

TRUEPOINTE

MIXED USE DEVELOPMENT

TRUEMAN BOULEVARD, HILLIARD, OHIO



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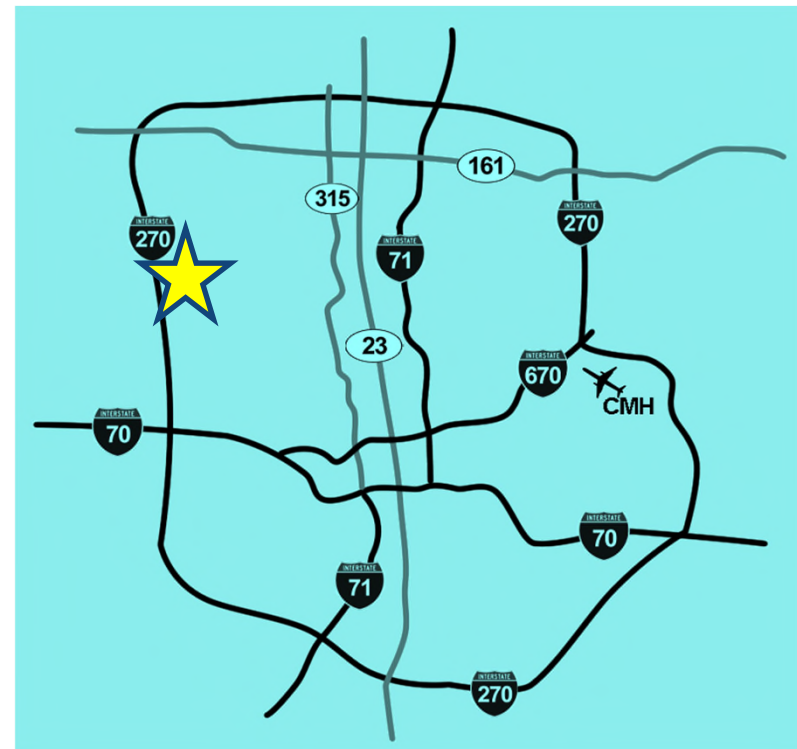
TRUEPOINTE

MIXED USE DEVELOPMENT
TRUEMAN BOULEVARD, HILLIARD, OHIO

PROPERTY HIGHLIGHTS

- New mixed-use development with offices, on-site restaurants, retail, and apartments
- 359 new apartment units
- TruePointe's anticipated on-site +/- 2,000 daytime employees
- Traffic counts:

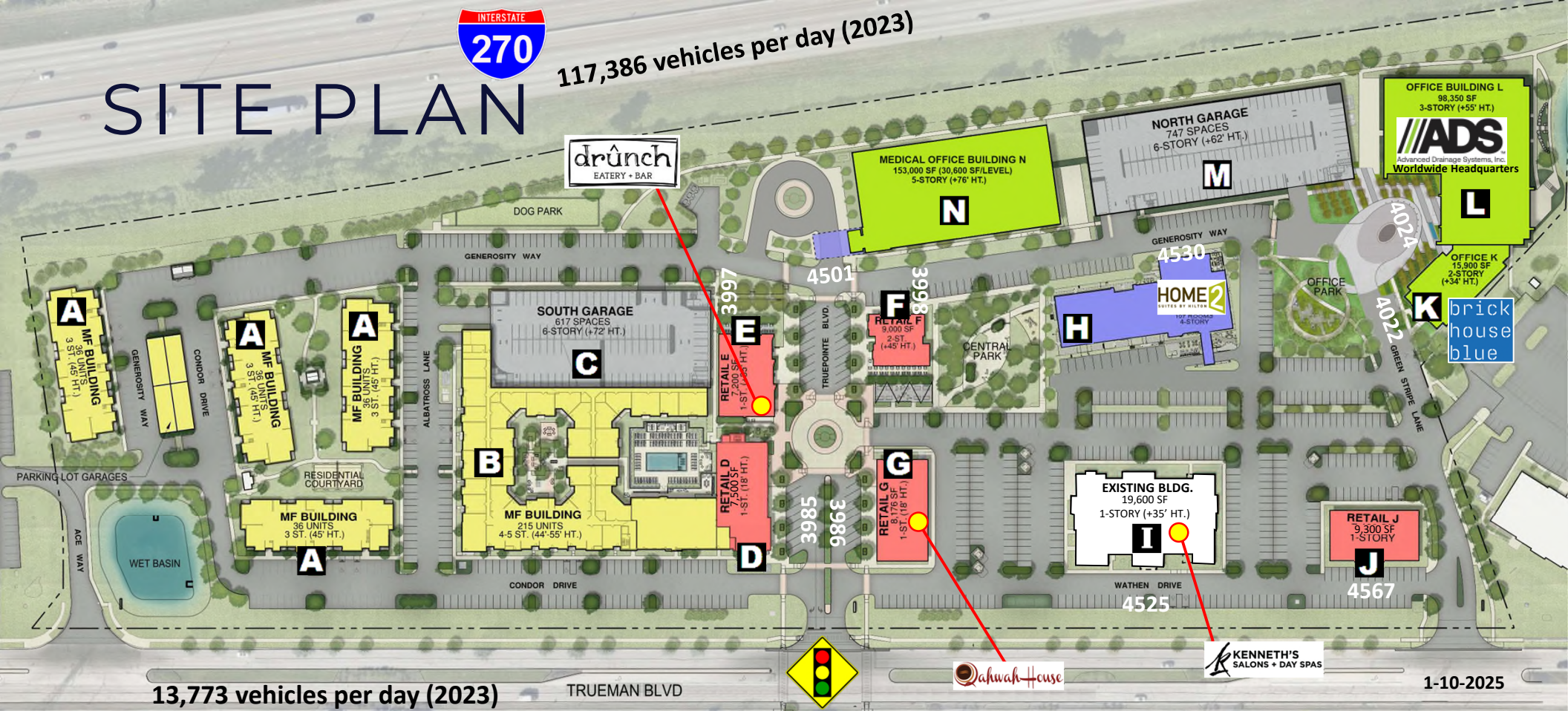
I-270:	117,386 VPD (ODOT 2023)
Trueman Blvd.:	13,773 VPD (ODOT 2023)
- Easy vehicular access to I-270 with high visibility
- Strong demographic profile--\$103,167 median household income (1-mile radius)
- Close proximity to both The Mall at Tuttle Crossing and Mill Run restaurants, shopping, entertainment, and services including Target and Home Depot
- Multiple on-site parking garages and surface parking with over 2,000 spaces
- On-site Hilton Home2 Suites with 125 rooms



SITE PLAN



117,386 vehicles per day (2023)



13,773 vehicles per day (2023)

TRUEMAN BLVD

1-10-2025

UNDER CONSTRUCTION

A WALK UP RESIDENTIAL
3 STORY, 36 UNITS PER BLDG.

UNDER CONSTRUCTION

B HIGH DENSITY RESIDENTIAL
4-5 STORY, 215 UNITS TOTAL

UNDER CONSTRUCTION

C SOUTH PARKING GARAGE
5 LEVELS, 617 SPACES

UNDER CONSTRUCTION

D RETAIL
7,500 SQ. FT.

E RETAIL
7,200 SQ. FT.

F RETAIL
9,000 SQ. FT.

G RETAIL
8,176 SQ. FT.

H HOTEL
125 ROOMS
HOME2
SUITES BY HILTON

I EXISTING BUILDING
19,377 SQ. FT.

J RETAIL
9,300 SQ. FT.

K OFFICE
15,900 SQ. FT.
brick house blue

UNDER CONSTRUCTION

L OFFICE
98,350 SQ. FT.
ADS

UNDER CONSTRUCTION

M NORTH PARKING GARAGE
6 LEVELS, 747 SPACES

N OFFICE
153,000 SF

● OFFICE ● RESIDENTIAL ● HOTEL ● RETAIL ○ EXISTING

TRUEPOINTE RETAIL TENANT PROFILES



Drunch Eatery + Bar is an all-day, brunch-focused gastropub concept that serves creative, locally-sourced dishes and specialty cocktails—committed to delivering a unique and unparalleled culinary experience. **Drunch's** first location opened in Columbus's trendy Italian Village area in 2017.



Qahwah House is a family business established for the sole purpose of providing the best quality coffee with no added preservatives, artificial additives, or flavors. Their expertise originates from Yemen, where they were born and raised among coffee plants. From this inherited practice, they know what it means to love coffee. Fresh-baked pastries include sabaya—a flaky, layered bread cake and honeycomb pastry that is filled with cheese and drizzled with honey.



Kenneth's Salons + Day Spas offers a comprehensive beauty and relaxation experience--meticulously curating hair, nail, facial, and massage services in one convenient setting. Our skilled professionals blend technical expertise with innovative techniques to deliver personalized and exceptional care.



www.equity.net

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COMMUNITY ENTERTAINMENT DISTRICT



117,386 vehicles per day (ODOT 2023)

TEMPO APARTMENTS

13,773 vehicles per day (ODOT 2023)

TRUEPOINTE is a State of Ohio and City of Hilliard-designated **Community Entertainment District** (revised code 4301.80) which blends the elements of Retail Sales Establishments, Restaurants, Hotels, and Convention Facilities.

The **Community Entertainment District** designation provides the TruePointe development with the unique opportunity to have **14 allocated liquor licenses** to be made available to retail tenants—without these tenants having to separately seek a license directly through the state.

ADS
Advanced Drainage Systems Inc.

HOME2
SUITES BY HILTY

brick house blue

THE COVE AT **WATERSEGE**
PRIVATE & COMMERCIAL SERVICE VESSEL

NATIONAL
WILLIS SPANGLER STABLES

ecole maison
Enrichment Center

equity ecs

WATERSEGE

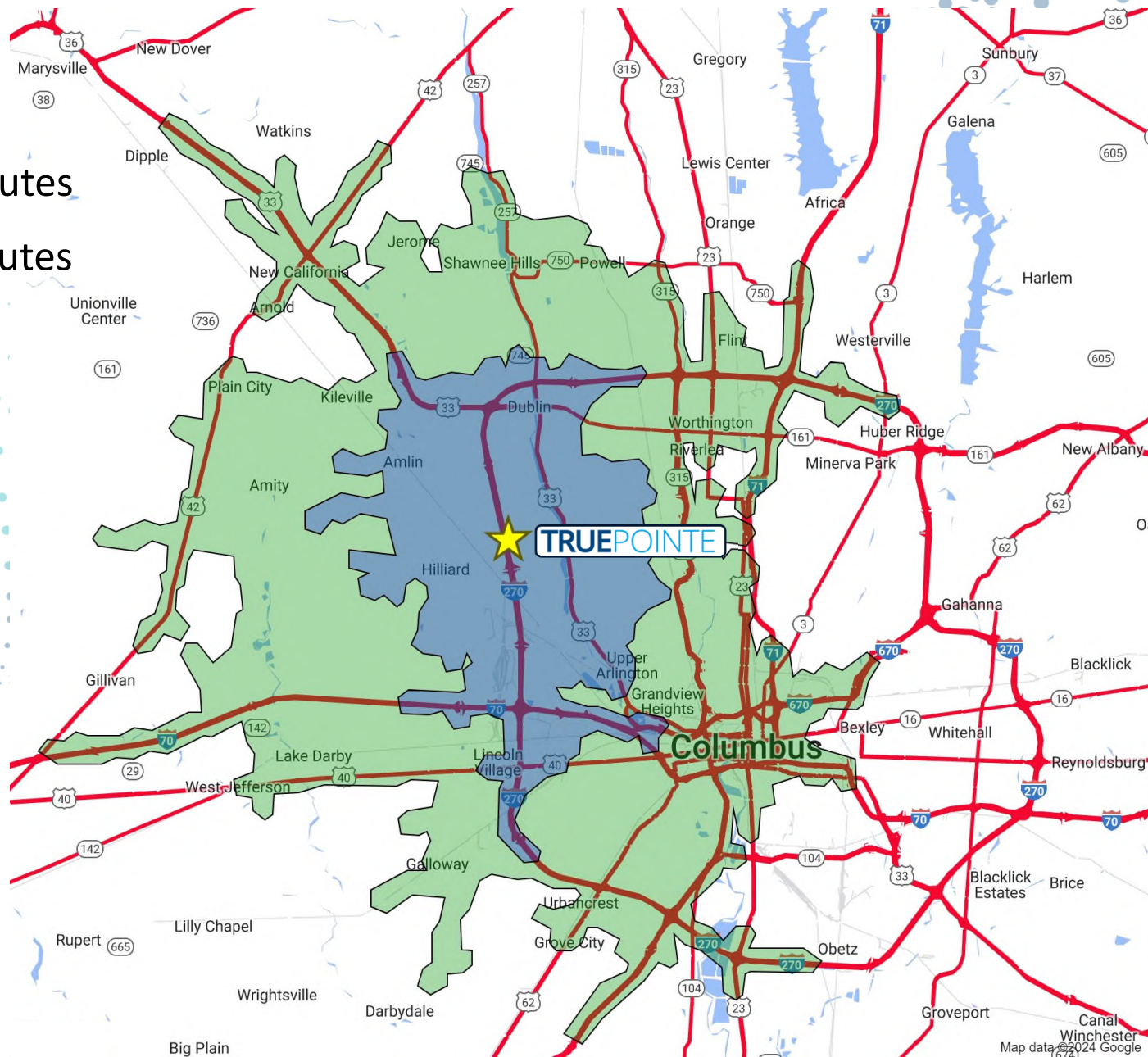
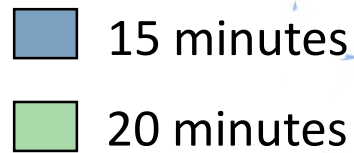
Nicorette
Family Dental

orthopedic ONE
Pediatric Associates

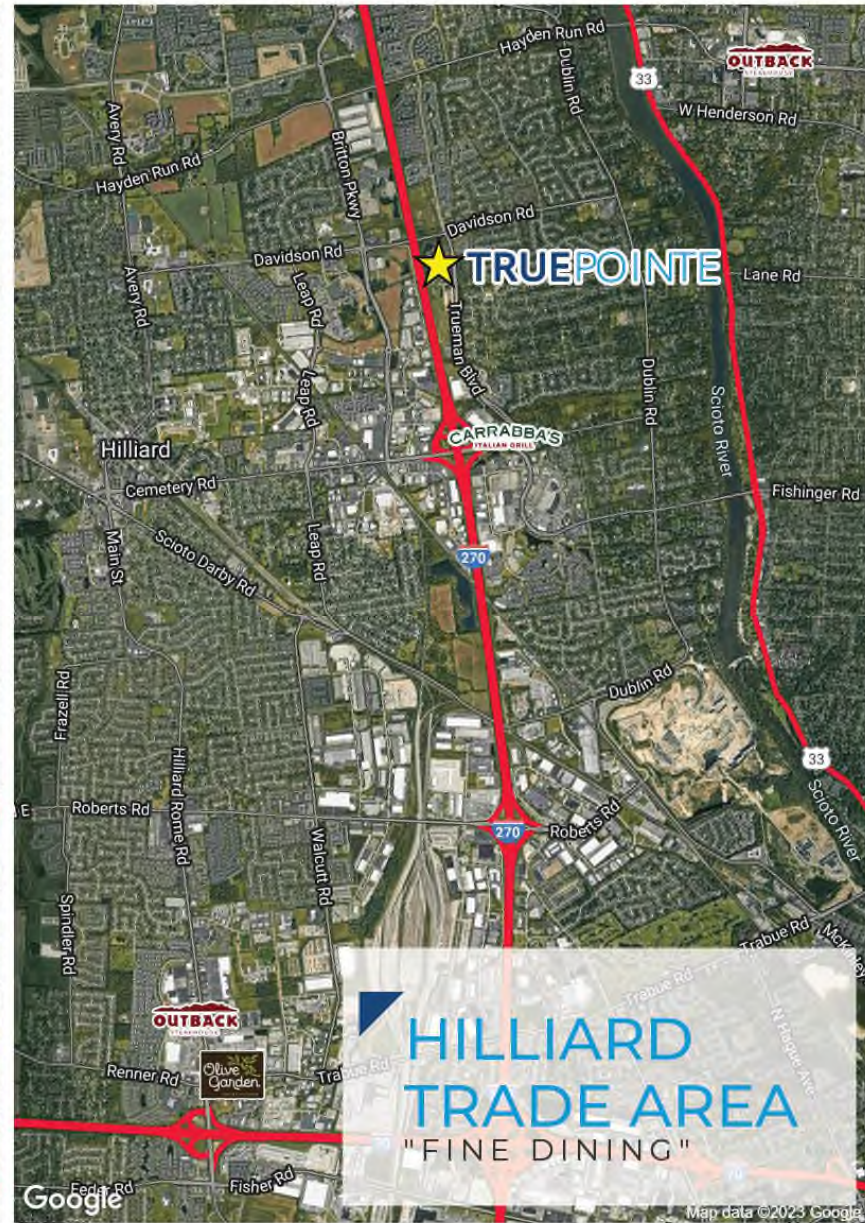
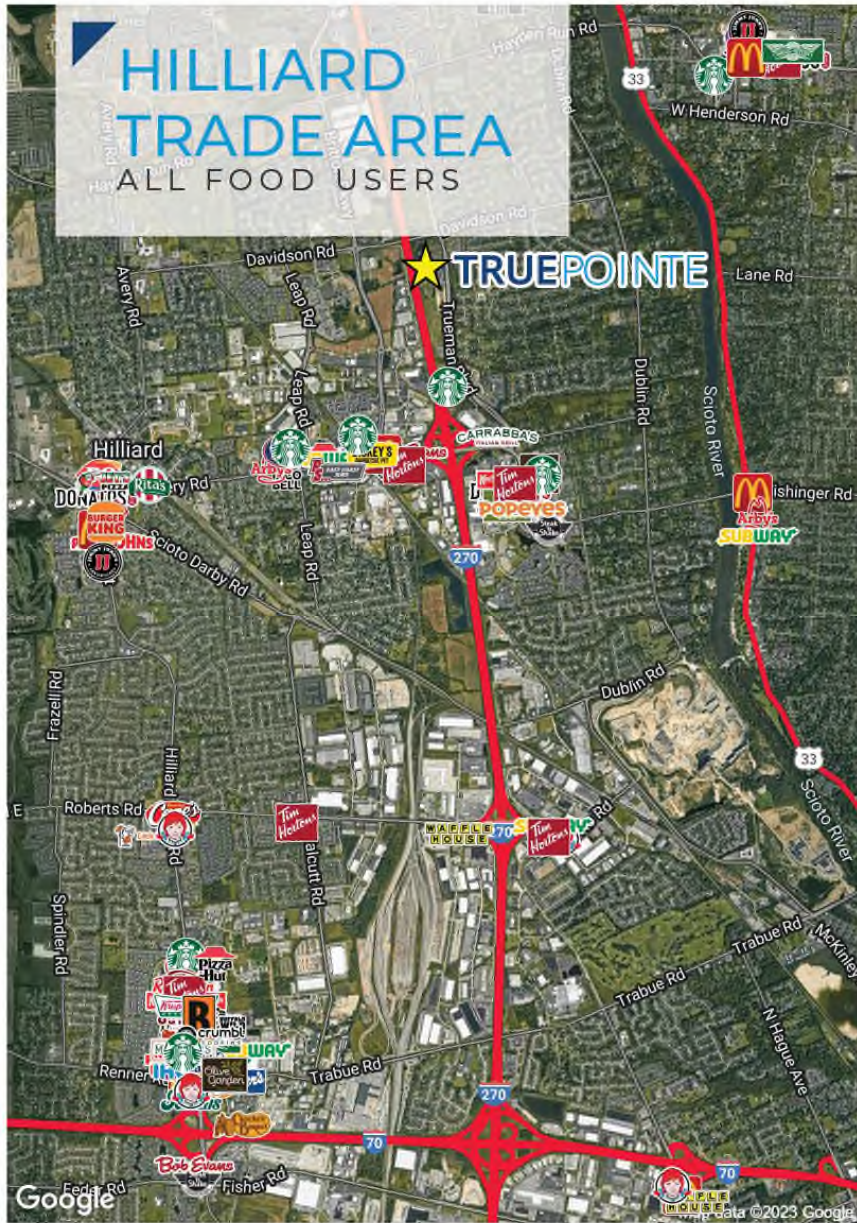
timberline

Luxury Condominiums

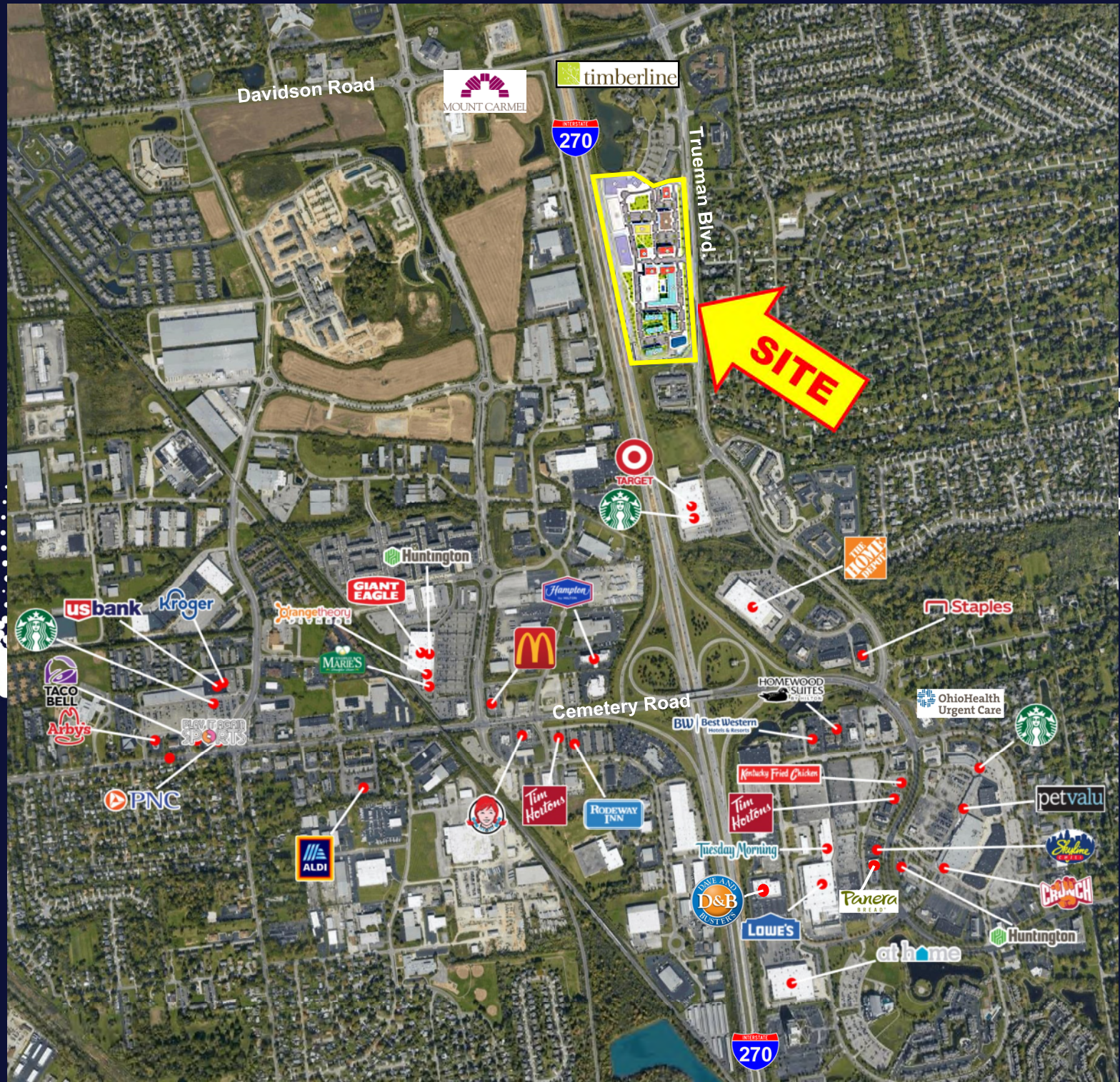
DRIVE TIME FROM TRUEPOINTE



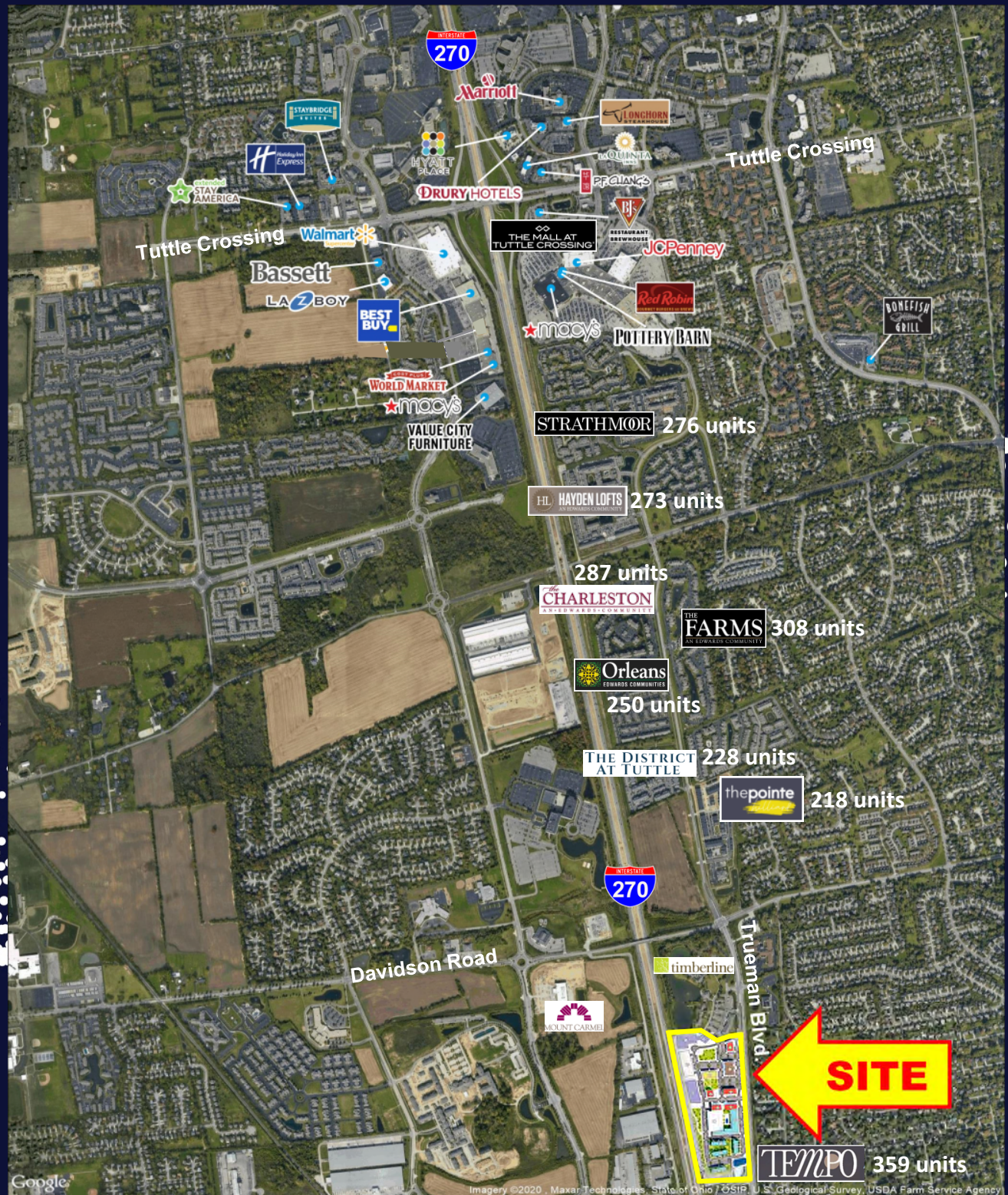
HILLIARD FOOD USERS



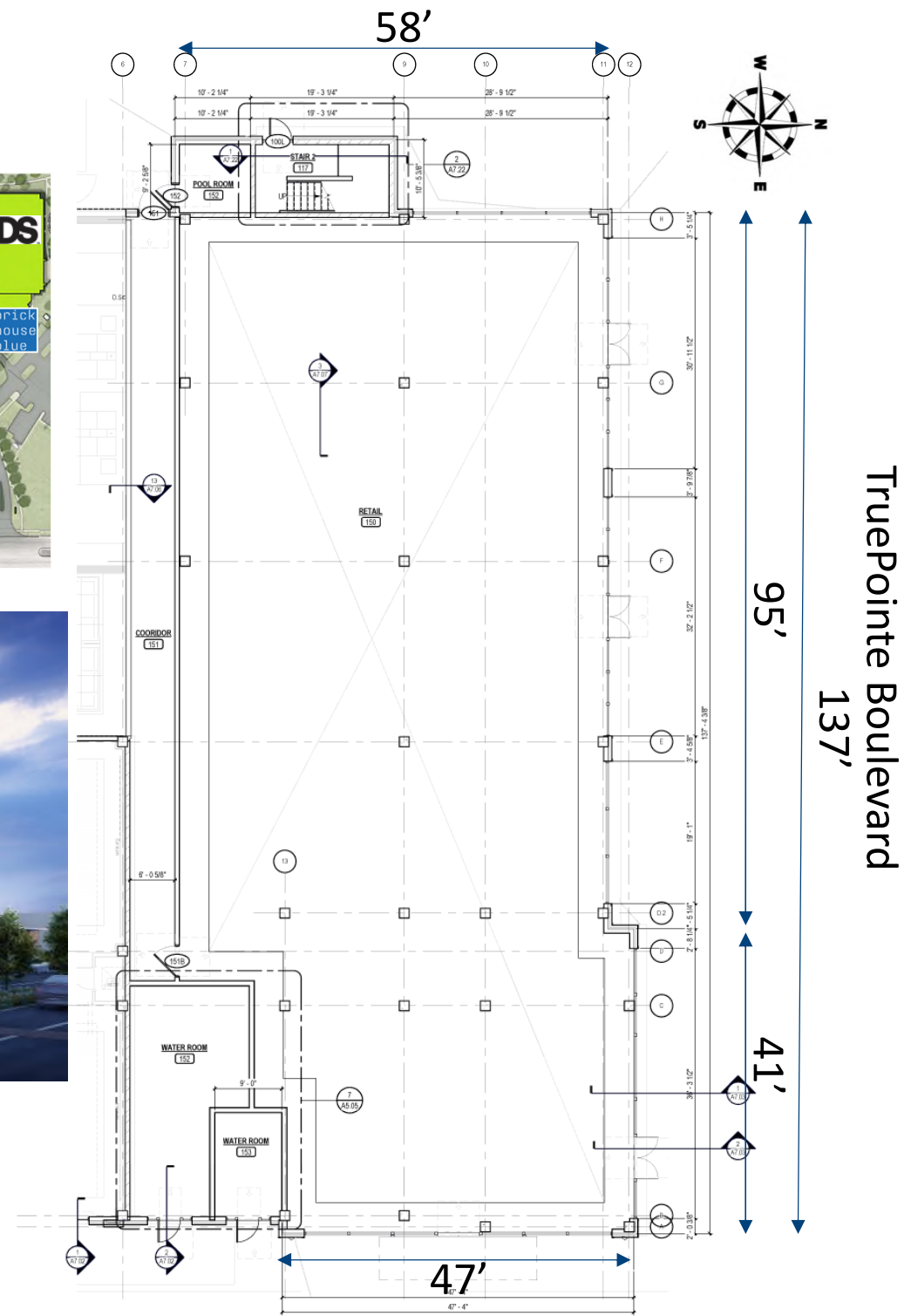
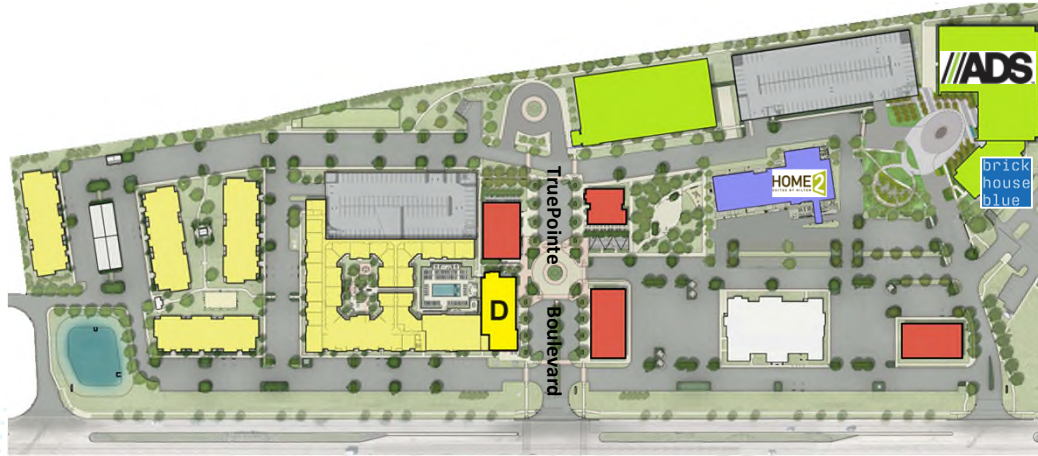
TRADE AREA
LOCAL
AERIAL
SOUTH



TRADE AREA
LOCAL
AERIAL
NORTH

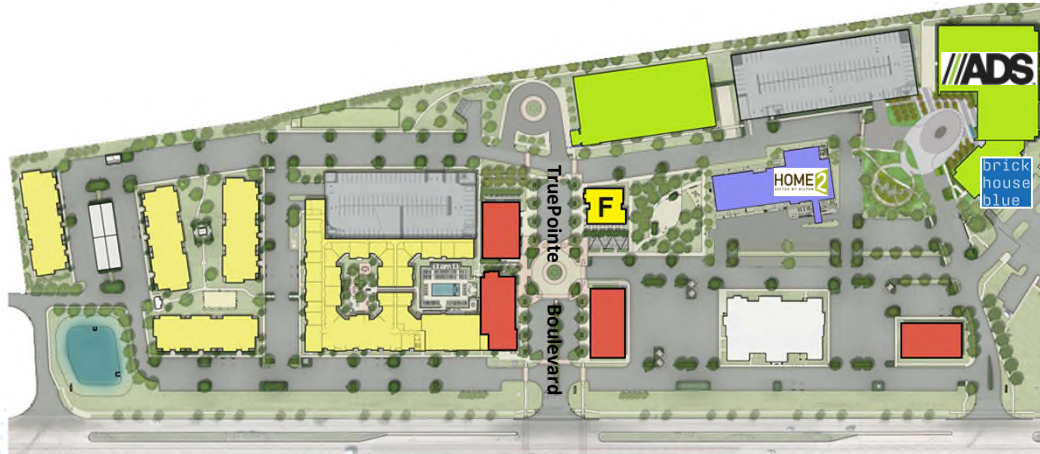


BUILDING "D"

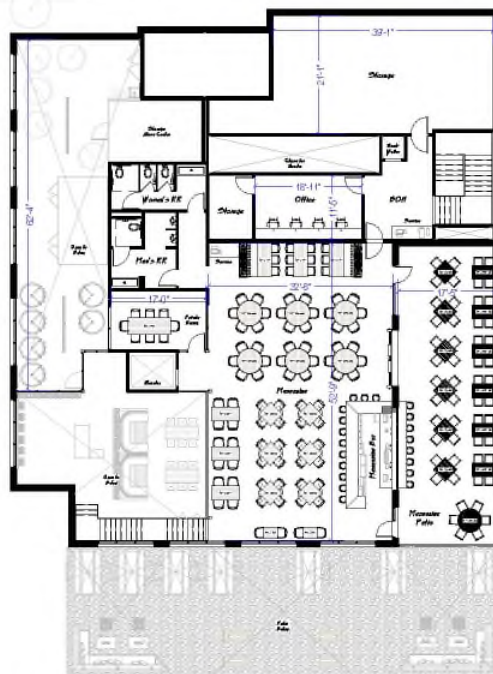




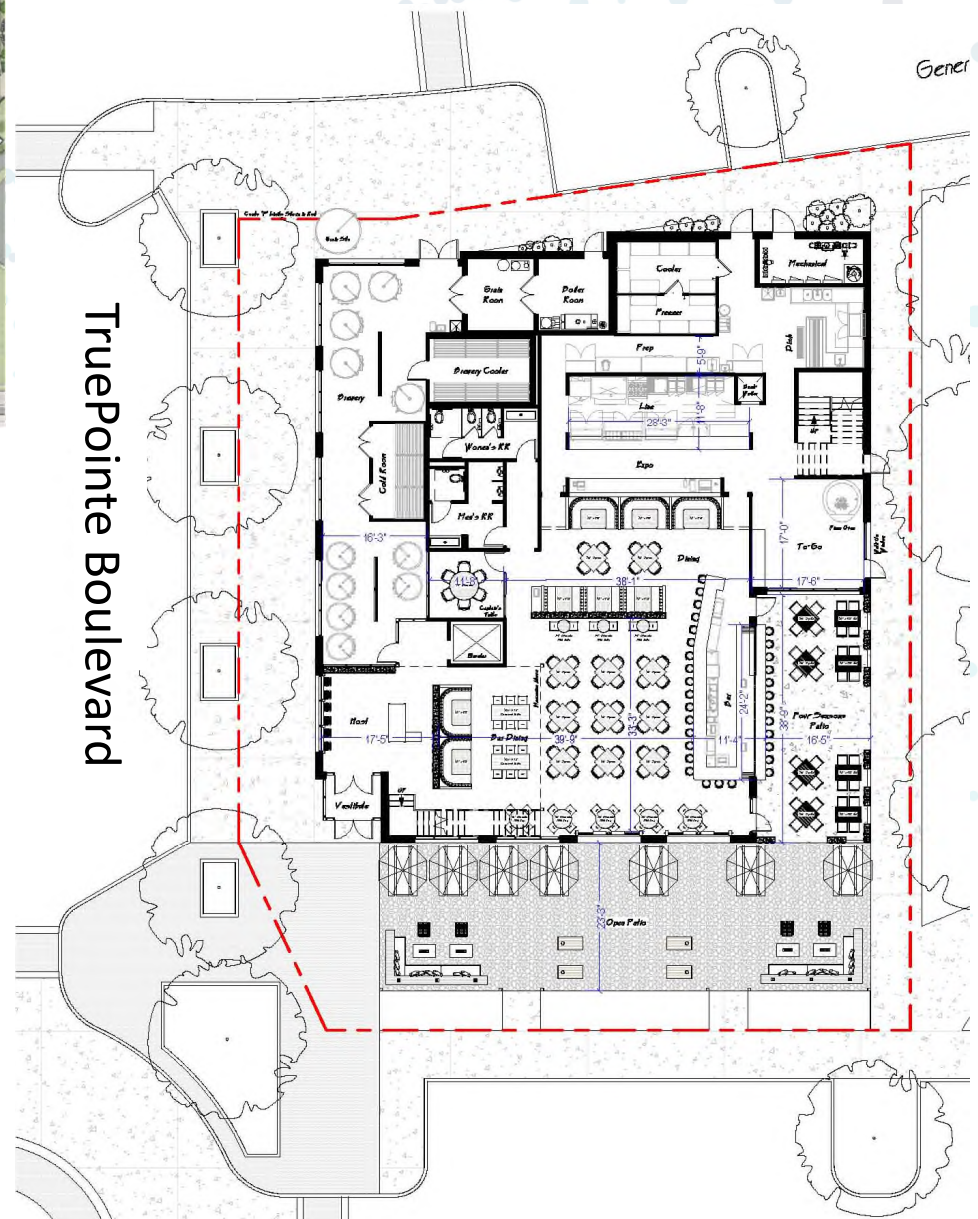
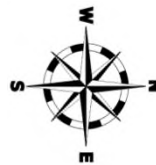
BUILDING "F"



BUILDING "F"

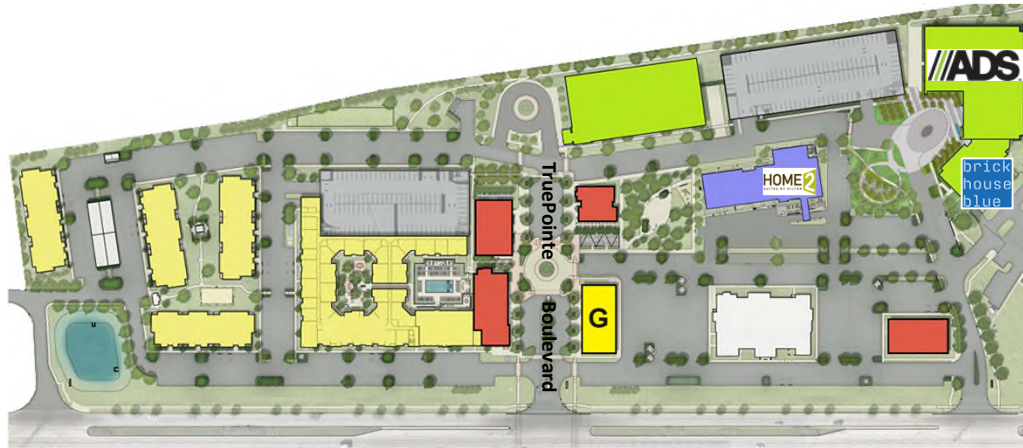


MEZZANINE

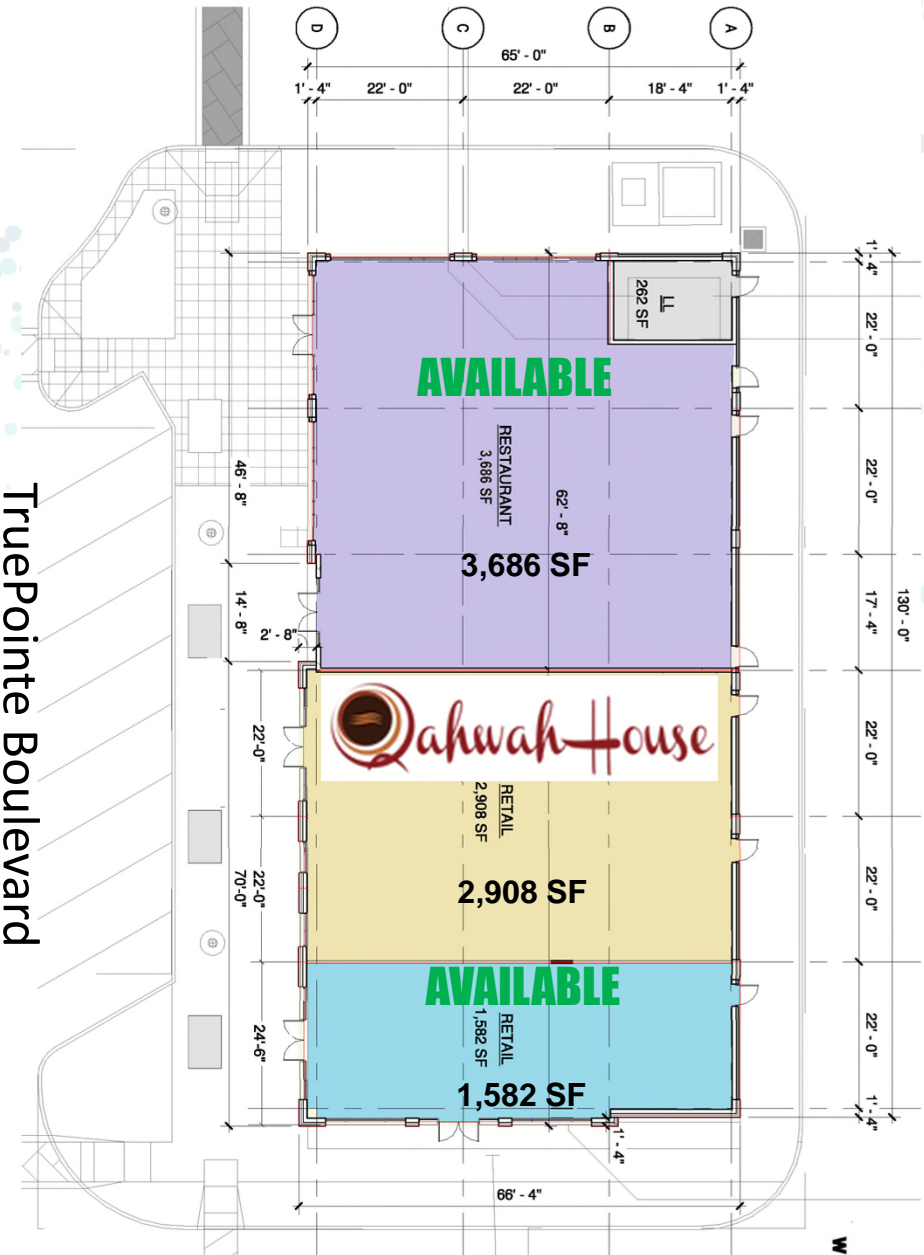


FIRST FLOOR

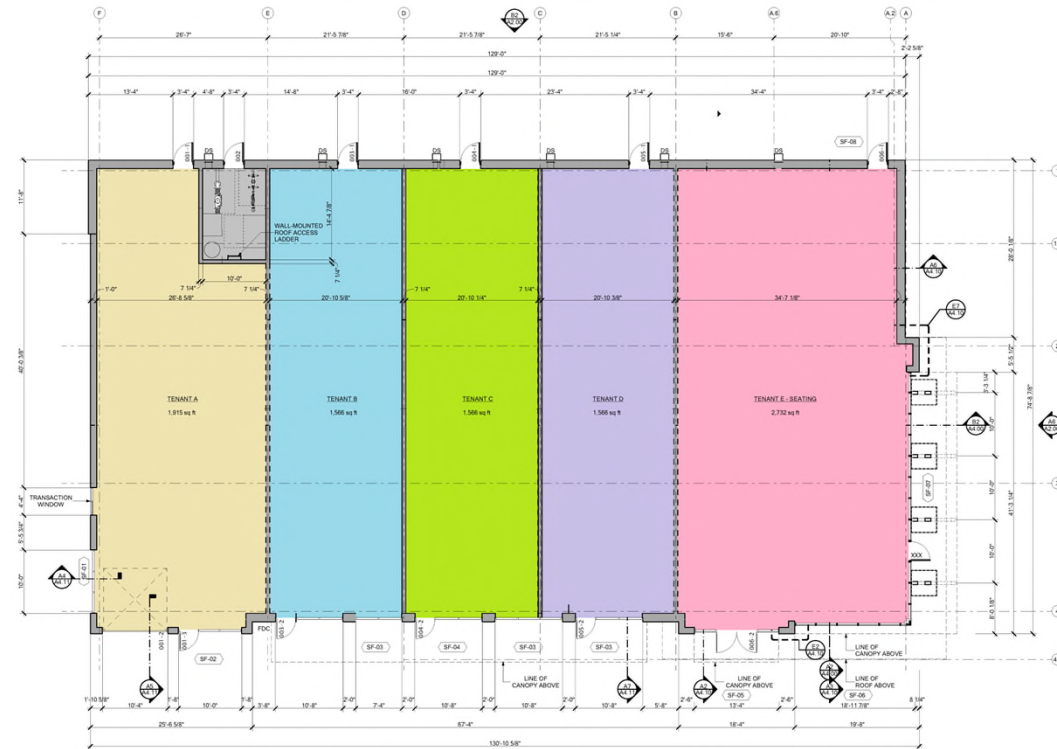
BUILDING "G"



TruePointe Boulevard



BUILDING "J"



Wathen Drive

OFFICE BUILDING "K"



Advanced Drainage Systems, Inc.
WORLD HEADQUARTERS

98,350 SF



equity | brokerage

www.equity.net

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ON-SITE HOTEL

HOME2
SUITES BY HILTON
107 ROOMS



1-MILE RADIUS DEMOS



KEY FACTS

10,669
Population

2.3
Average
Household Size

38.6
Median Age

\$103,167
Median Household Income

BUSINESS



Total Businesses

281



Total Employees

4,852

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
%

equity | brokerage

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5-MILE RADIUS DEMOS



KEY FACTS

221,953

Population



Average
Household Size



Median Age

\$91,068

Median Household Income

BUSINESS



8,811

Total Businesses



139,489

Total Employees

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
%

equity | brokerage

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