

OFFICES AT TRUEPOINTE

OFFICE / RETAIL FOR LEASE

4525 WATHEN DRIVE, HILLIARD, OHIO 43026



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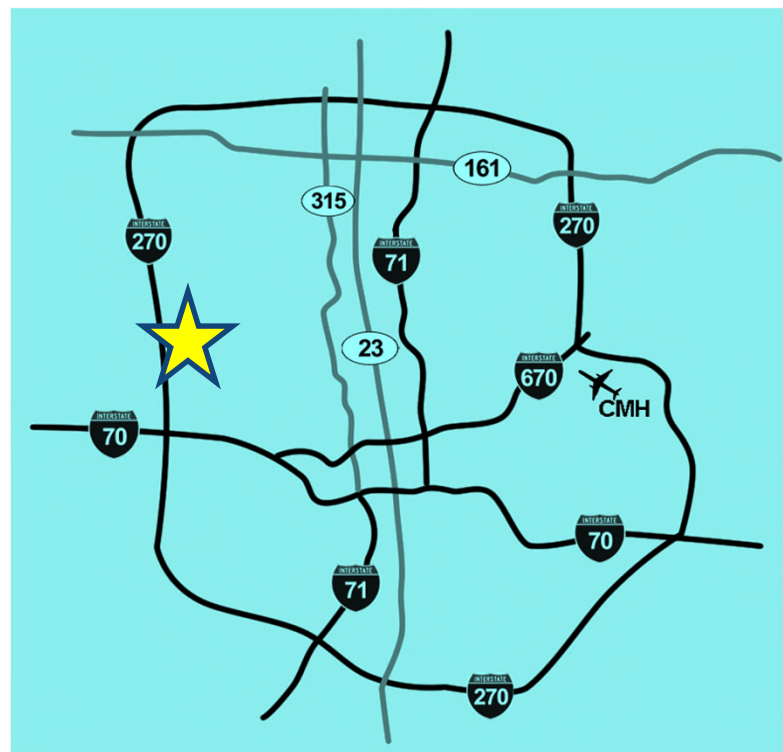
The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

PROPERTY HIGHLIGHTS

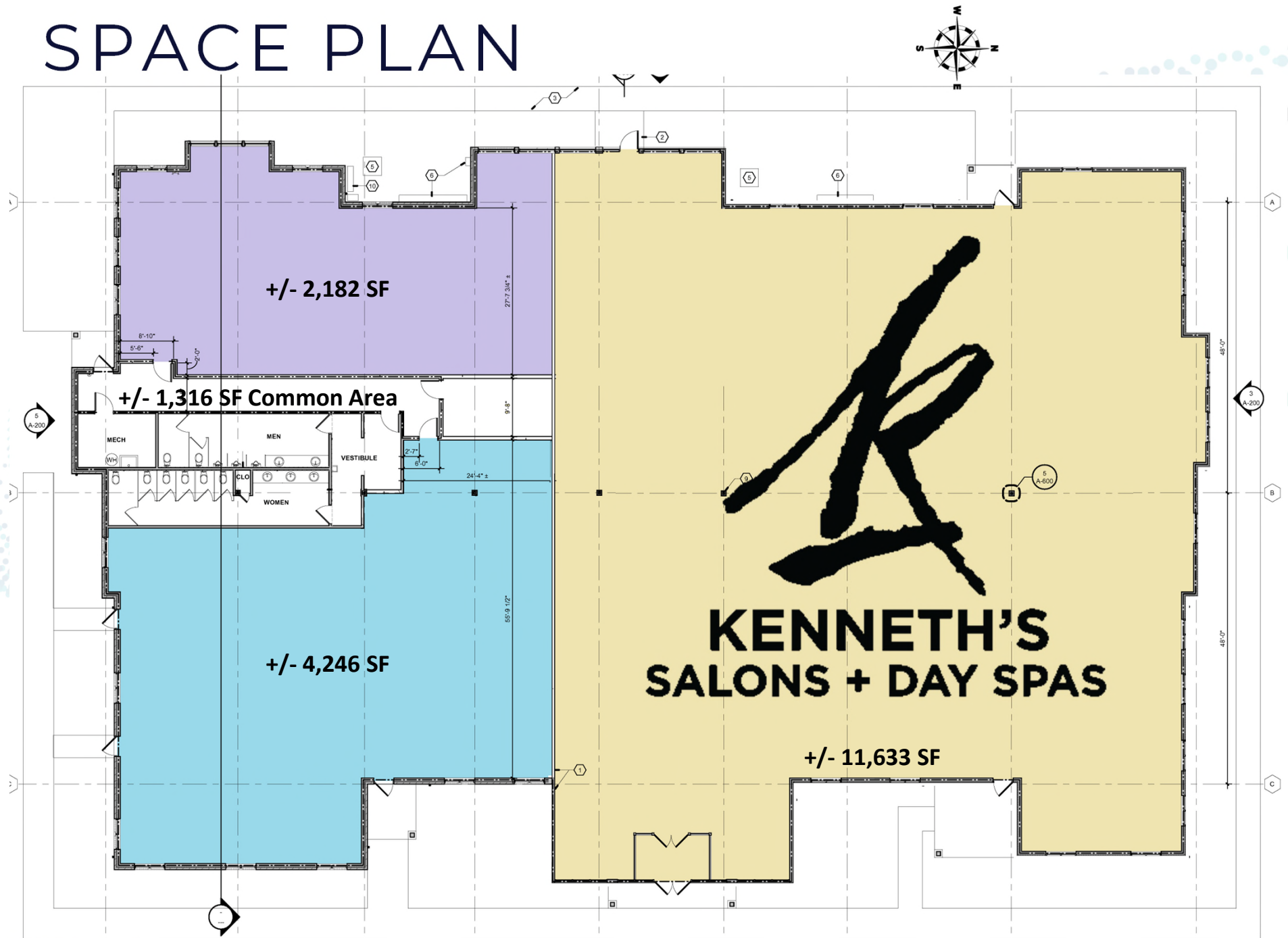
- +/- 7,744 SF remaining available space—co-tenant with Kenneth's Salons & Day Spas
- Located within the new \$250 million TruePointe Mixed Use Development
- TruePointe contains 267,250 SF of new Class-A office space, 46,660 SF of new retail, 359 new multi-family units, and a new 108-room hotel
- Excellent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

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SPACE PLAN

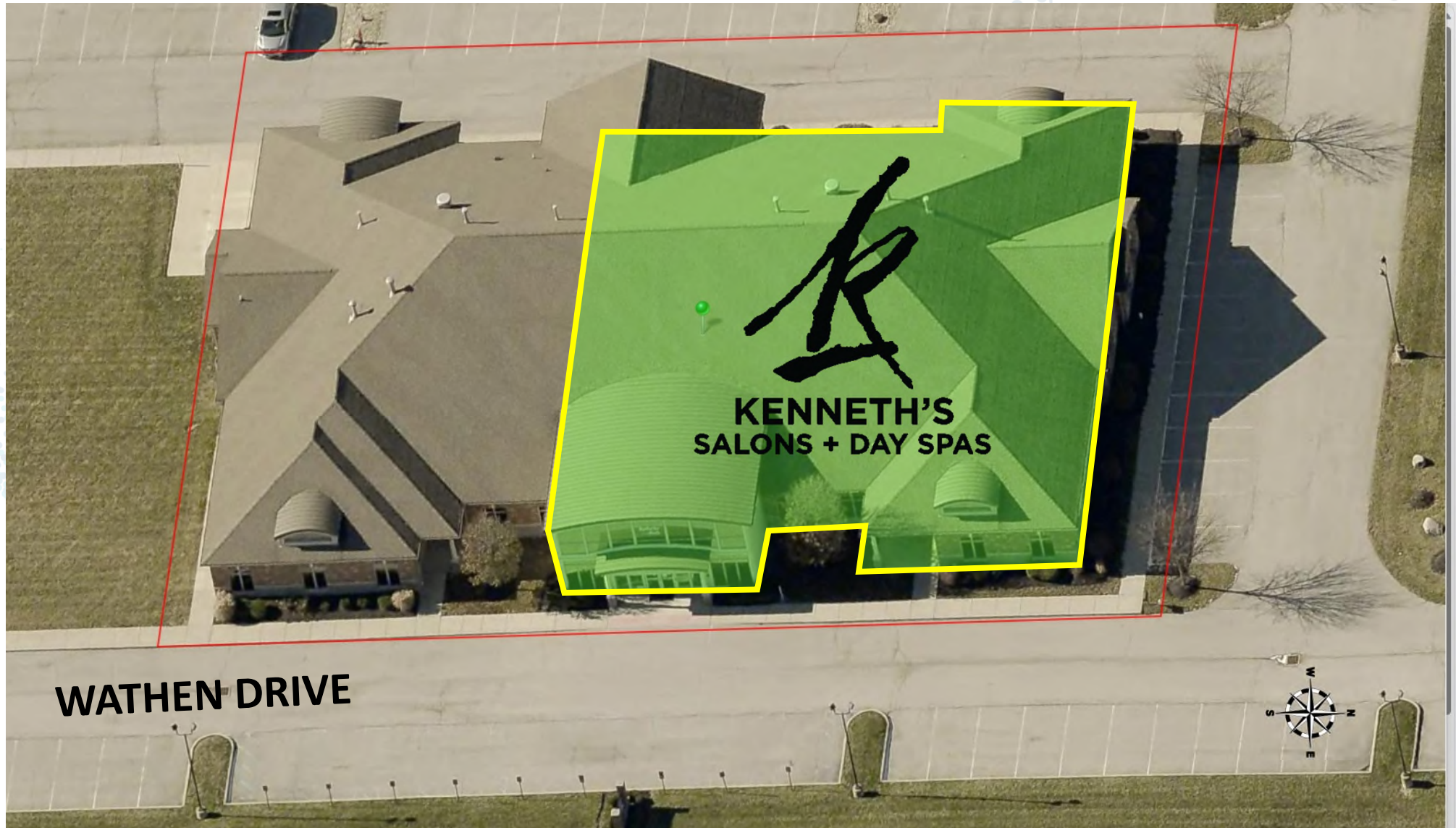


equity brokerage

www.equity.net

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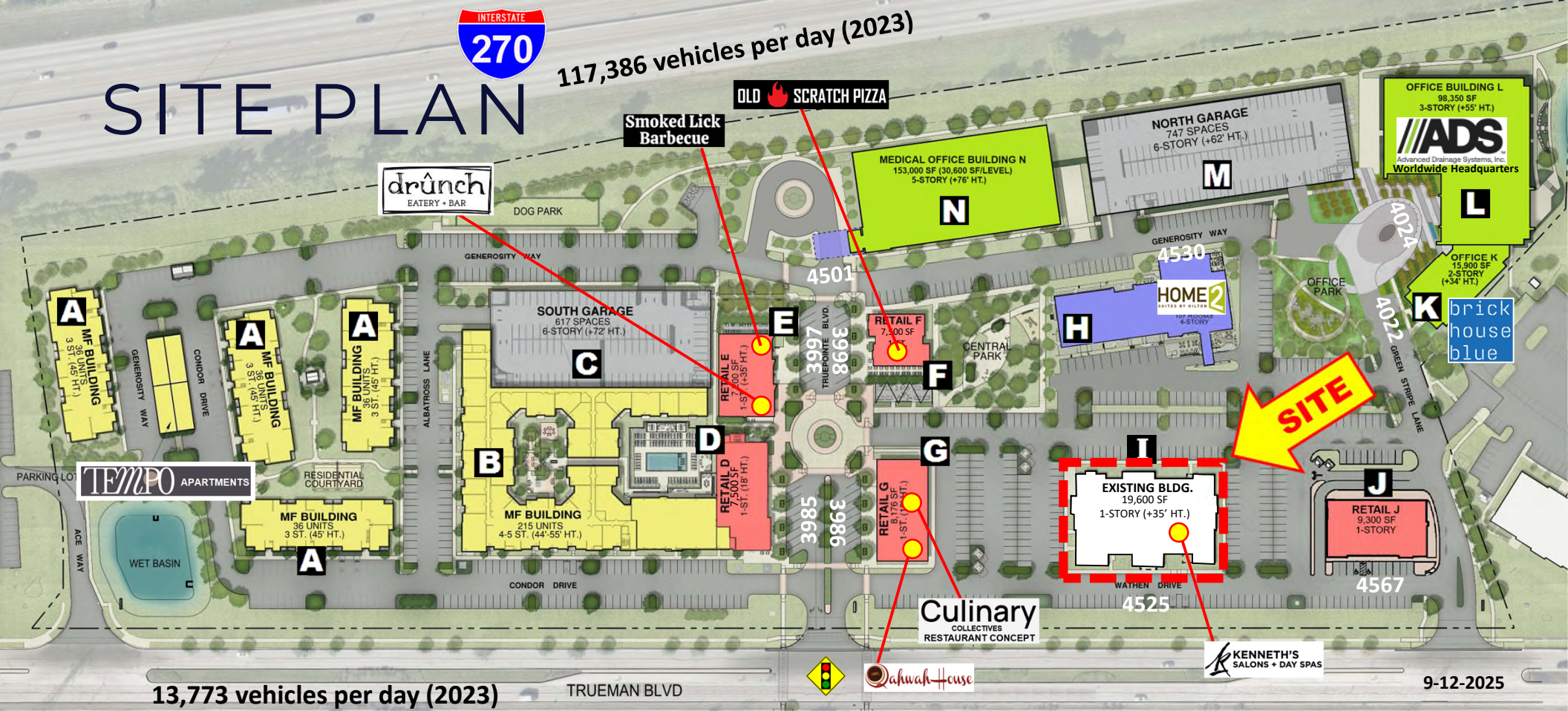
PARCEL AERIAL



SITE PLAN



117,386 vehicles per day (2023)



13,773 vehicles per day (2023)

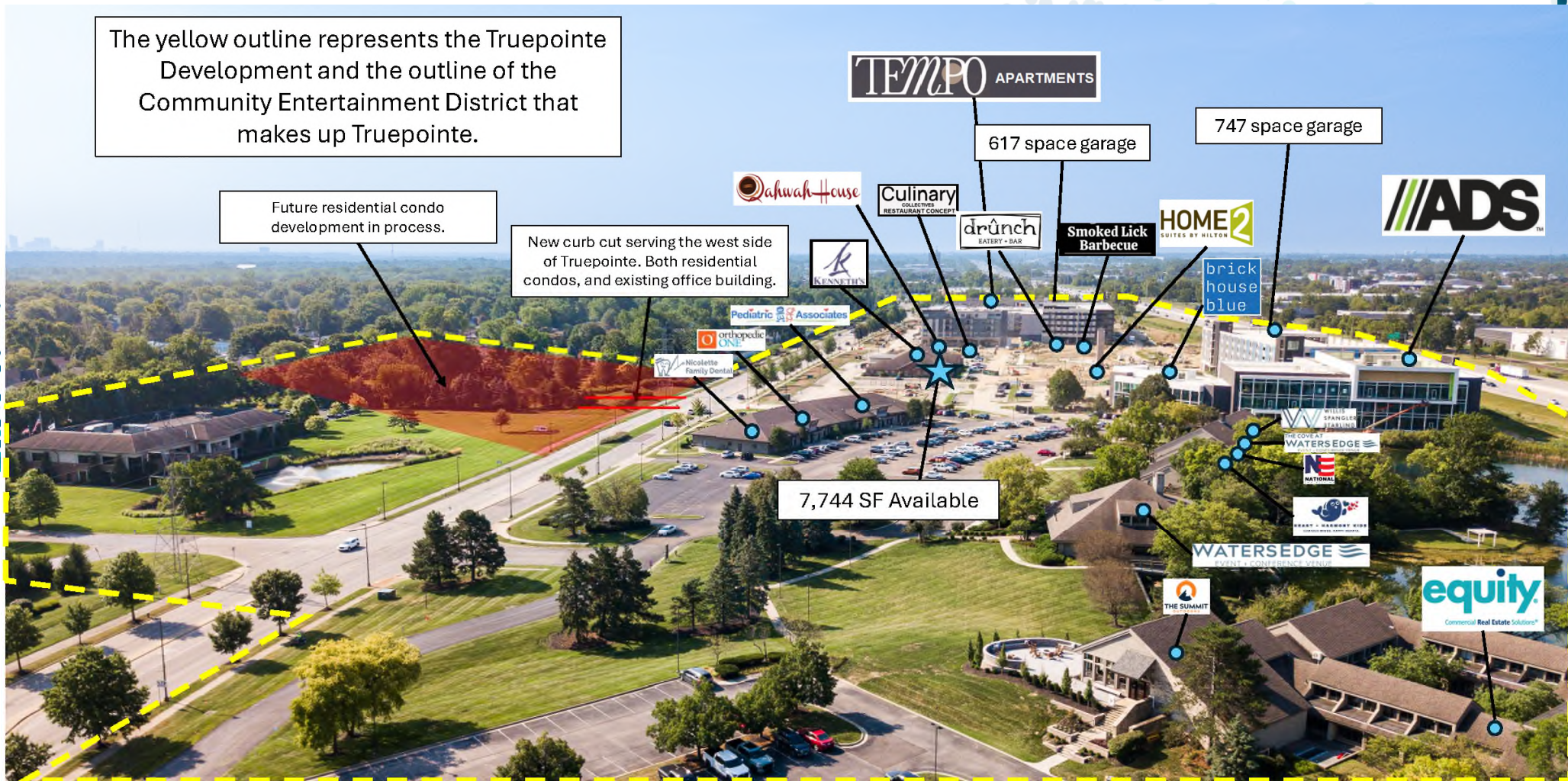
TRUEMAN BLVD

9-12-2025

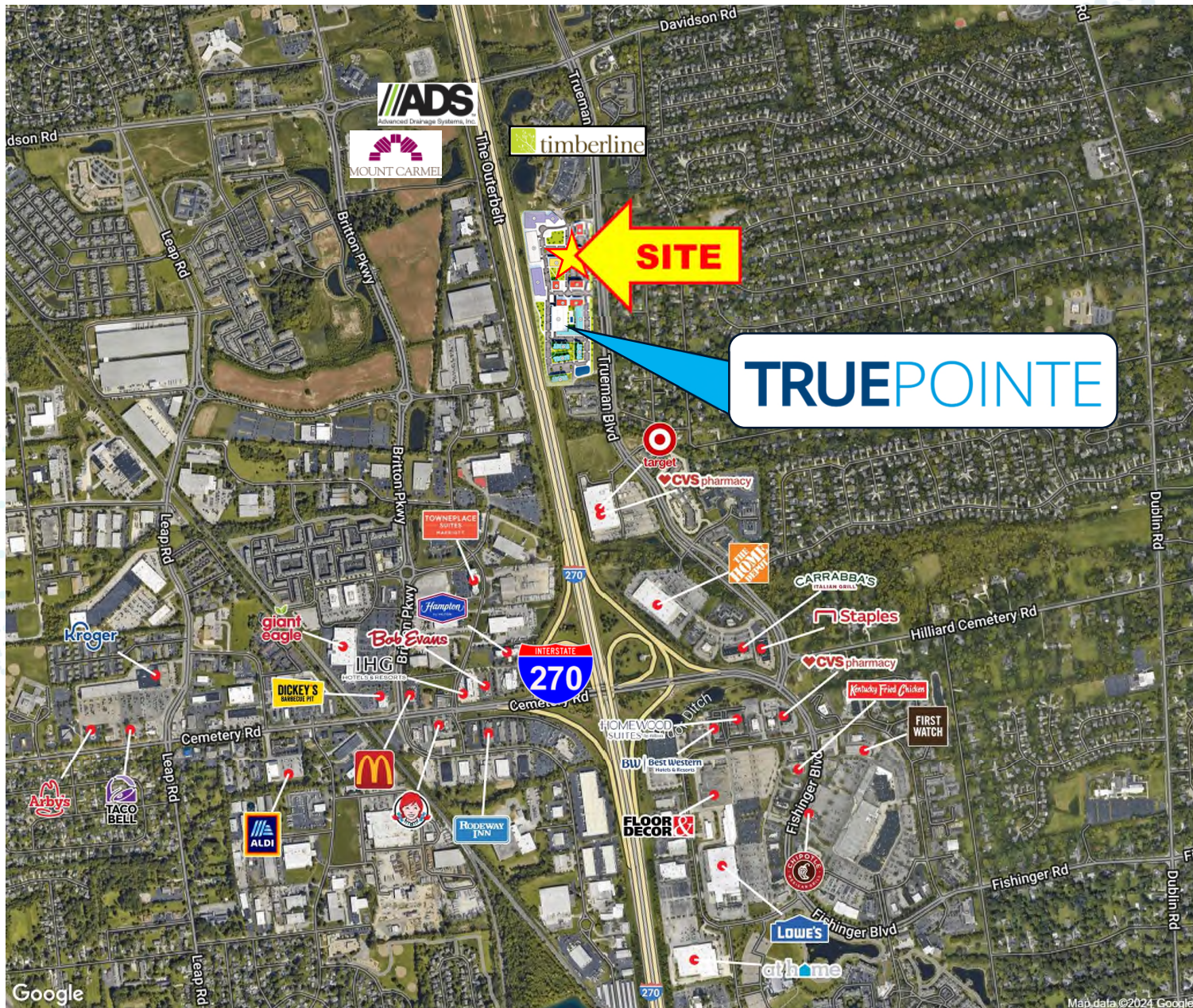
NOW LEASING	UNDER CONSTRUCTION	UNDER CONSTRUCTION	CONSTRUCTION COMPLETE
A WALK UP RESIDENTIAL 3 STORY, 36 UNITS PER BLDG.	D RETAIL 7,500 SQ. FT.	G RETAIL 8,176 SQ. FT.	M NORTH PARKING GARAGE 6 LEVELS, 747 SPACES
NOW LEASING	UNDER CONSTRUCTION	UNDER CONSTRUCTION	UNDER CONSTRUCTION
B HIGH DENSITY RESIDENTIAL 4-5 STORY, 215 UNITS TOTAL	E RETAIL 7,200 SQ. FT.	H HOTEL 125 ROOMS HOME2 SUITES BY HILTON	K OFFICE 15,900 SQ. FT. brick house blue
CONSTRUCTION COMPLETE	UNDER CONSTRUCTION	UNDER RENOVATION	UNDER CONSTRUCTION
C SOUTH PARKING GARAGE 5 LEVELS, 617 SPACES	F RETAIL 7,500 SQ. FT.	I EXISTING BUILDING 19,377 SQ. FT.	L OFFICE 98,350 SQ. FT. ADS

● OFFICE
 ● RESIDENTIAL
 ● HOTEL
 ● RETAIL
 ○ EXISTING

OBLIQUE AERIAL



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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