

TRUEPOINTE

MIXED USE DEVELOPMENT

TRUEMAN BOULEVARD, HILLIARD, OHIO



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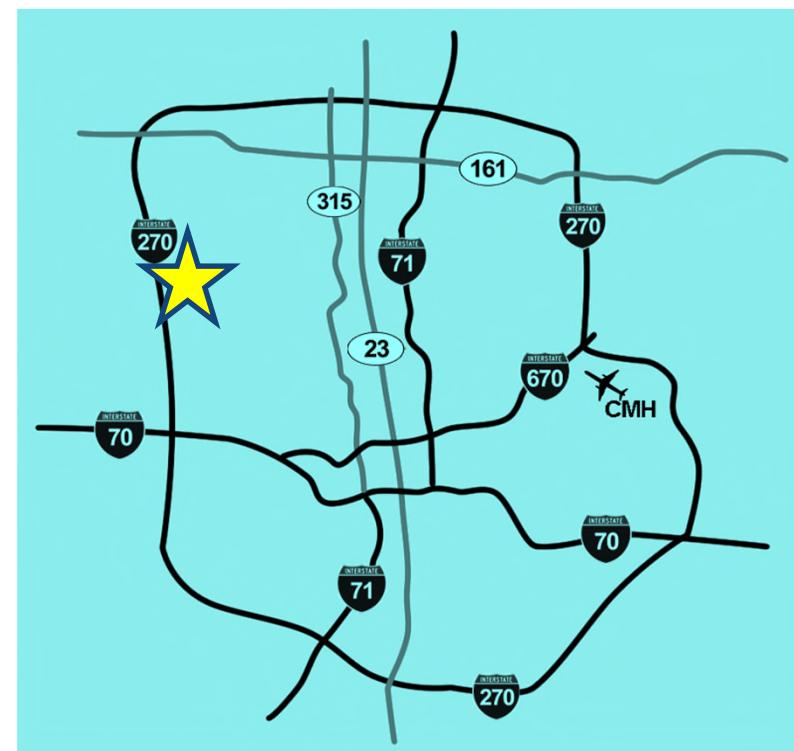
PROPERTY HIGHLIGHTS

- 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

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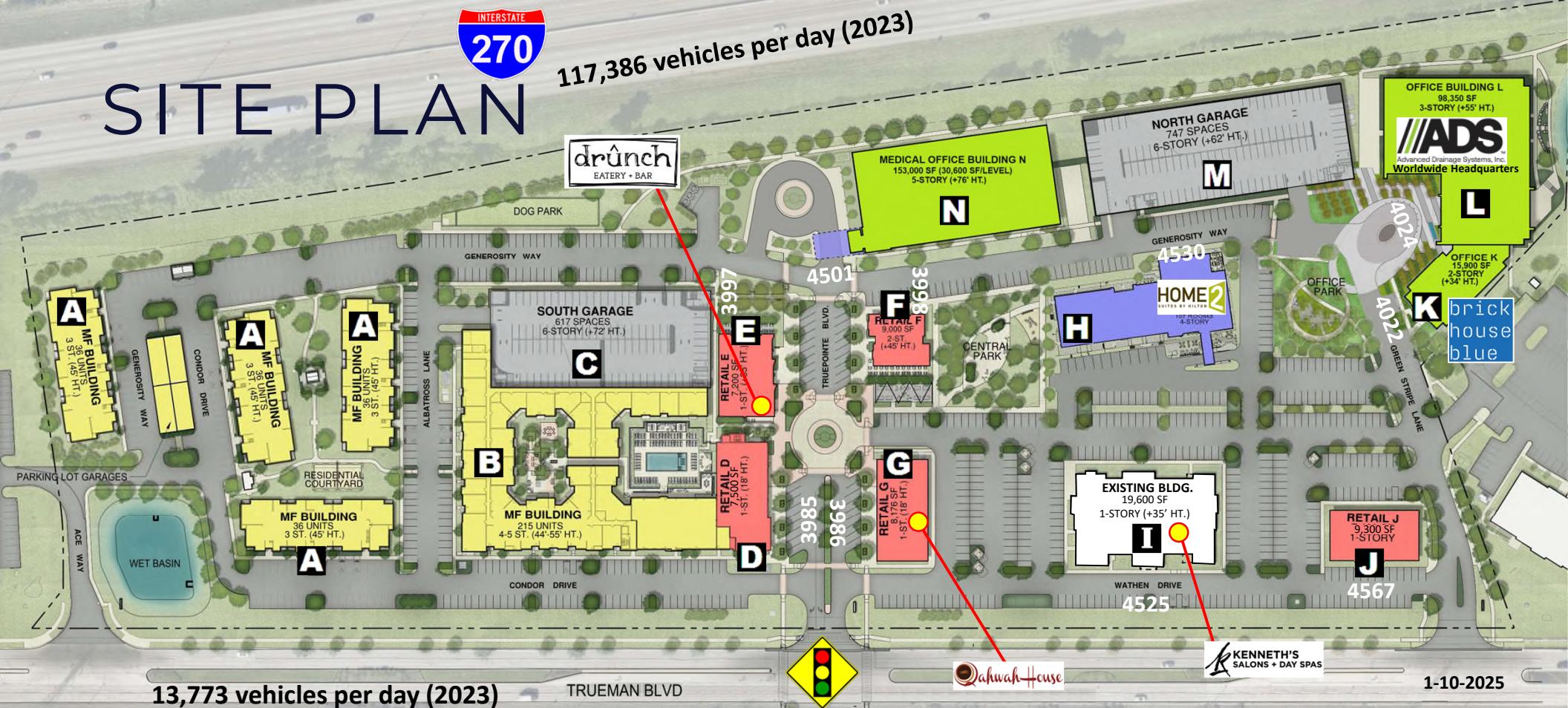
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SITE PLAN



117,386 vehicles per day (2023)



13,773 vehicles per day (2023)

1-10-2025

UNDER CONSTRUCTION

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

UNDER CONSTRUCTION

D RETAIL
7,500 SQ. FT.

G RETAIL
8,176 SQ. FT.

J RETAIL
9,300 SQ. FT.

UNDER CONSTRUCTION

M NORTH PARKING GARAGE
6 LEVELS, 747 SPACES

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

UNDER CONSTRUCTION

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

N OFFICE
153,000 SF

UNDER CONSTRUCTION

C SOUTH PARKING GARAGE
5 LEVELS, 617 SPACES

F RETAIL
9,000 SQ. FT.

I EXISTING BUILDING
19,377 SQ. FT.

UNDER CONSTRUCTION

L OFFICE
98,350 SQ. FT. **ADS**

● OFFICE ● RESIDENTIAL ● HOTEL ● RETAIL ● EXISTING

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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.



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COMMUNITY ENTERTAINMENT DISTRICT



117,386 vehicles per day (ODOT 2023)

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.

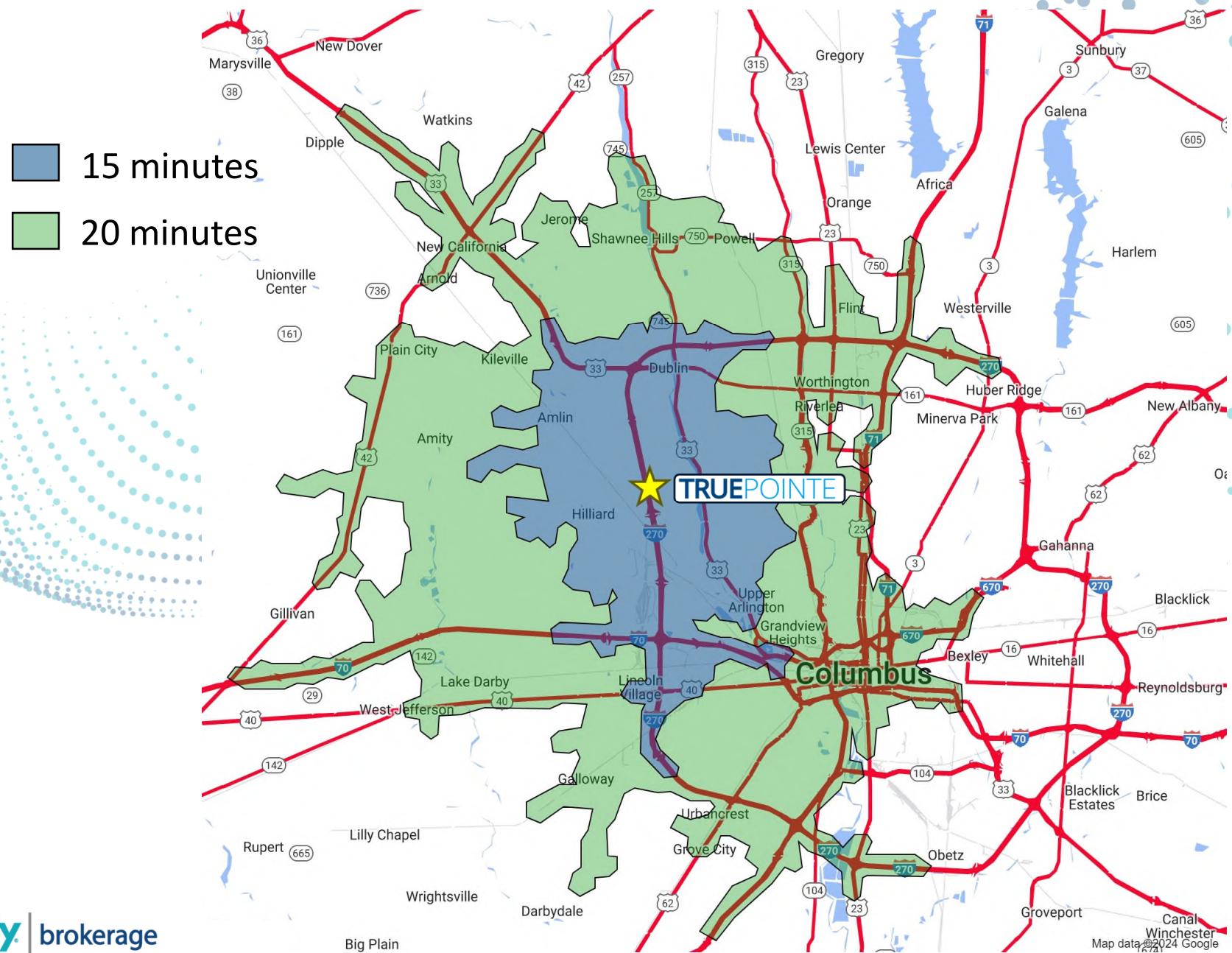
The **Community Entertainment District** designation provides the TruePointe development with the unique opportunity to have **14 allocated liquor licenses** to be made available to retail tenants—without these tenants having to separately seek a license directly through the state.

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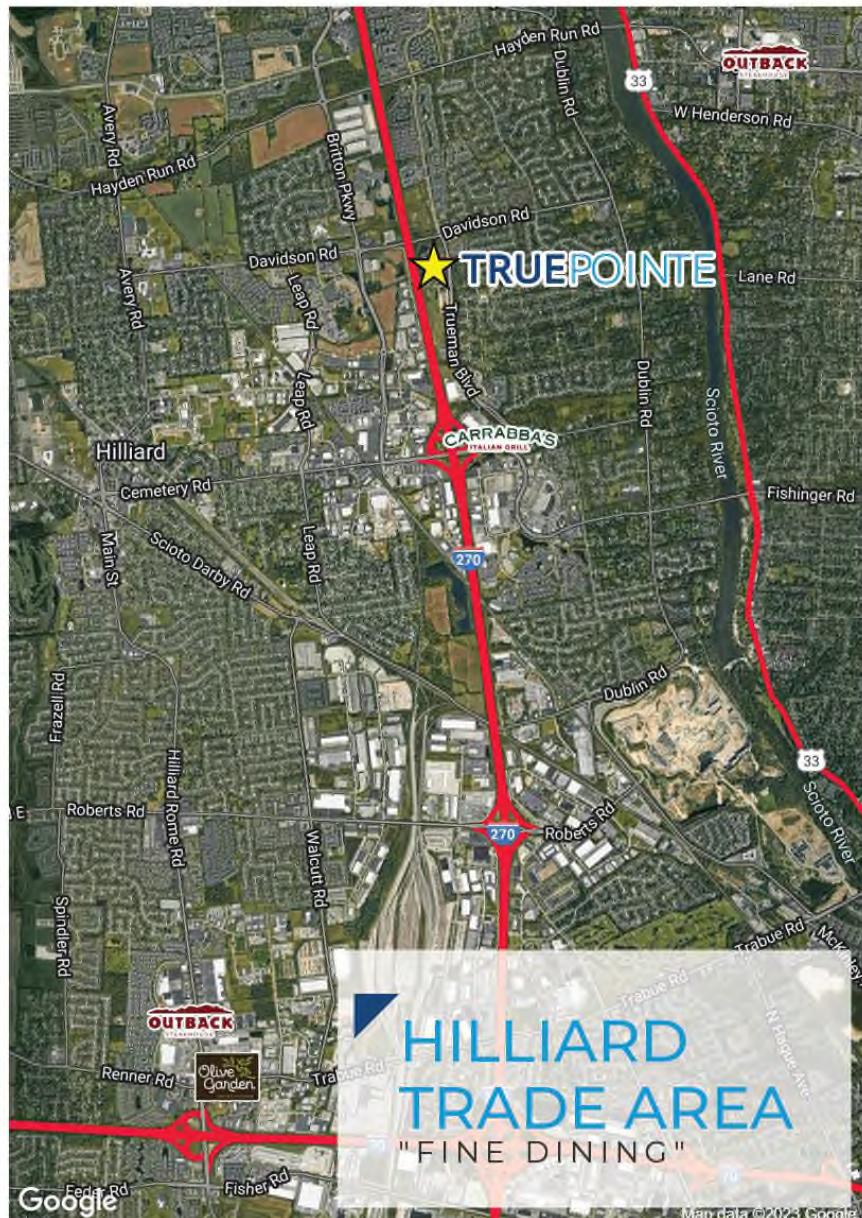
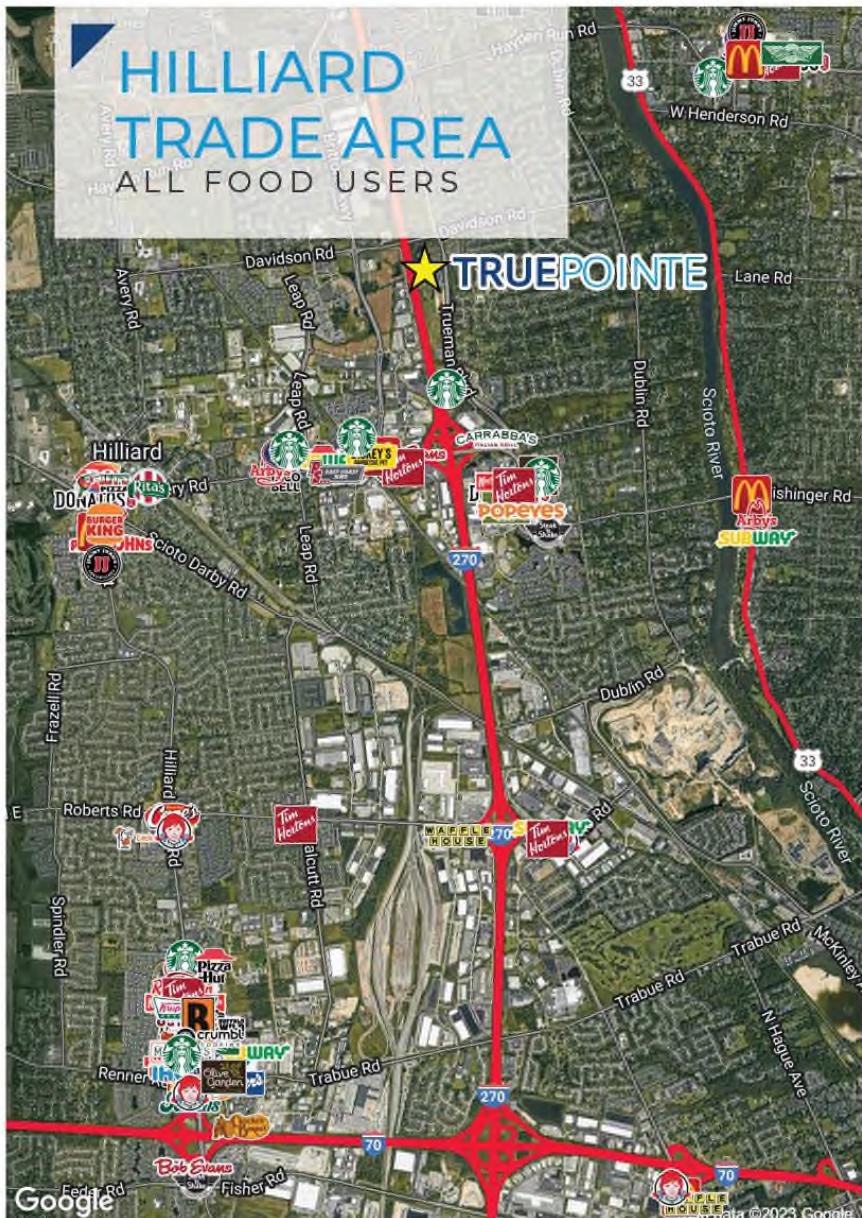
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DRIVE TIME FROM TRUEPOINTE



HILLIARD FOOD USERS

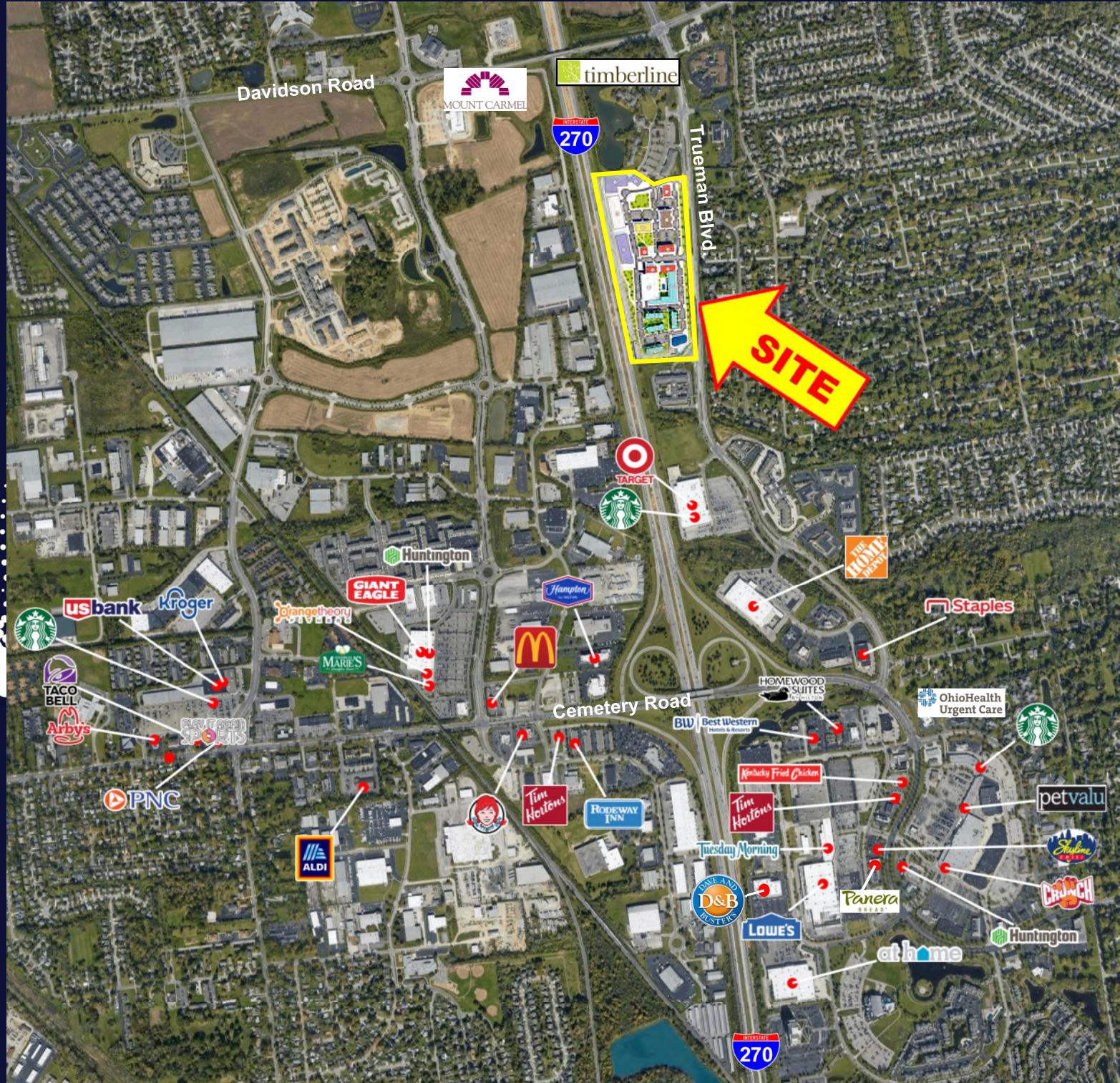


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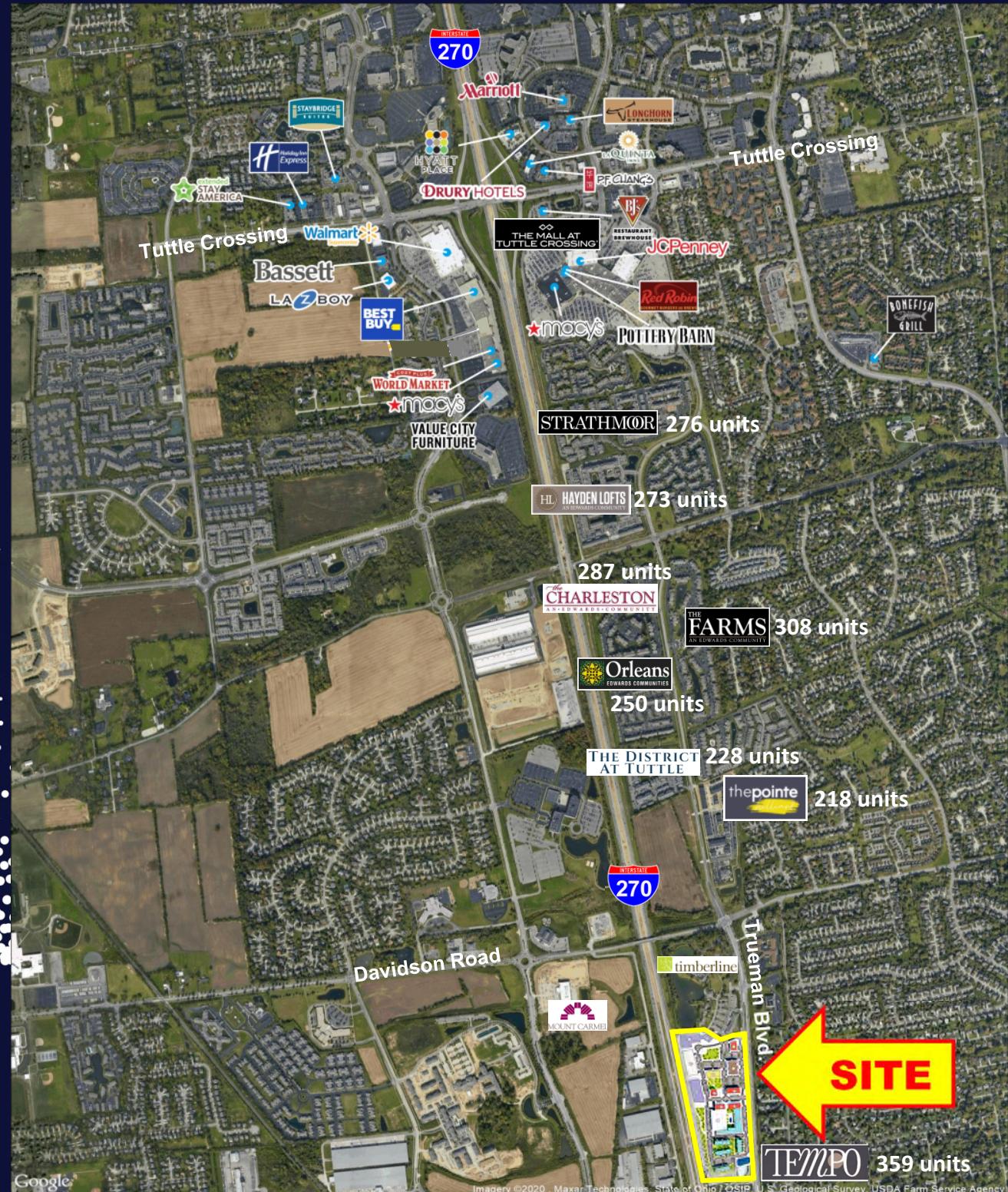
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TRADE AREA LOCAL AERIAL SOUTH



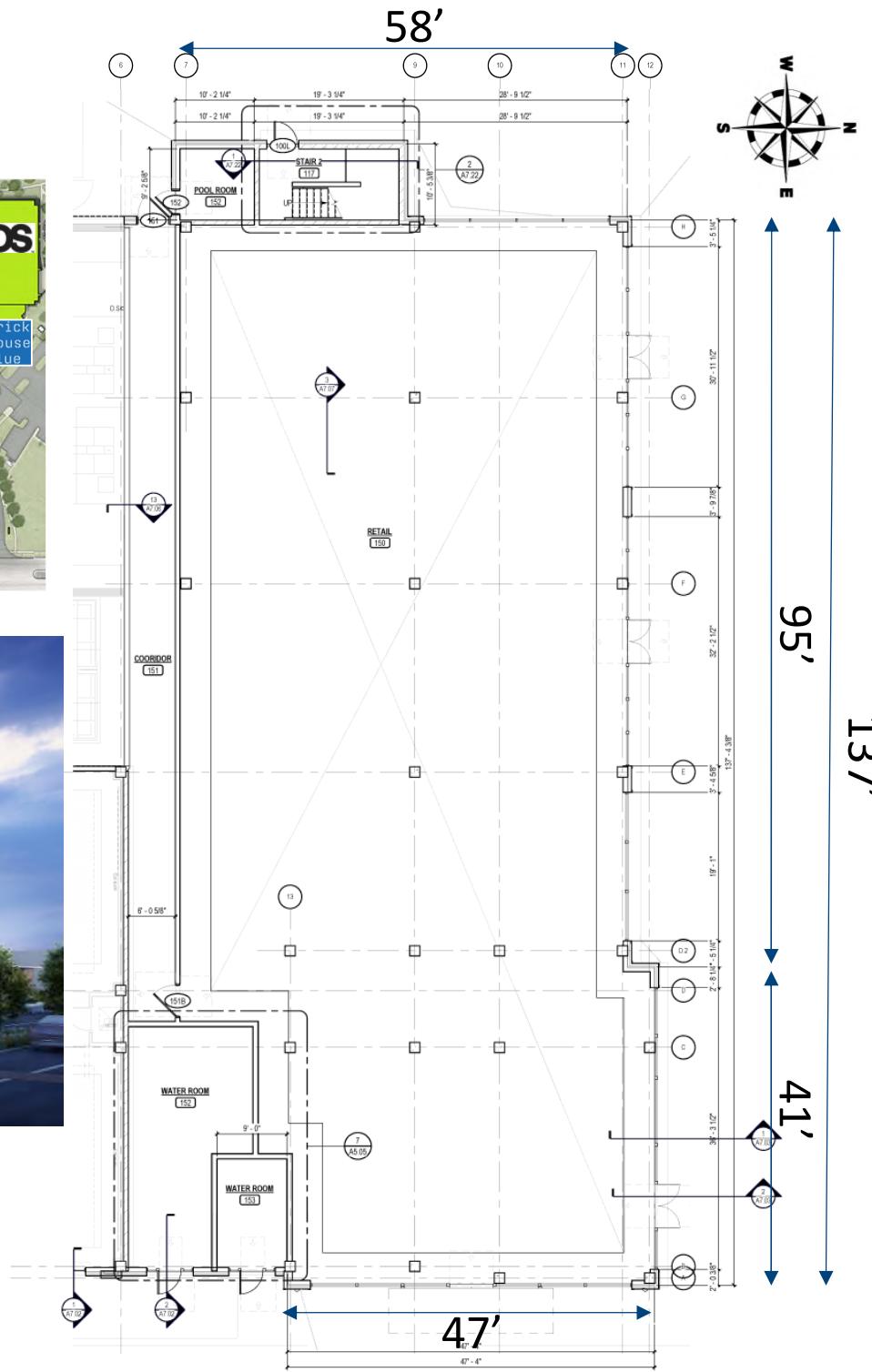
TRADE AREA LOCAL AERIAL NORTH



BUILDING “D”



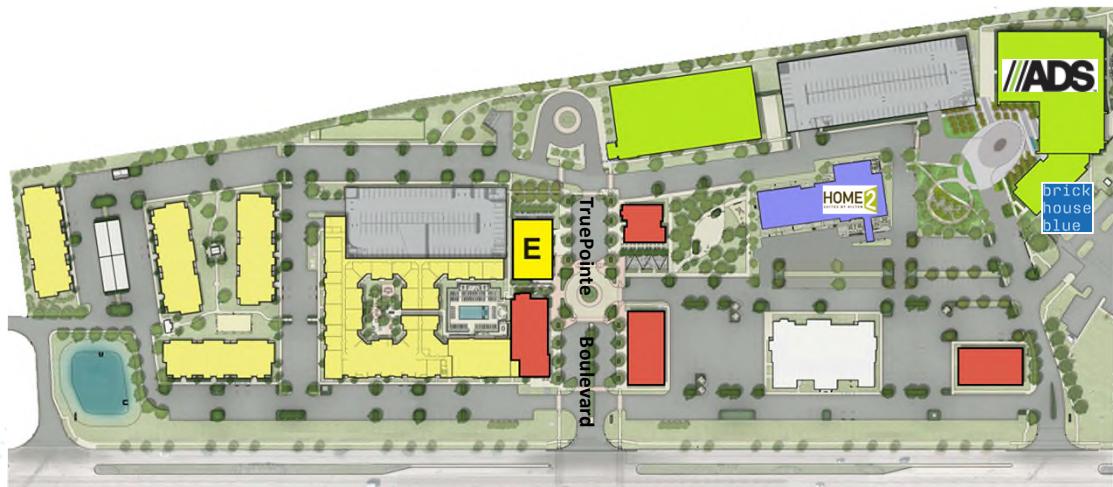
TruePointe Boulevard
137'



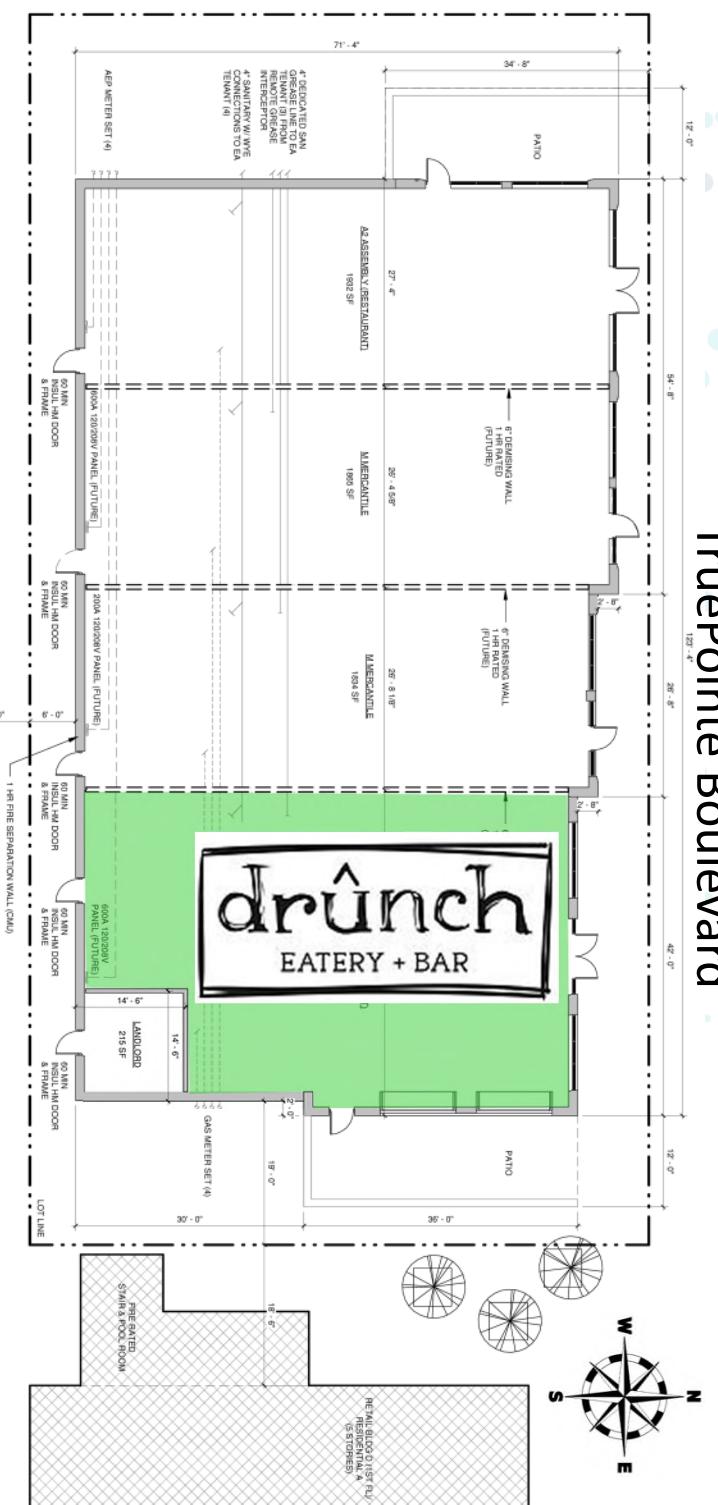
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BUILDING “E”



TruePointe Boulevard



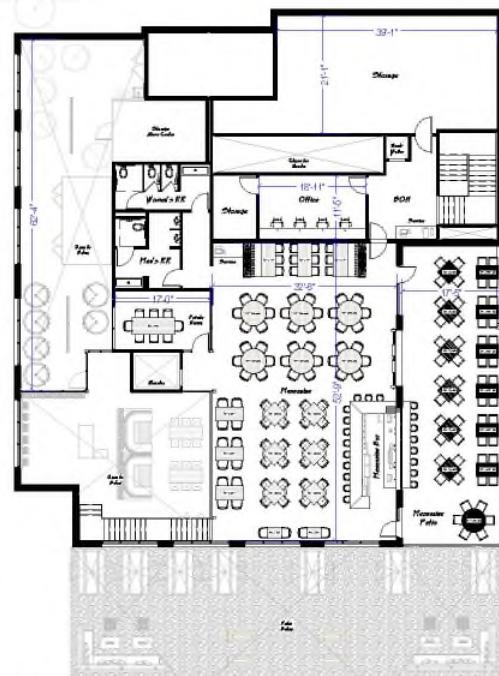
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BUILDING "F"



BUILDING "F"

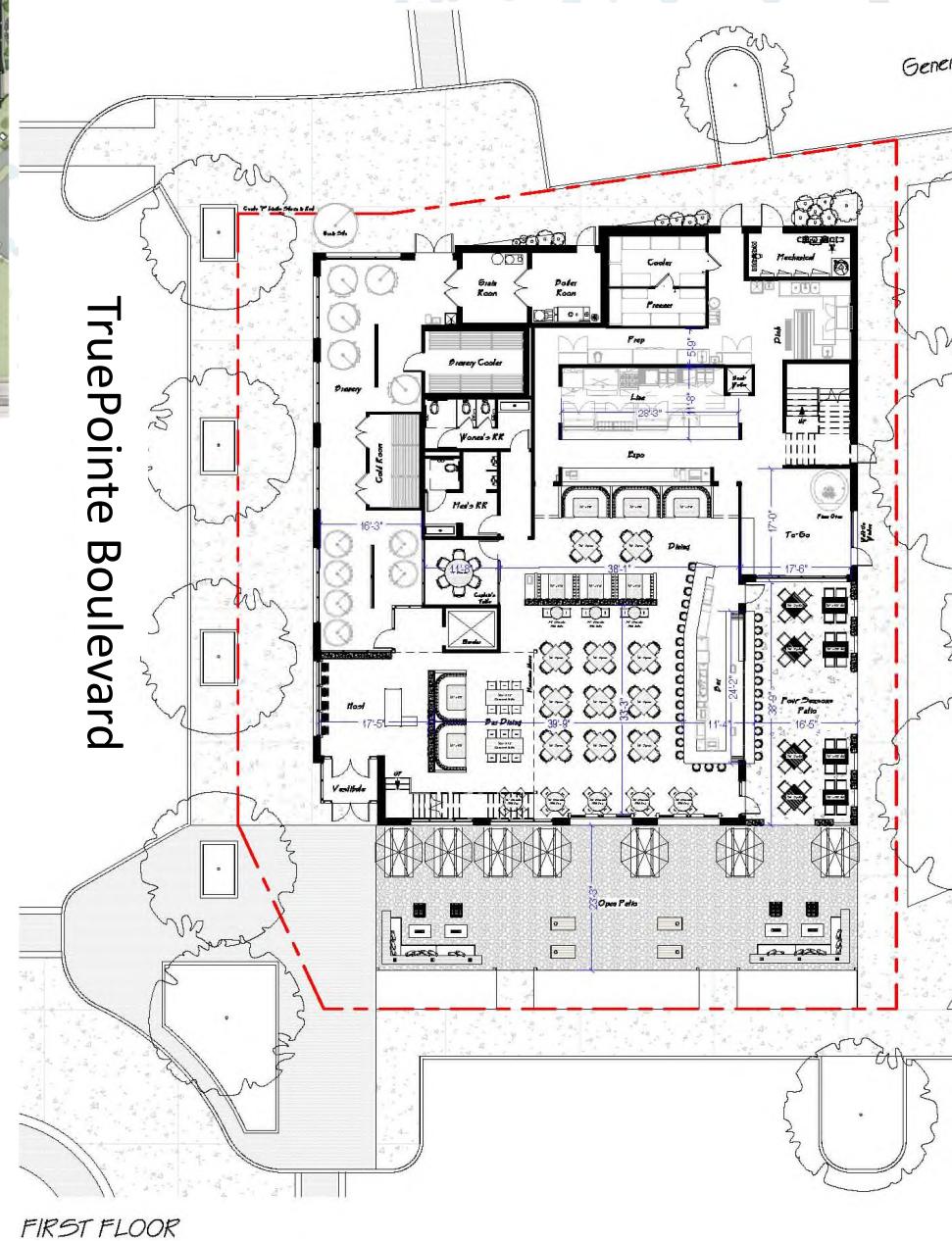
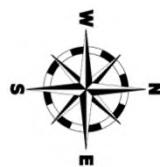


MEZZANINE

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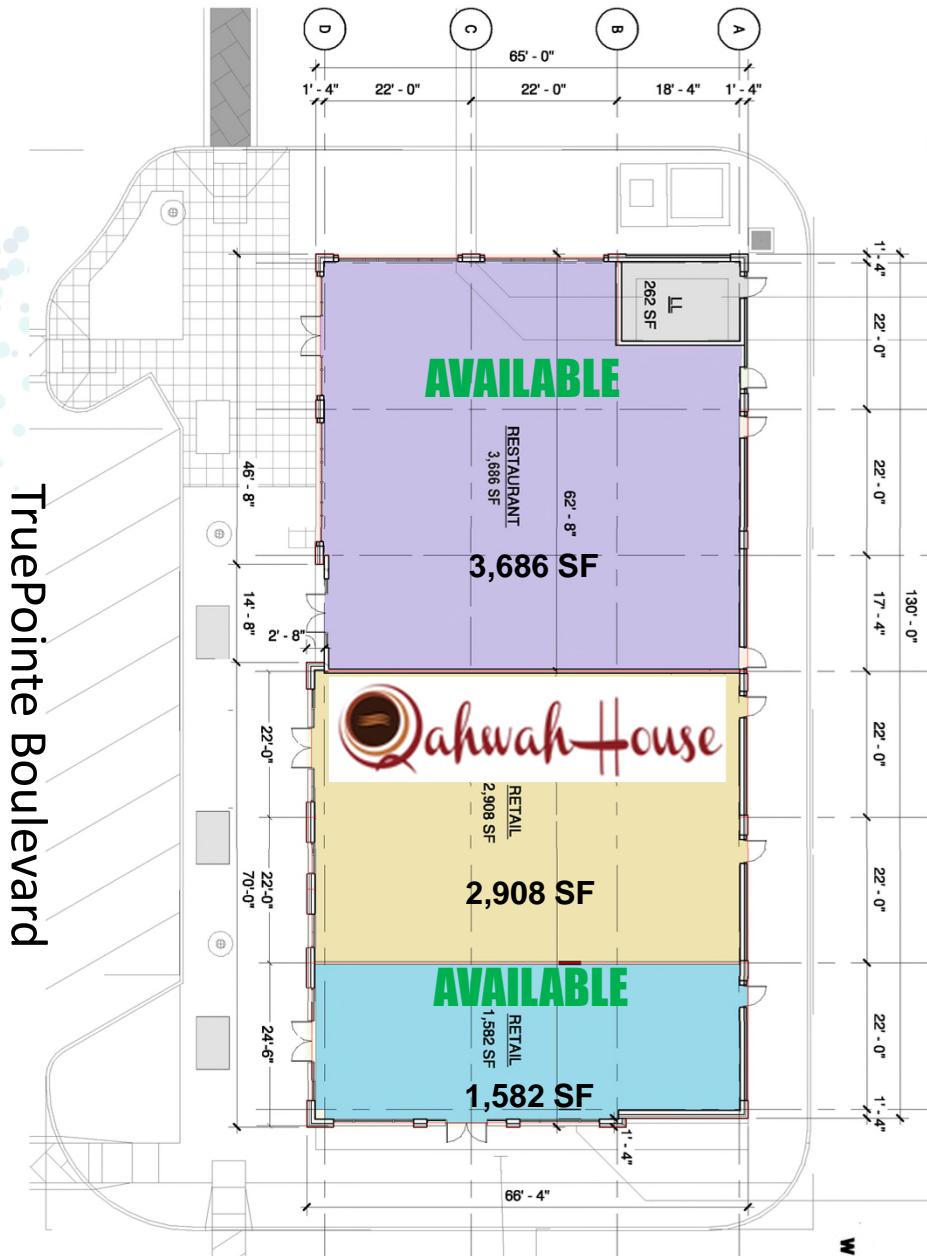
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BUILDING “G”



TruePointe Boulevard



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BUILDING "J"

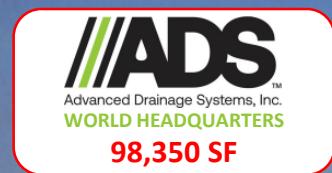


Wathen Drive

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OFFICE BUILDING "K"



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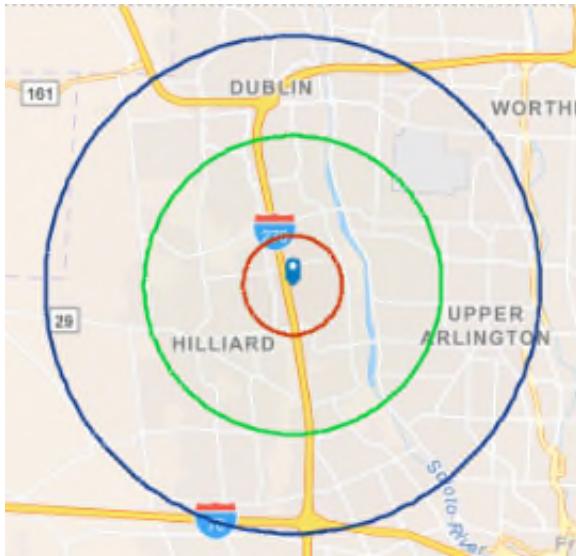
ON-SITE HOTEL



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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 %



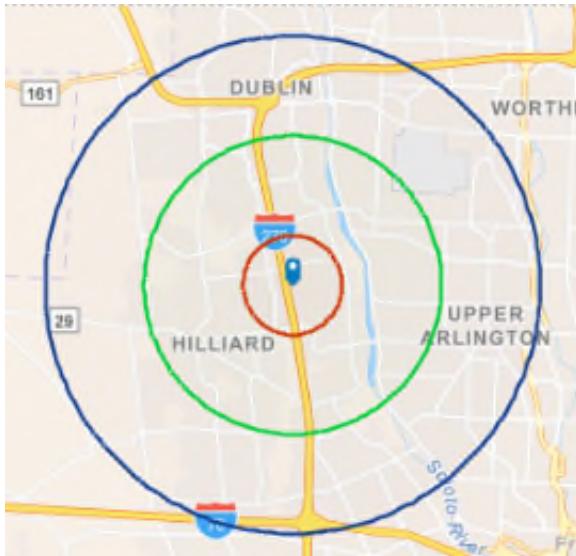
10.3

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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