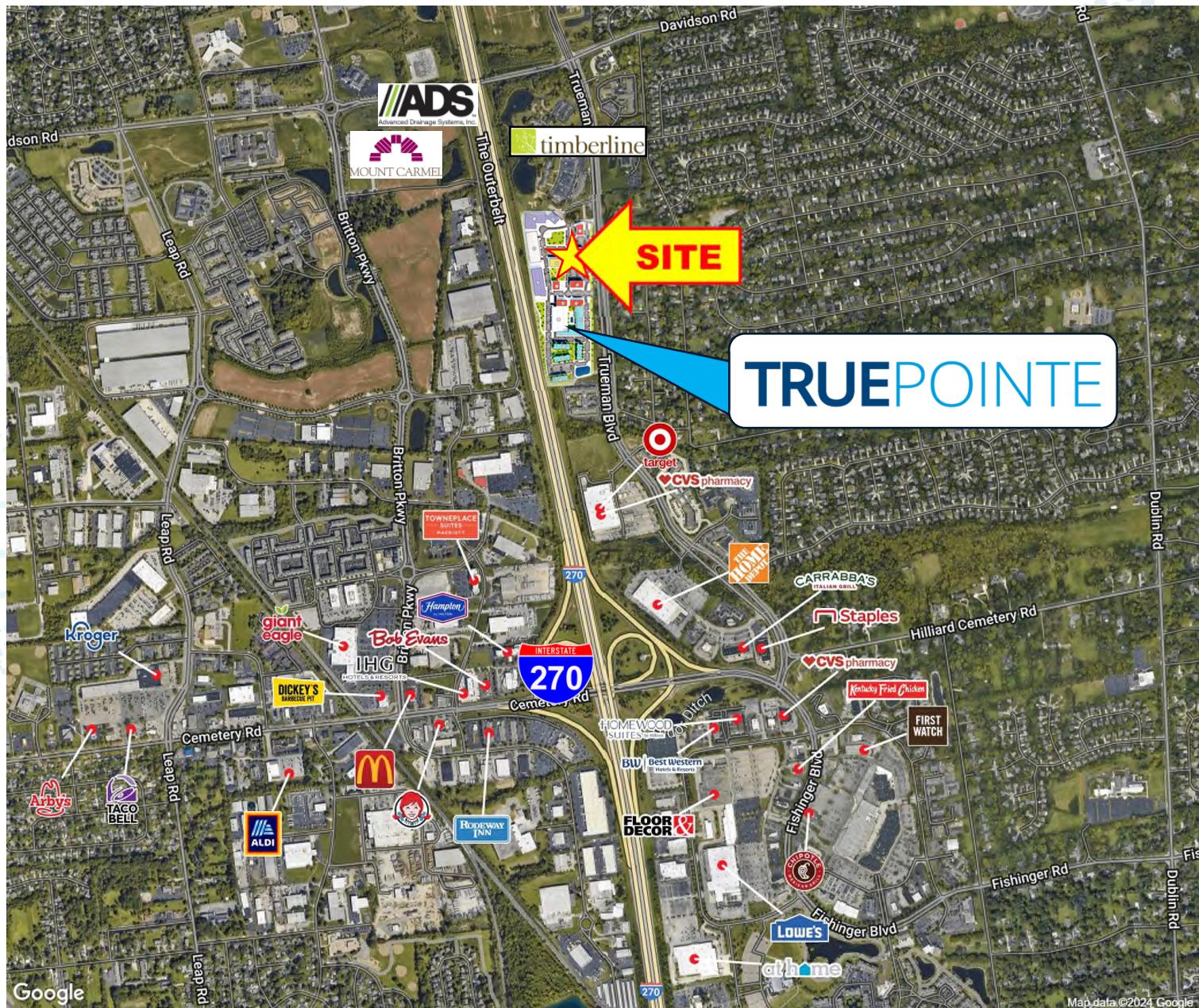
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AREA HIGHLIGHTS



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MONUMENT SIGNAGE



PRIVATE-PAY DEMOS

ONE MILE RADIUS

4525 Trueman Boulevard, Hilliard, Ohio

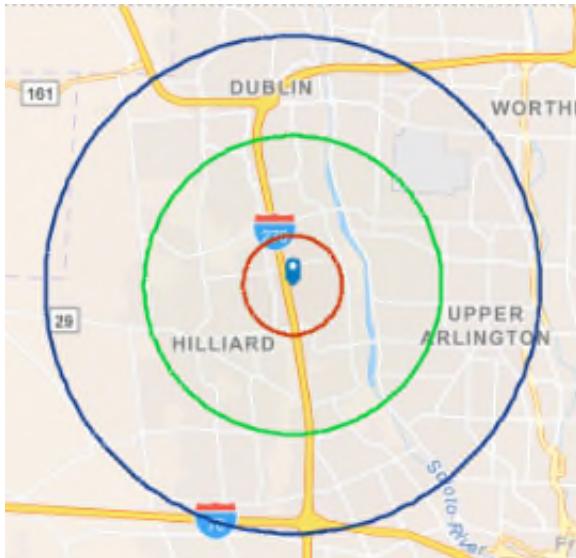
	Total Insured	Private %	No Health Insurance Coverage %	Population	Median Household Income	Average Household Income
4525 Trueman Boulevard, Hilliard, Ohio	10,478	73.00%	2.00%	10,639	\$103,167	\$138,562

THREE MILE RADIUS

4525 Trueman Boulevard, Hilliard, Ohio

	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



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KEY FACTS

10,669
Population



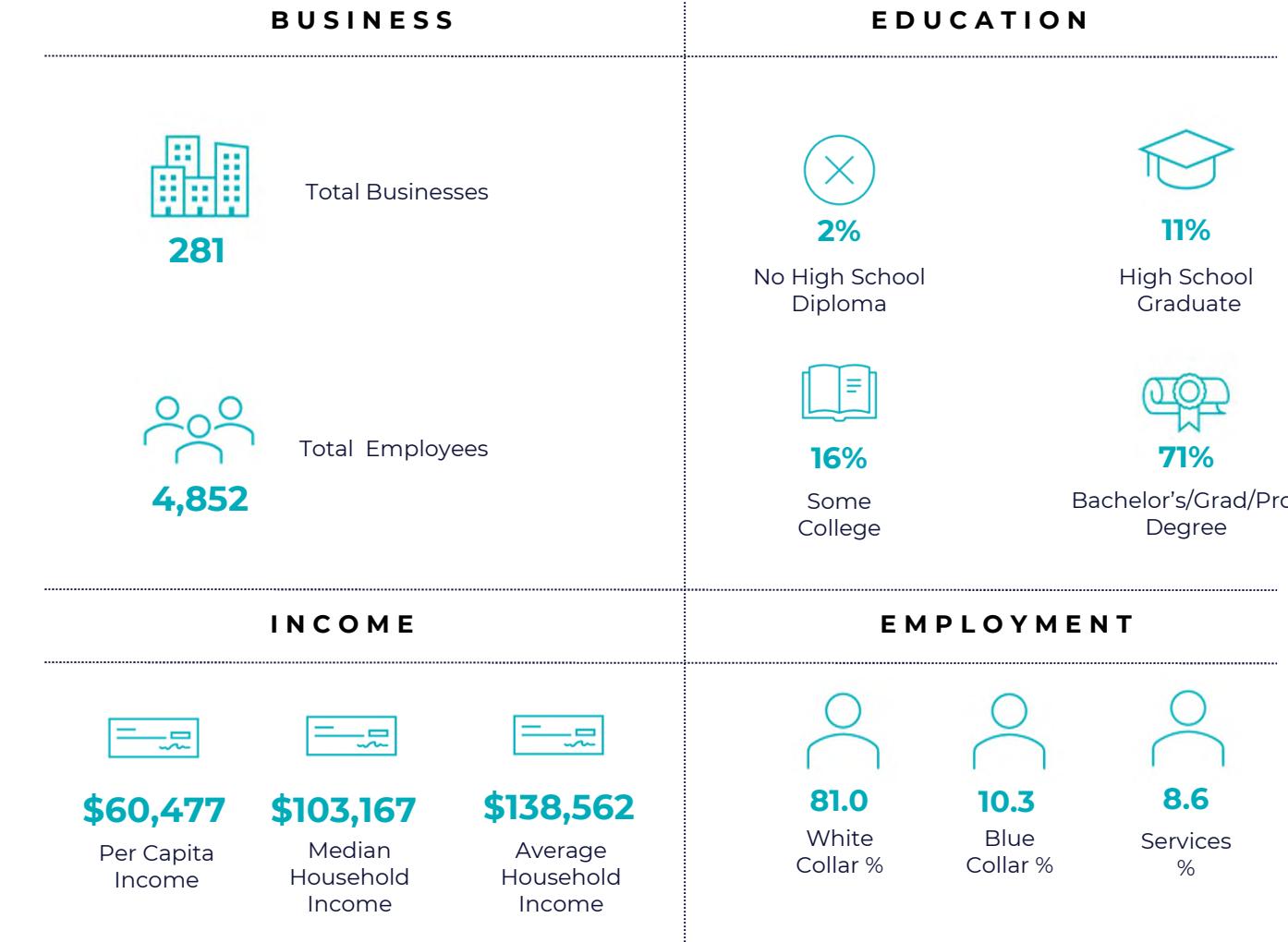
Average Household Size

38.6

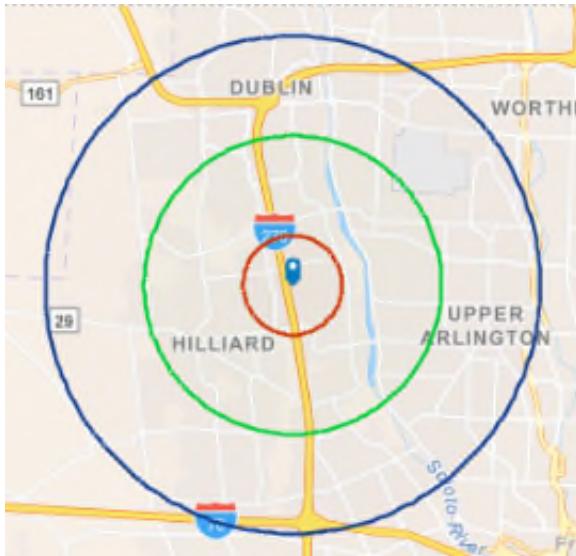
Median Age

\$103,167

Median Household Income



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 %



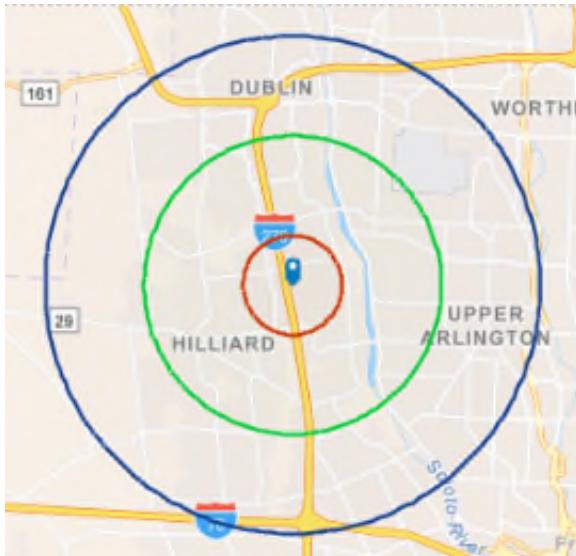
10.3

Services
%

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5-MILE RADIUS DEMOS



KEY FACTS

221,953

Population



Average Household Size

37.4

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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