

TRUEPOINTE

MIXED USE DEVELOPMENT

TRUEMAN BOULEVARD, HILLIARD, OHIO



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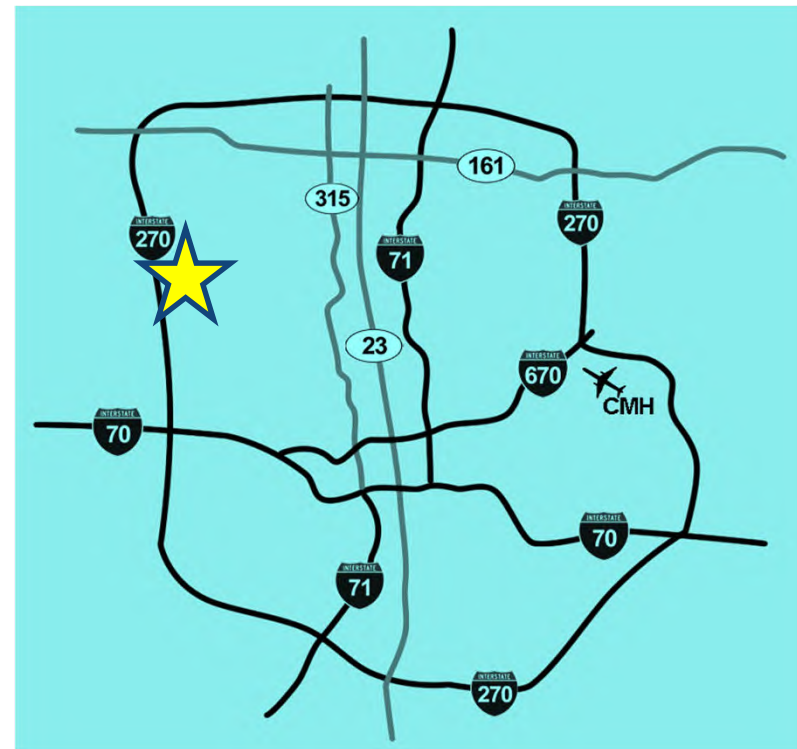
TRUEPOINTE

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:

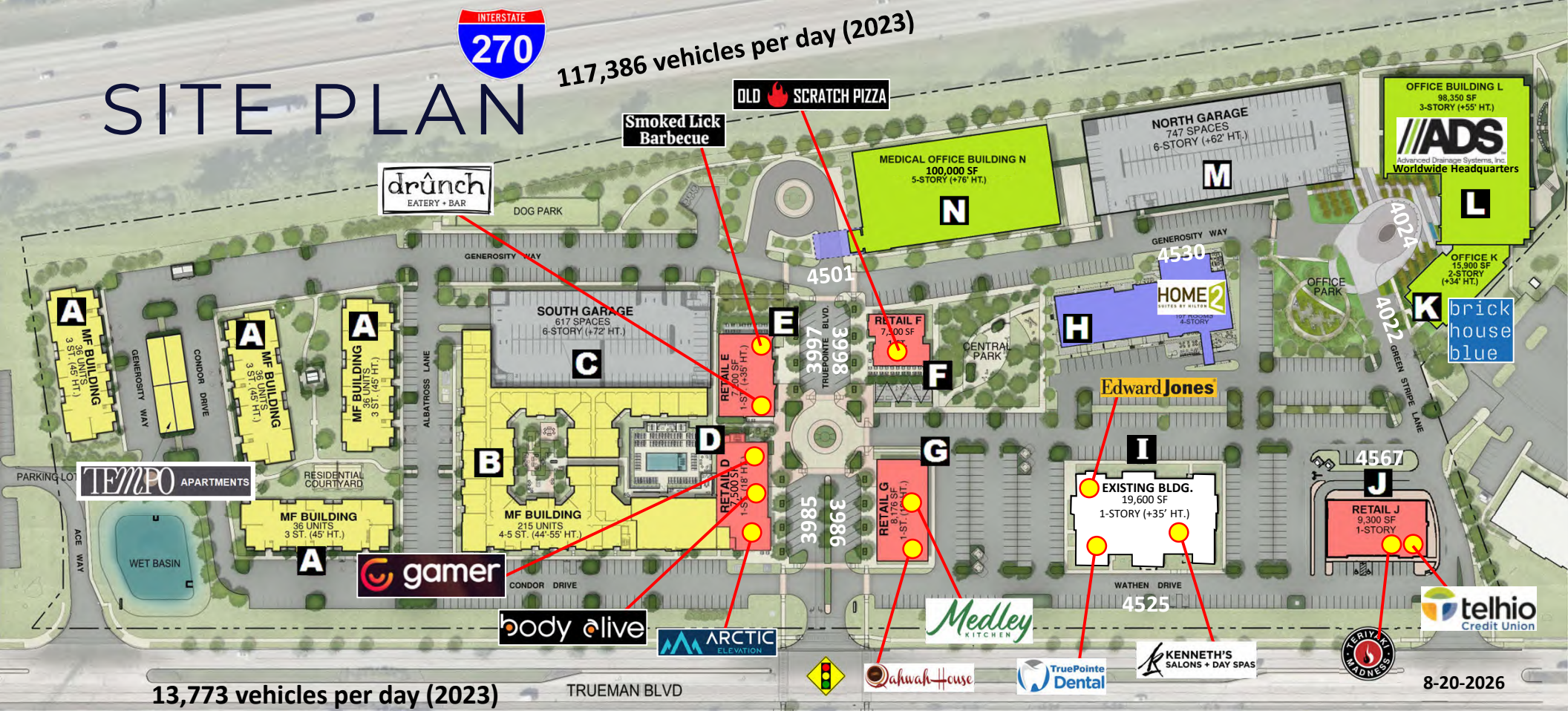
I-270:	117,386 VPD (ODOT 2023)
Trueman Blvd.:	13,773 VPD (ODOT 2023)
- Easy vehicular access to I-270 with high visibility
- Strong demographic profile--\$103,167 median household income (1-mile radius)
- Close proximity to both The Mall at Tuttle Crossing and Mill Run restaurants, shopping, entertainment, 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
- Estimated operating expenses: \$11.48 psf (\$5.88 CAM, \$5.00 real estate taxes, \$0.60 insurance)



SITE PLAN



117,386 vehicles per day (2023)



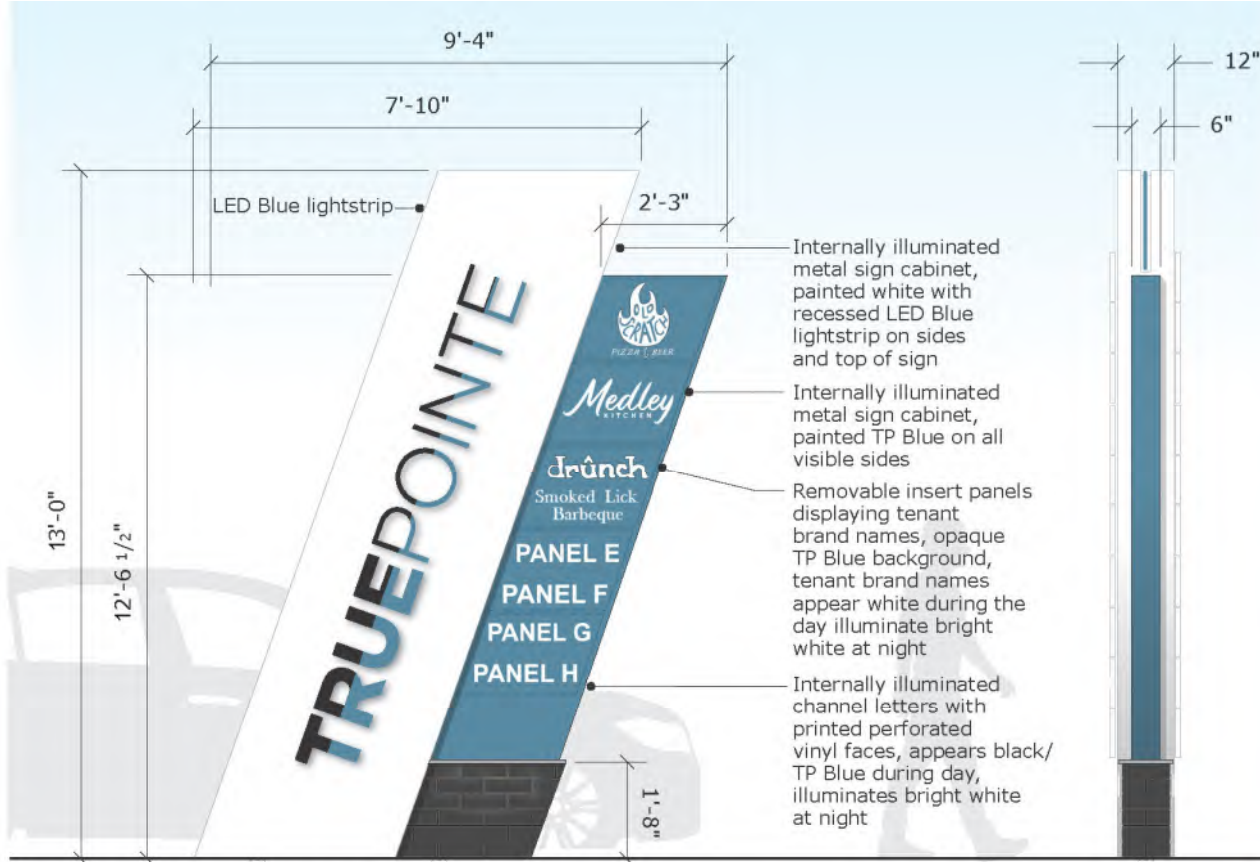
13,773 vehicles per day (2023)

8-20-2026

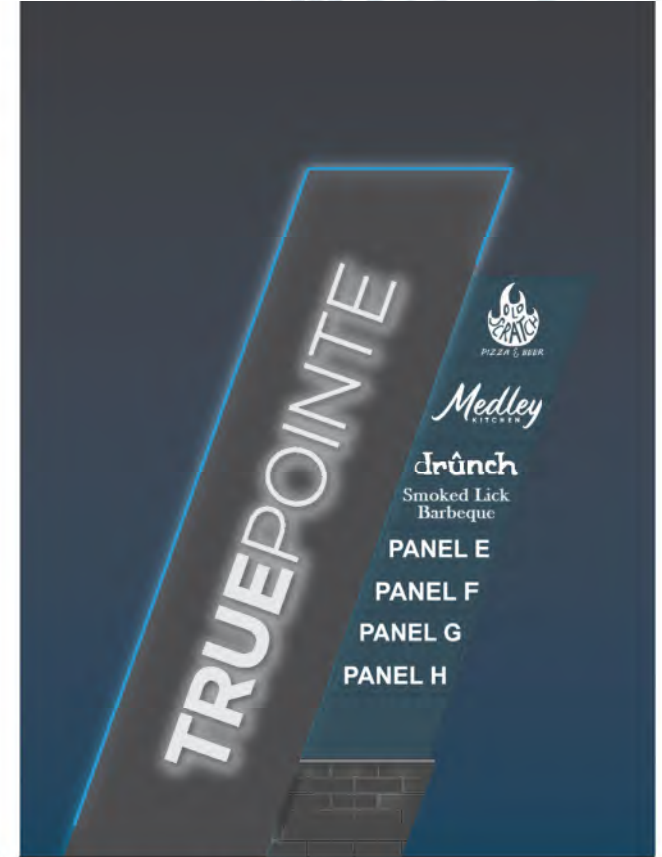
NOW OPEN A WALK UP RESIDENTIAL 3 STORY, 36 UNITS PER BLDG.	CONSTRUCTION COMPLETE D RETAIL 7,500 SQ. FT.	UNDER CONSTRUCTION G RETAIL 8,176 SQ. FT.	NOW PRE-LEASING J RETAIL 9,300 SQ. FT.	CONSTRUCTION COMPLETE M NORTH PARKING GARAGE 6 LEVELS, 747 SPACES
NOW OPEN B HIGH DENSITY RESIDENTIAL 4-5 STORY, 215 UNITS TOTAL	UNDER CONSTRUCTION E RETAIL 7,200 SQ. FT.	UNDER CONSTRUCTION H HOTEL 107 ROOMS HOME2 SUITES BY HILTON	CONSTRUCTION COMPLETE K OFFICE 15,900 SQ. FT. brick house blue	CONSTRUCTION COMPLETE N MEDICAL OFFICE 100,000 SF
CONSTRUCTION COMPLETE C SOUTH PARKING GARAGE 5 LEVELS, 617 SPACES	UNDER CONSTRUCTION F RETAIL 7,500 SQ. FT.	RENOVATION COMPLETE I EXISTING BUILDING 19,377 SQ. FT.	CONSTRUCTION COMPLETE L OFFICE 98,350 SQ. FT. ADS	

● OFFICE
 ● RESIDENTIAL
 ● HOTEL
 ● RETAIL
 ○ EXISTING

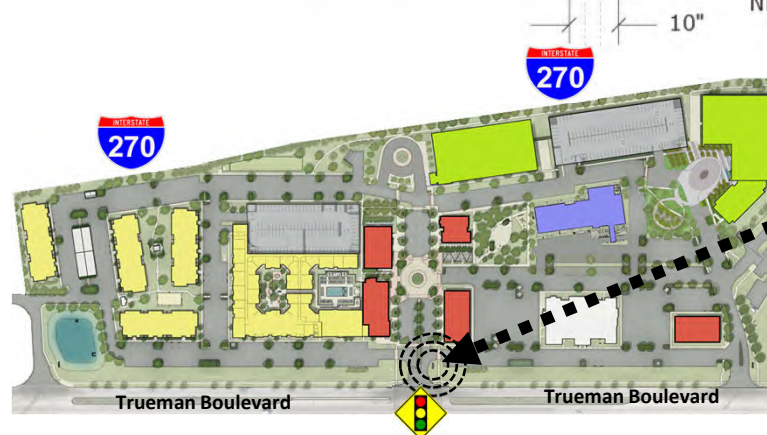
MONUMENT SIGNAGE



Elevation - Primary monument sign



Night illumination illustration



Monument Sign
on Trueman
Boulevard

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.



Since 1977, **Kenneth's Salons + Day Spas** has offered a comprehensive beauty and relaxation experience--meticulously curating hair, nail, facial, and massage services in one convenient setting. Their skilled professionals blend technical expertise with innovative techniques to deliver personalized and exceptional care.



Smoked Lick Barbecue ensures that, if you're a true BBQ enthusiast eager to experience the finest flavors from Memphis to Texas, look no further than their menu. Explore their featured BBQ items including top recommendations like ribs, brisket, pulled pork, sausage, the Smoked Daddy sandwich, or the San Miguel's deviled eggs.



Established in 2016 in southwest Ohio, **Old Scratch Pizza & Beer** is anything but ordinary. Baked in their on-site, wood-fired ovens, their "midwesternly Neopolitan" pies and rotating seasonal cocktails offer something different for everyone. Appetizers include hummus, roasted cauliflower, and oven roasted olives. **Old Scratch Pizza & Beer** was named "2024 Midwest Pizza Company of the Year" by The Pizza Industry Excellence Awards.

TRUEPOINTE RETAIL TENANT PROFILES



Medley Kitchen features a rotating menu that blends comfort food influences with refined techniques. Dishes are built around versatile ingredients, allowing for variety while maintaining consistent quality and streamlined prep. The goal is to create a welcoming space where locals can grab a casual meal or celebrate a night out. The concept is the latest from Culinary Collectives, a team led by experienced local chef and Cameron Mitchell veteran Derek Bush.



Arctic Elevation offers the most advanced and effective treatments for all body ailments. All of their Wellness Treatments are tailored to fit each individual's needs. They're here to enhance your longevity and promote your pursuit of a pain-free life through cryotherapy, IV therapy, infrared sauna, red light therapy, and NAD+ therapy.



Edward Jones Investments primarily serves individual investor and small businesses with over 15,000 North American locations. The company was founded in 1922 and currently has relationships with nearly 9 million clients and \$2.2 trillion in assets under management worldwide.



Teriyaki Madness is a fast-casual Asian restaurant concept featuring a Seattle Teriyaki menu. It is committed to unconditionally satisfying guests by offering delicious, made-to-order Teriyaki dishes prepared with all natural, fresh ingredients that are served quickly, at a reasonable price in a fun and relaxed atmosphere.



TruePointe Dental is a state-of-the-art practice combining the latest treatments with a warm, personalized approach that puts you at ease. Beyond caring for your smile, they prioritize whole-person health, recognizing how oral care contributes to your overall wellness.



Body Alive Fitness came to life through the inspiration of their students, their community of teachers, and the desire of their owners that every person who walked through their doors would feel alive and inspired after experiencing one of their studios. With the addition of Pilates, Barre, Sculpt, Fusion and Challenge, each program becomes an active, passionate way for all students to reach their potential, their goals, and to help each member live their best life.



TRUEPOINTE RETAIL TENANT PROFILES



Gamer is an entertainment concept offering multiple mini-games requiring reaction, skill, knowledge, and movement. Great for both couples or large teams, the challenges are thoughtfully conceived and executed. Innovative technology ensures that play is both flexible and organized with difficulty levels adjustable by age.



Founded in 1934, **Telhio** offers banking services for both personal and business needs--including savings accounts, checking accounts, loans and certificates of deposit. **Telhio** is a not-for-profit financial cooperative where its members are also its owners. Telhio offers 12 branch offices throughout Central and Southwestern Ohio and nearly 5,000 shared branching locations nationwide.



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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 of Ohio.

ADS
Advanced Drainage Systems, Inc.

brick house blue

THE COVE AT **WATERSEDGE**

NATIONAL

HEART + HARMONY KIDS

equity ecs

WILLIS SPANGLER STARLING

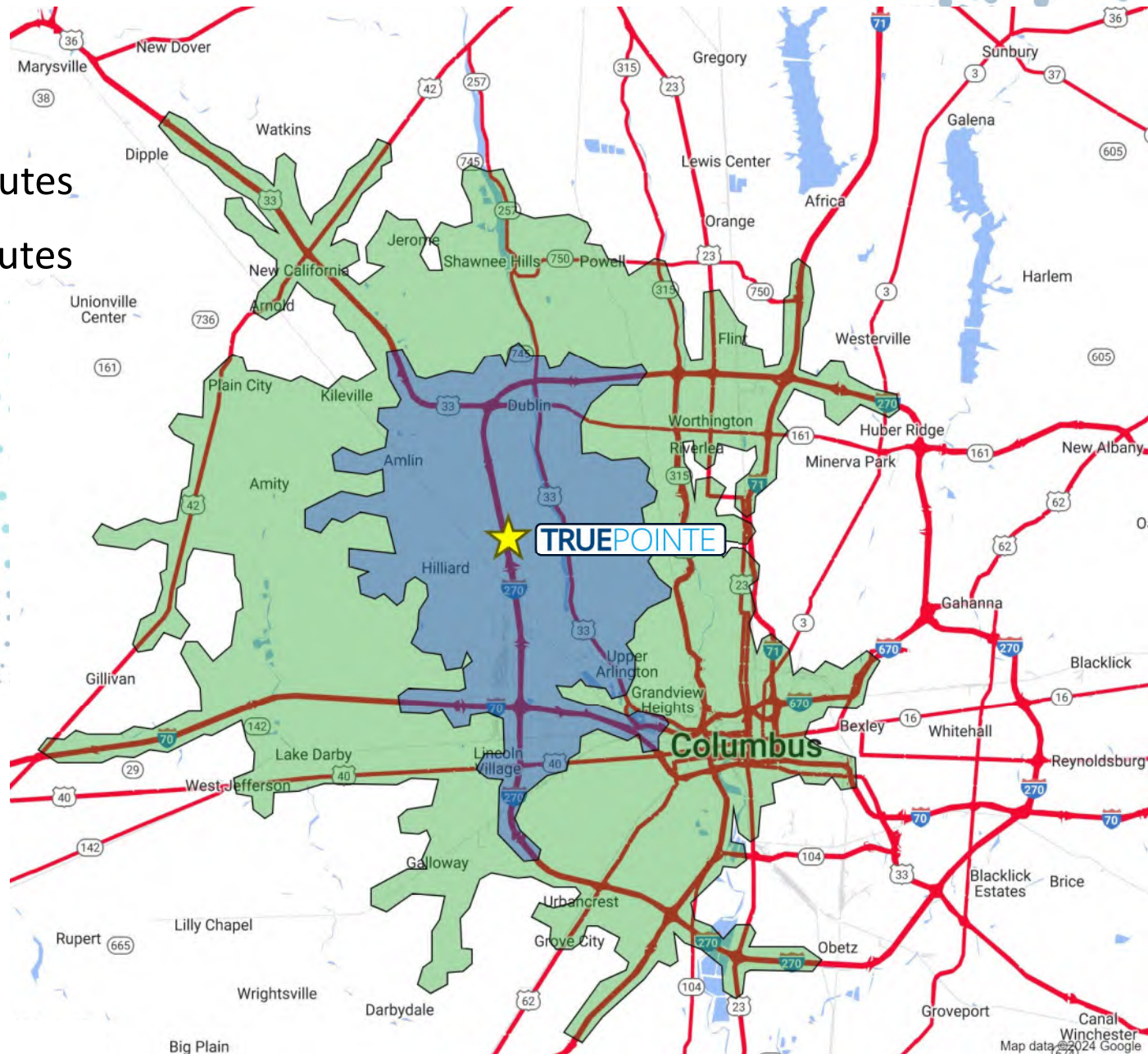
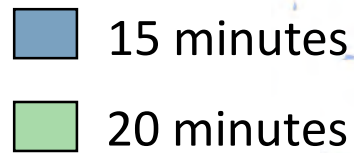
WATERSEDGE

timberline

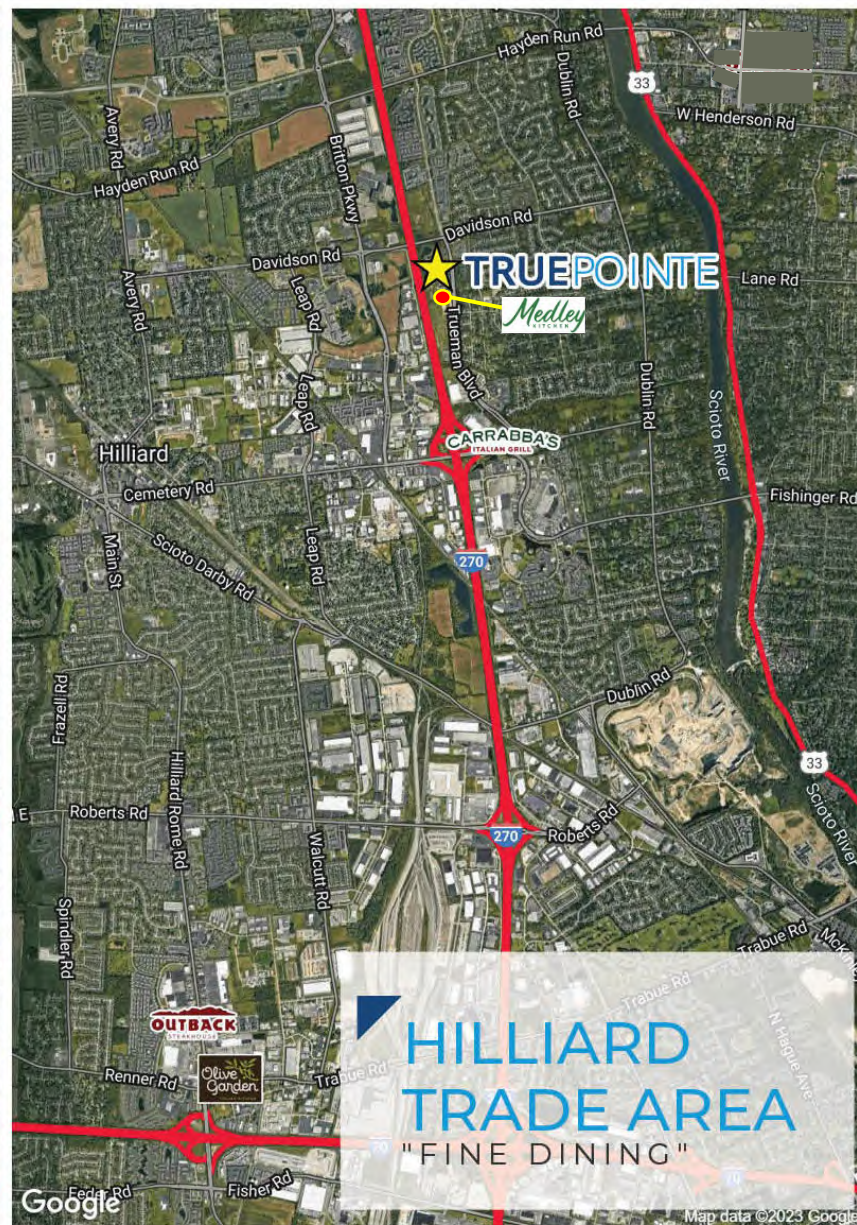
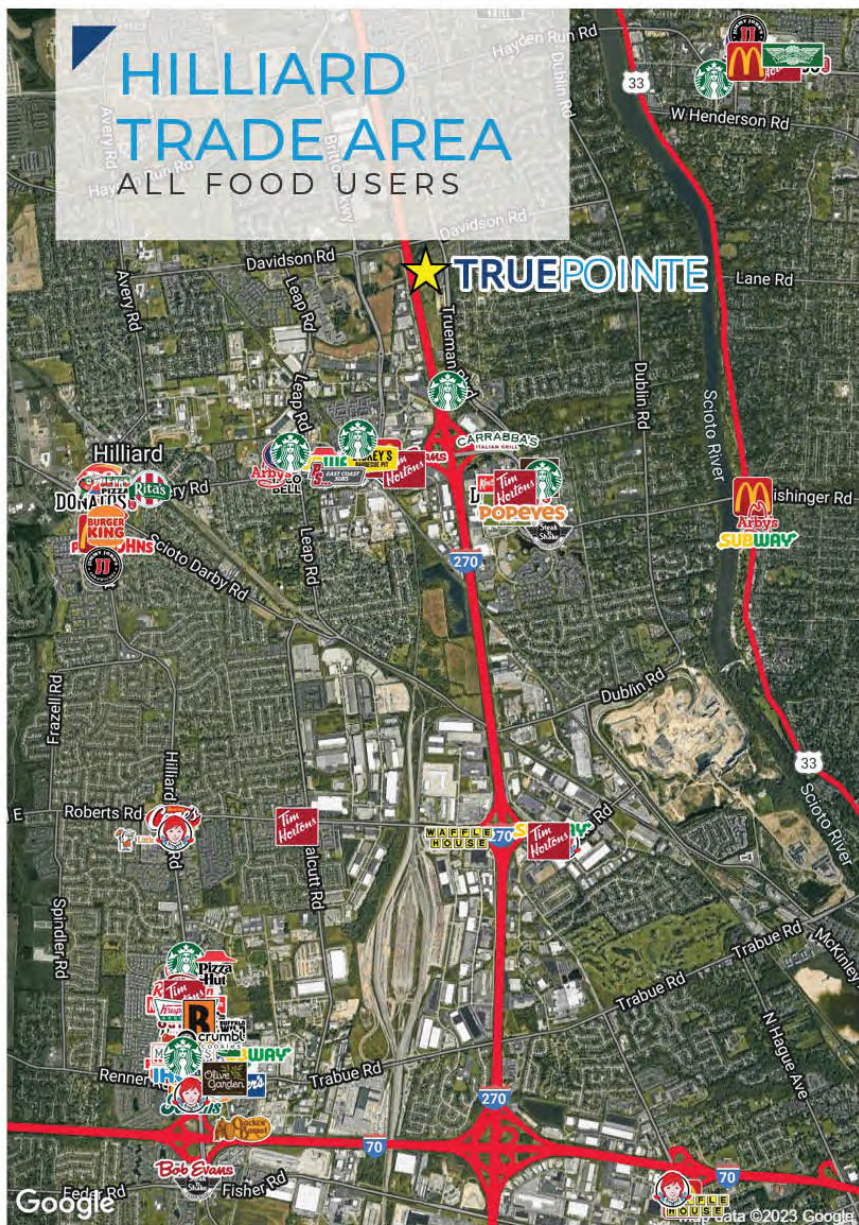
Nicolella Family Dental
orthopedic ONE
Pediatric Associates

Luxury Condominiums

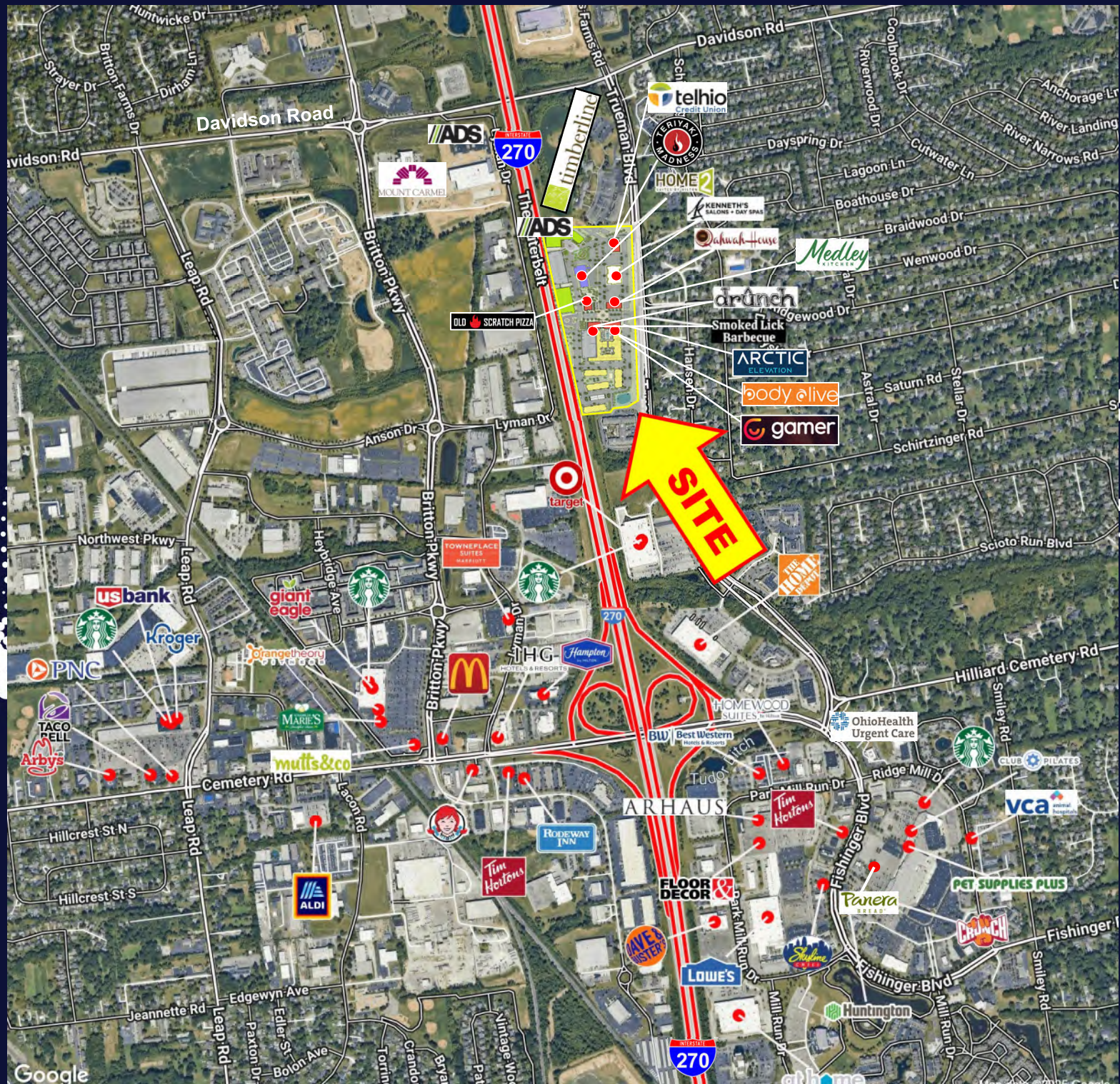
DRIVE TIME FROM TRUEPOINTE



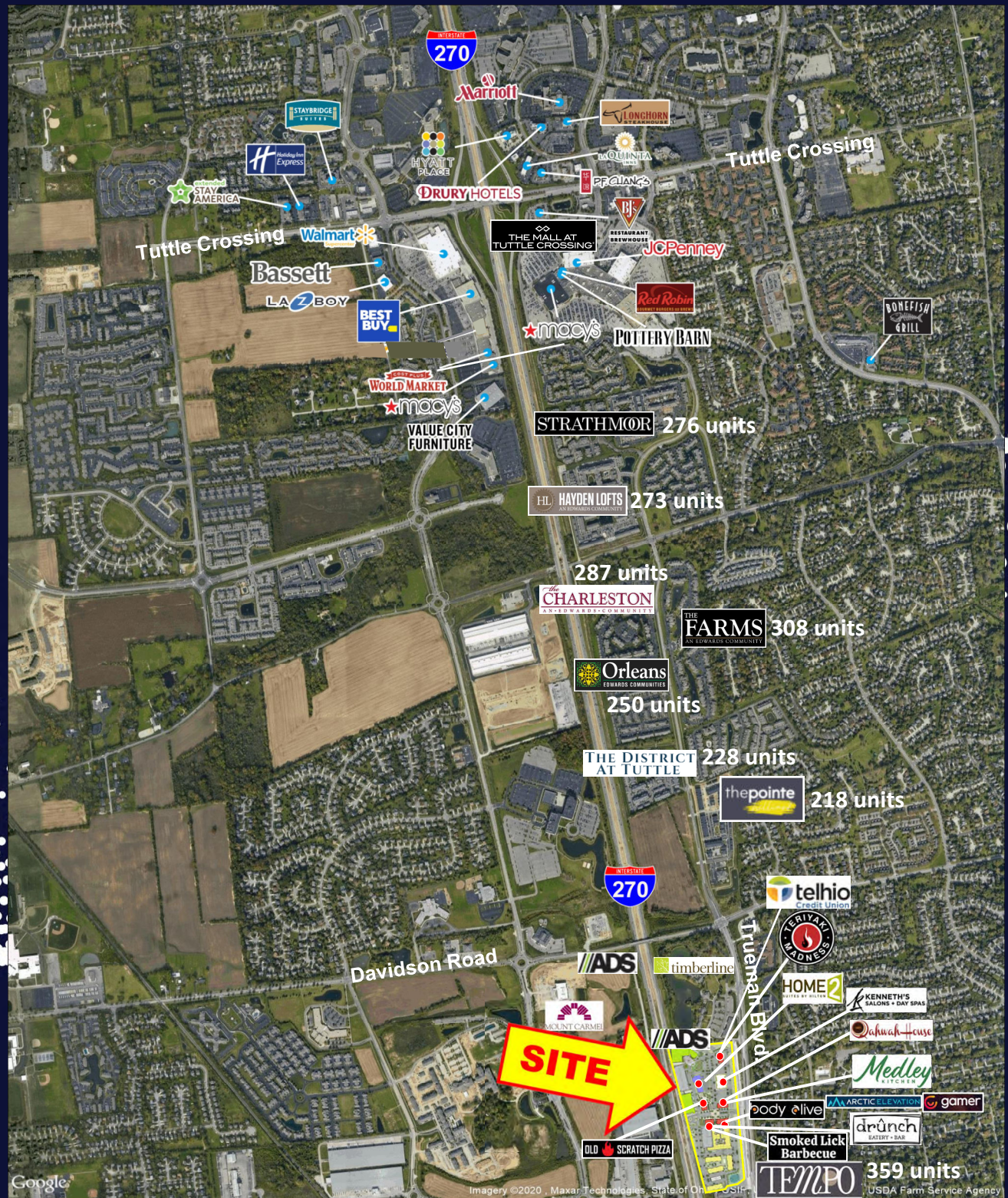
HILLIARD FOOD USERS



TRADE AREA
LOCAL
AERIAL
SOUTH

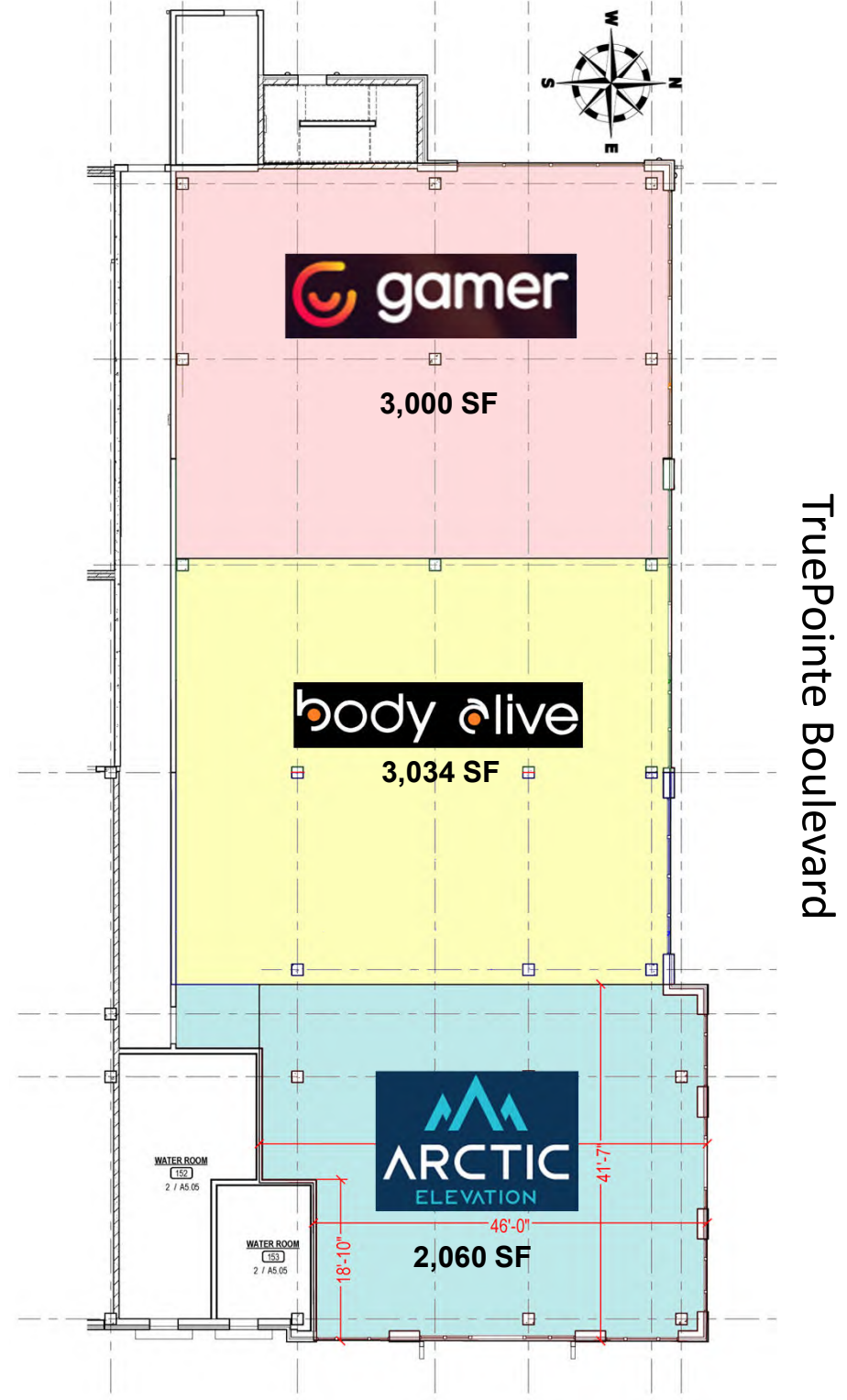
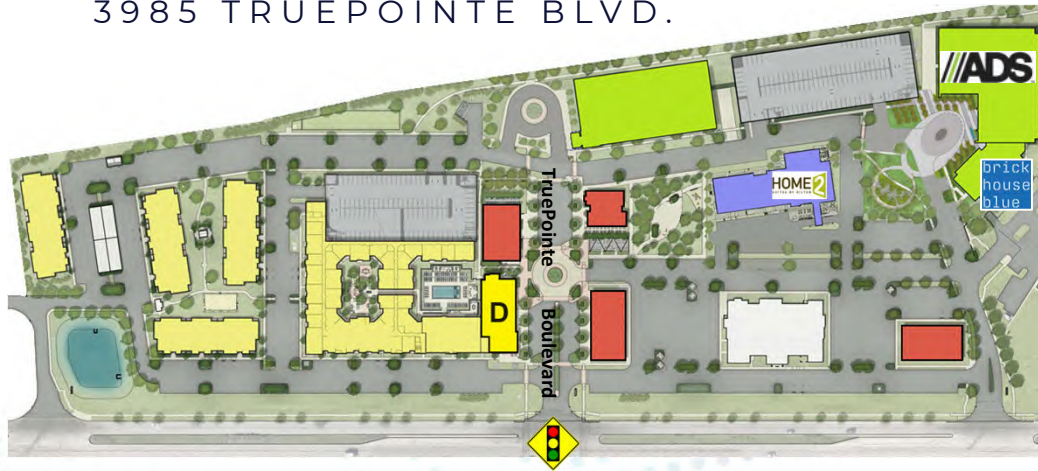


TRADE AREA
LOCAL
AERIAL
NORTH



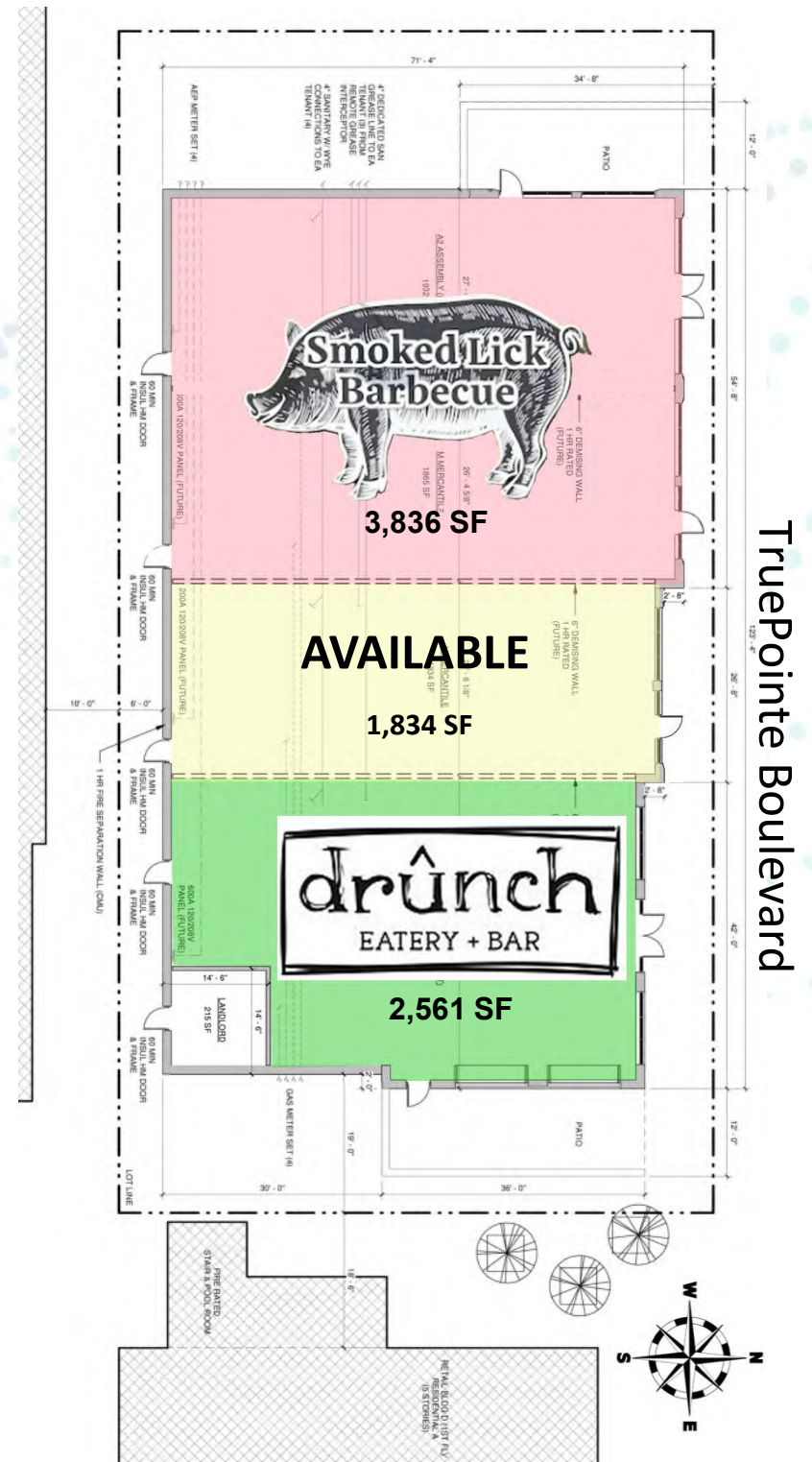
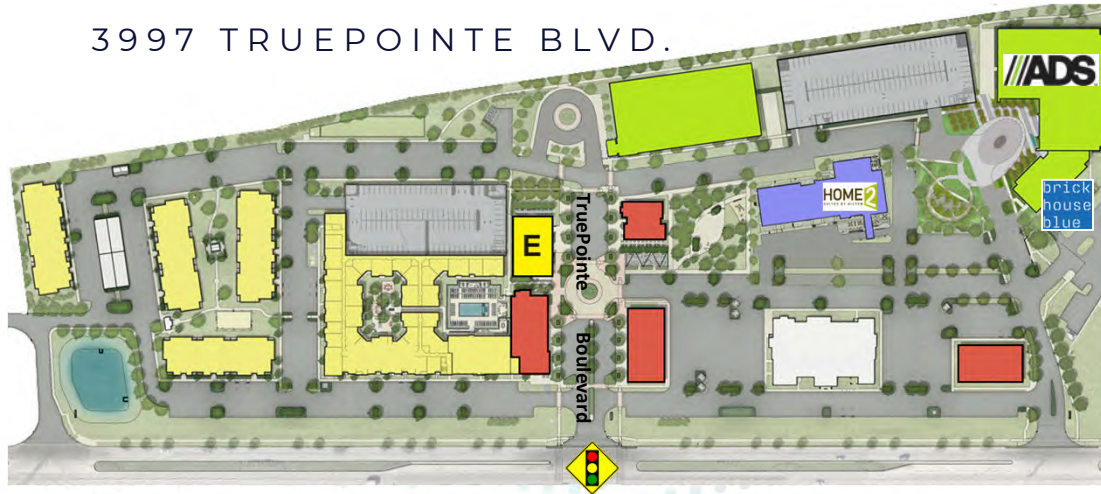
BUILDING "D"

3985 TRUEPOINTE BLVD.



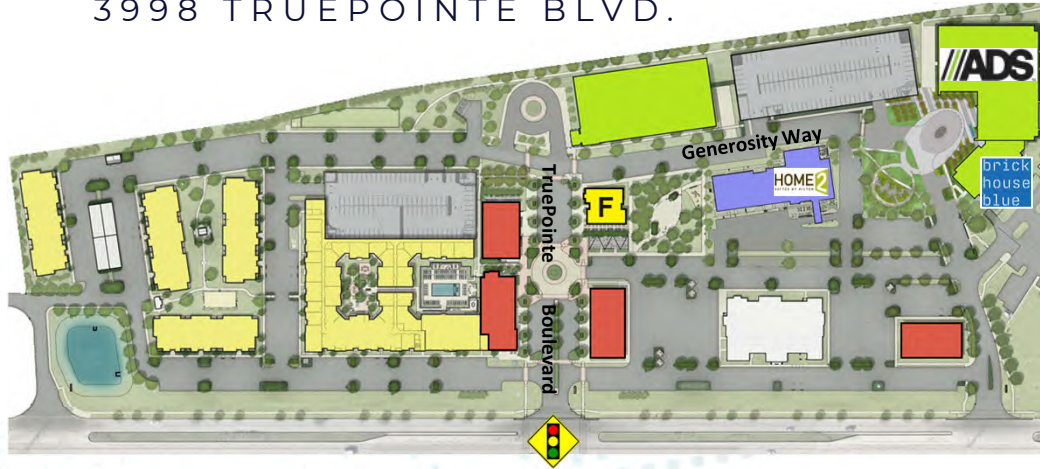
BUILDING "E"

3997 TRUEPOINTE BLVD.



BUILDING "F"

3998 TRUEPOINTE BLVD.

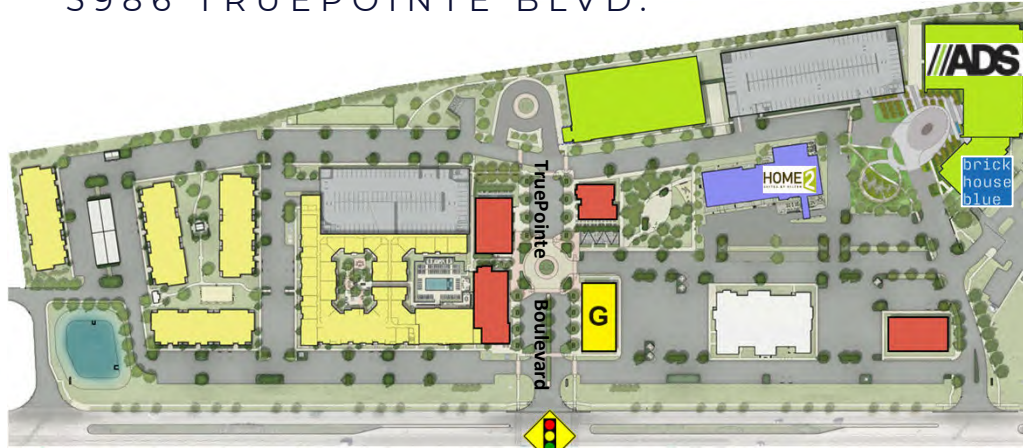


equity | brokerage
www.equity.net

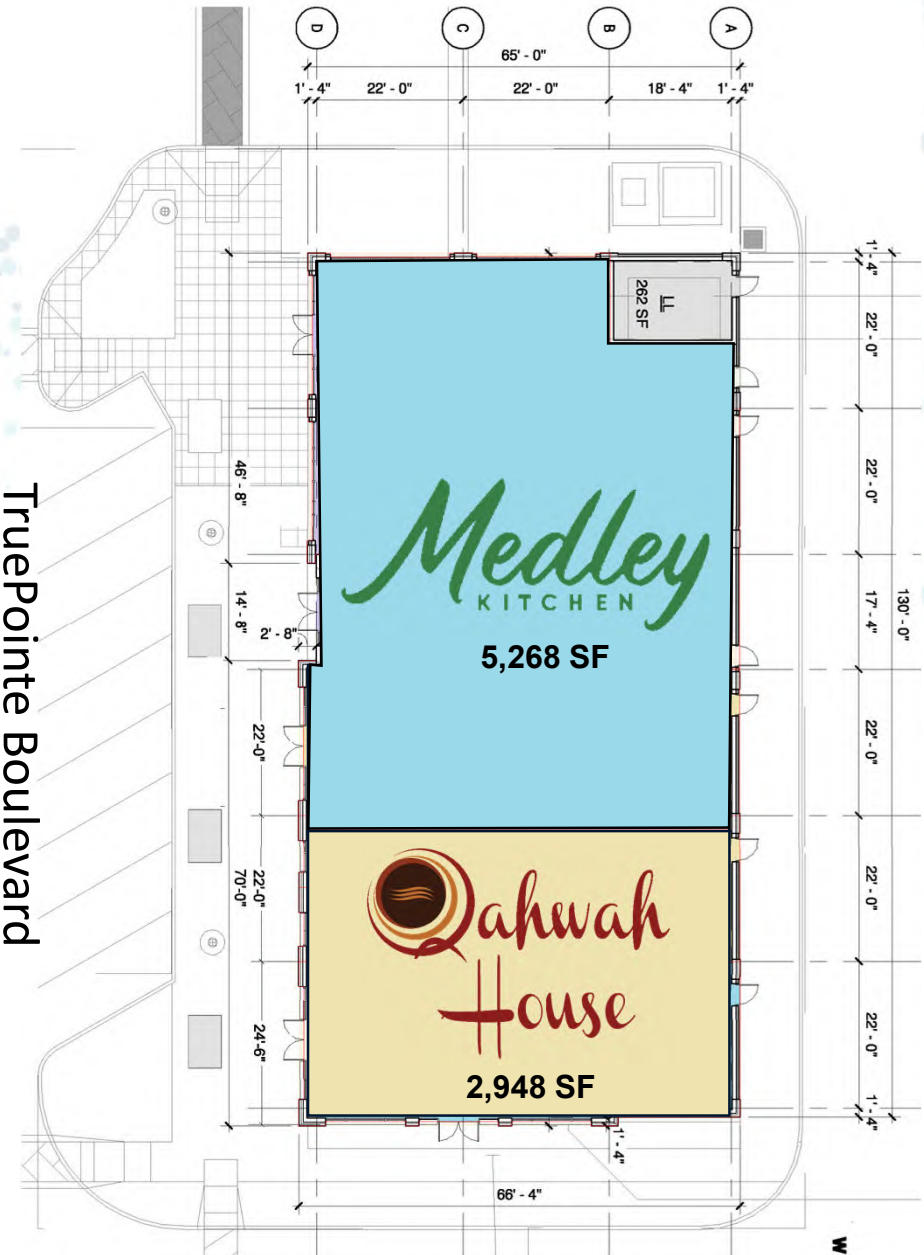
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BUILDING "G"

3986 TRUEPOINTE BLVD.

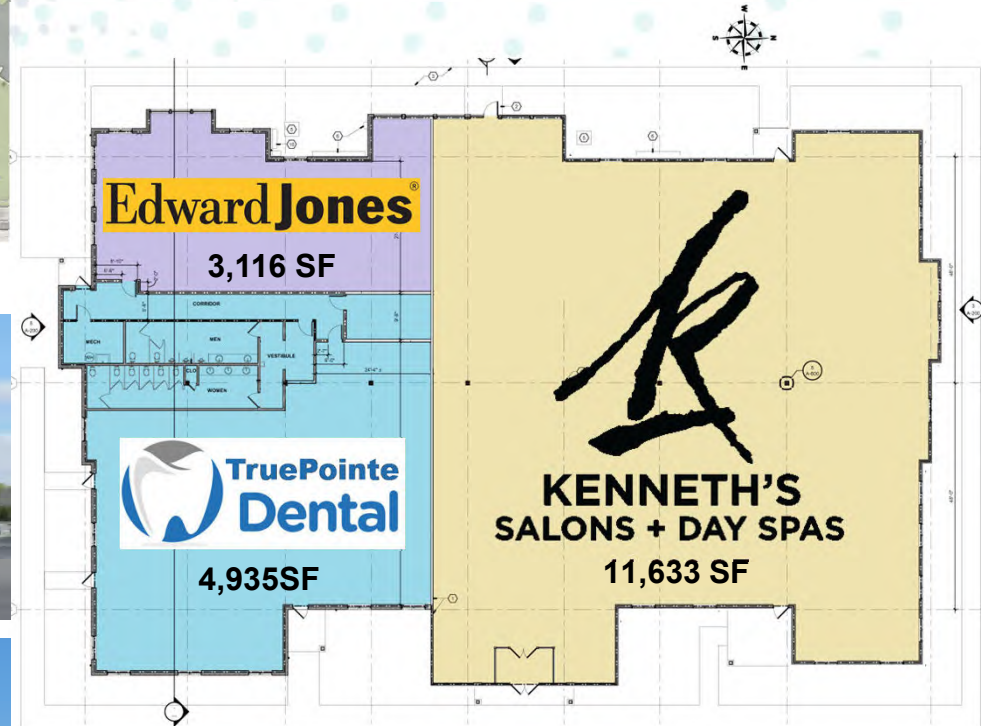
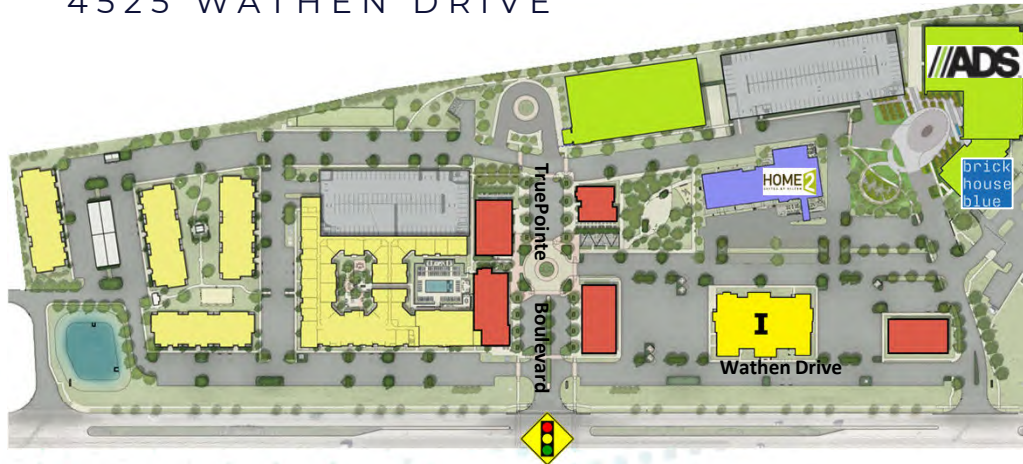


TruePointe Boulevard



BUILDING "I"

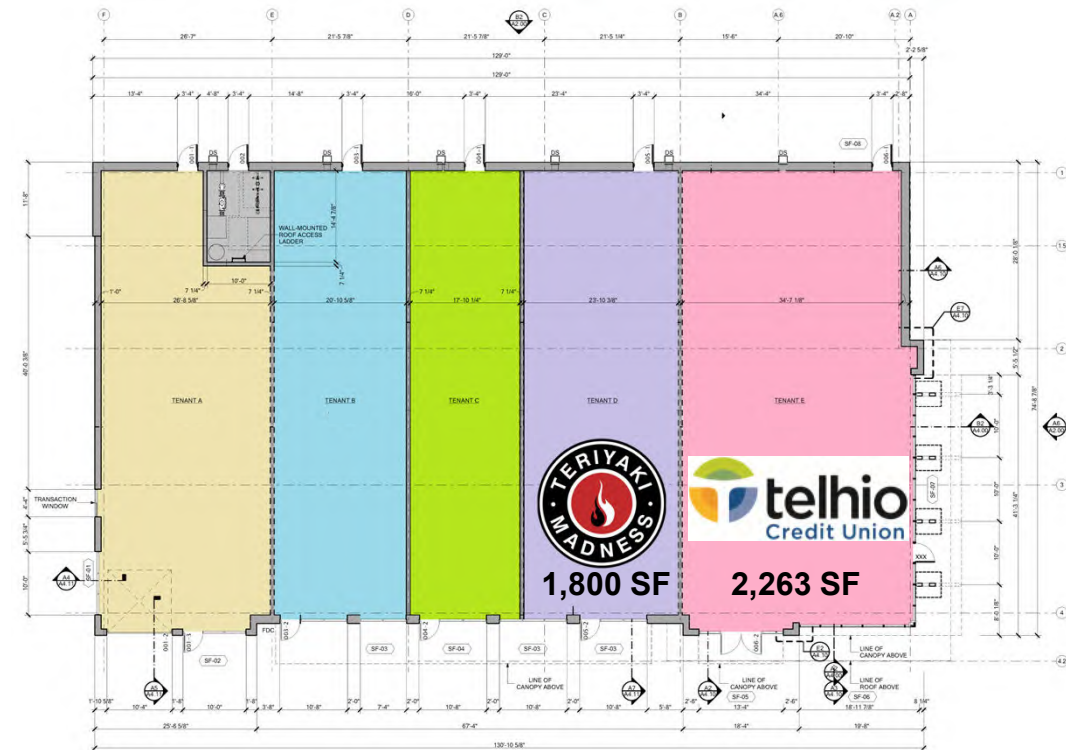
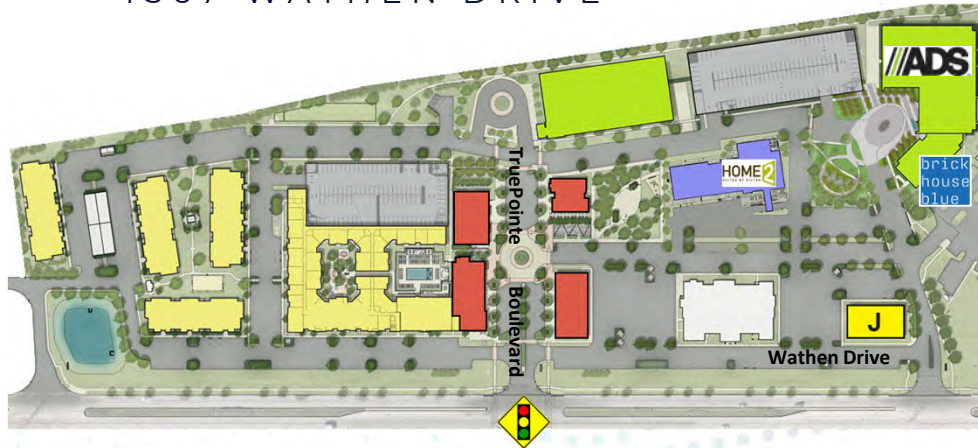
4525 WATHEN DRIVE



Wathen Drive

BUILDING "J"

4567 WATHEN DRIVE



Wathen Drive



OFFICE BUILDING “L”



Advanced Drainage Systems, Inc.
WORLD HEADQUARTERS

98,350 SF



CONSTRUCTION COMPLETE

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OFFICE BUILDING “L”



Advanced Drainage Systems, Inc.
WORLD HEADQUARTERS

98,350 SF



CONSTRUCTION COMPLETE

equity | brokerage

www.equity.net

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OFFICE BUILDING “N”

brick
house
blue

15,900 SF



CONSTRUCTION COMPLETE

ON-SITE HOTEL

HOME 2
SUITES BY HILTON

107 ROOMS



UNDER CONSTRUCTION

equity | brokerage

www.equity.net

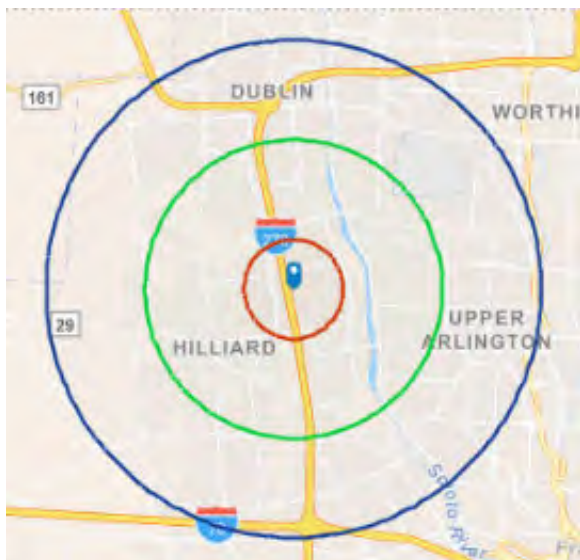
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MEDICAL BUILDING “N”



PROPOSED

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 %



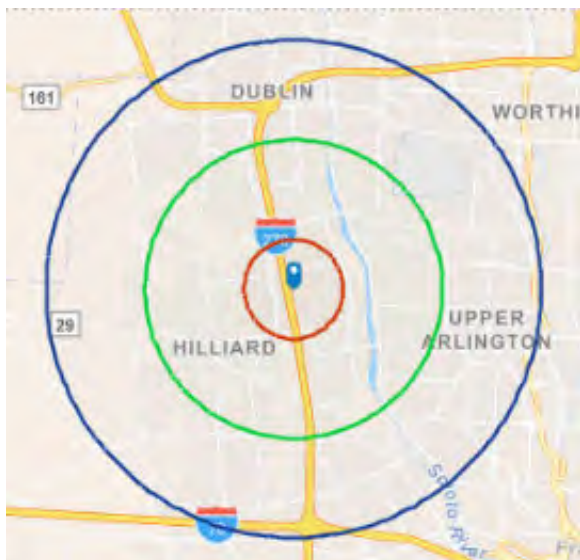
8.6

Services
%

equity | brokerage

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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 %



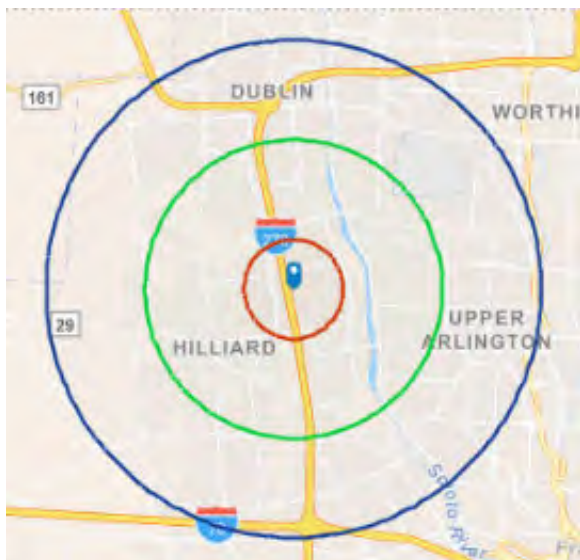
10.3

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
%

equity | brokerage

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