

BRITTON FLEX CENTER

NEW FLEX SPACE FOR LEASE

4500 BRITTON PARKWAY, HILLIARD, OHIO 43026



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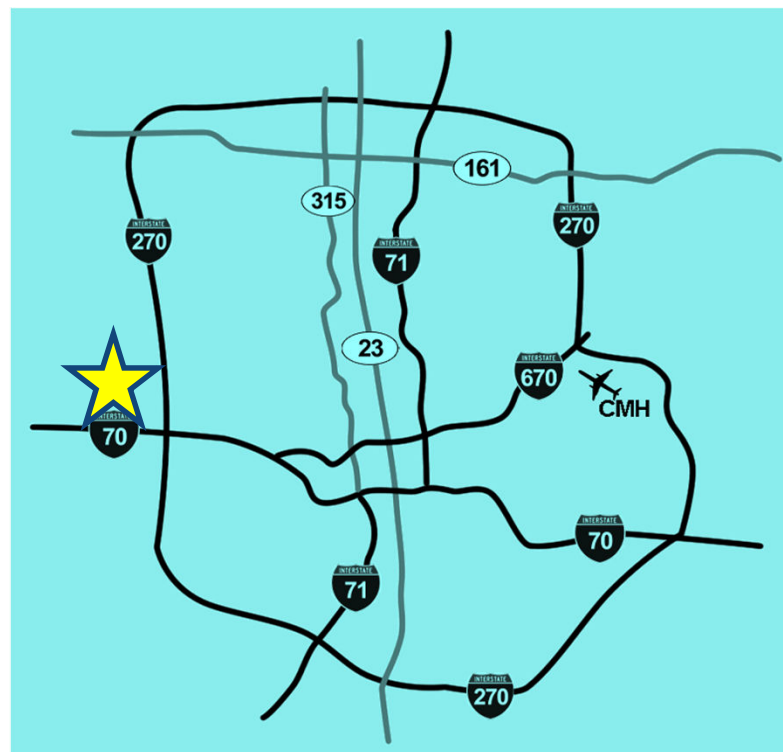
The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

PROPERTY HIGHLIGHTS

BRITTON FLEX CENTER

NEW FLEX SPACE FOR LEASE
4500 BRITTON PARKWAY, HILLIARD, OHIO 43026

- New 158,100 SF flex building
- Delivering Q2 2026
- Up to 75,900 SF available
- Divisible to 15,000 SF
- Direct access to I-270 from Tuttle Crossing to the north and Cemetery Road to the south
- Tenant improvement allowance available



SITE PLAN



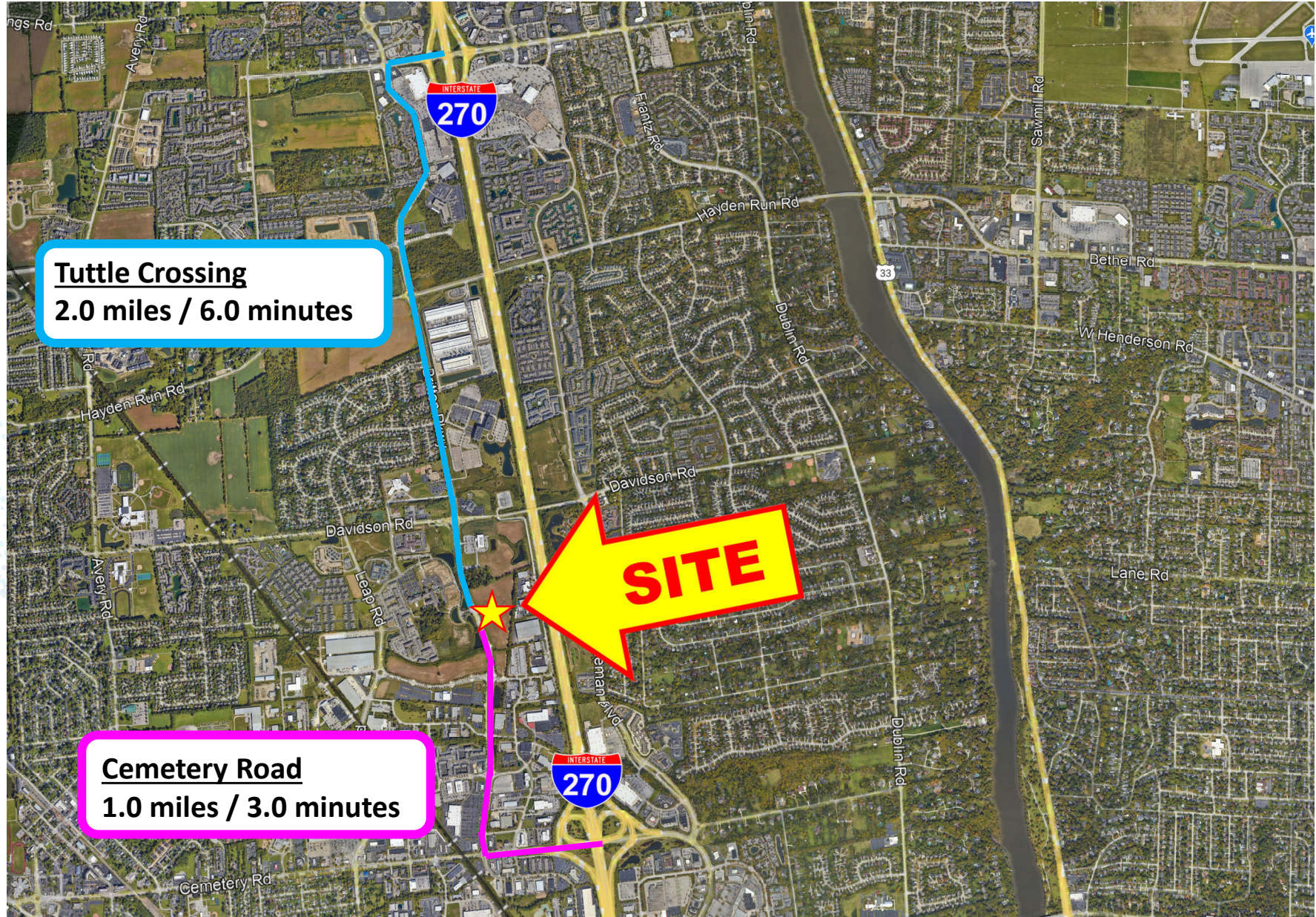
AERIAL A: TRUEPOINTE TENANTS



EXTERIOR



DRIVE-TIMES TO I-270



AREA HIGHLIGHTS



Within minutes of the Site, tenants have access to many quality dining, hotel, fitness, shopping, and medical options. Mill Run boasts over 1 million SF of retail and the Tuttle corridor has over 2 million square feet of retail. The Site is located directly across I-270 from Truepointe--a brand new \$250M dollar live-work-play development bringing new restaurants, retail, and other amenities to the area.

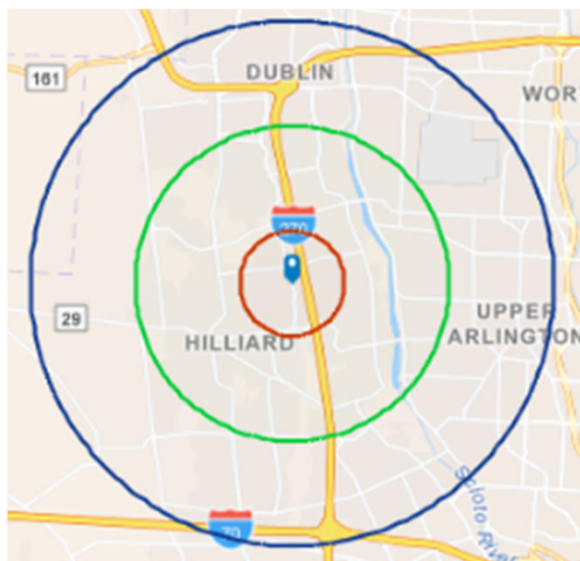
RENDERINGS



SPECIFICATIONS

<u>Building dimensions:</u>	170' deep. 30'x 56'-8" bay widths.
<u>Demising to the following sizes:</u>	25,345 SF 25,353 SF 29,937 SF 30,194 SF
<u>Estimated operating expenses:</u>	\$4.40/SF includes 50% abated real estate taxes
<u>Drive-in doors:</u>	1 per 20,000 SF provided by LL
<u>Size of drive-In doors:</u>	10' x 12'
<u>Clear height:</u>	20' at rear of building. 24' at front of building.
<u>Column spacing:</u>	30'
<u>Roof:</u>	Metal roof
<u>Heating:</u>	Gas-fired heater provided by LL for warehouse area
<u>Sprinkler:</u>	ESFR
<u>Power:</u>	3,000 amp 3-phase 480/277 V
<u>Floor sealer:</u>	Lapidolith or similar
<u>Walls:</u>	Metal framed, drywall
<u>Warehouse floor:</u>	6" thick concrete

1-MILE RADIUS DEMOS



KEY FACTS

9,130

Population



Average
Household Size



Median Age

\$99,208

Median Household Income

BUSINESS



358

Total Businesses



6,301

Total Employees

EDUCATION



1%

No High School
Diploma



11%

High School
Graduate



18%

Some
College



70%

Bachelor's/Grad/Prof
Degree

INCOME



\$57,386

Per Capita
Income



\$99,208

Median
Household
Income



\$131,028

Average
Household
Income

EMPLOYMENT



81.0

White
Collar %



10.0

Blue
Collar %



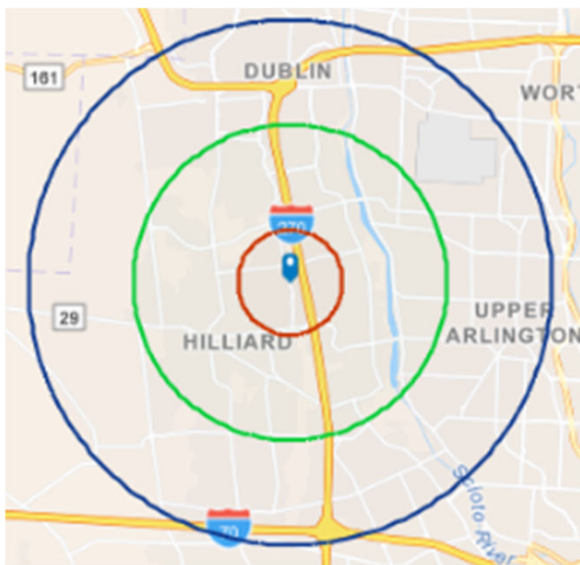
9.0

Services
%

equity | brokerage

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3-MILE RADIUS DEMOS



KEY FACTS

91,256

Population



Average
Household Size



Median Age

\$93,132

Median Household Income

BUSINESS



2,865

Total Businesses



42,290

Total Employees

EDUCATION



3%

No High School
Diploma



15%

High School
Graduate



20%

Some
College



62%

Bachelor's/Grad/Prof
Degree

INCOME



\$52,261

Per Capita
Income



\$93,132

Median
Household
Income



\$123,809

Average
Household
Income

EMPLOYMENT



77.7

White
Collar %



12.4

Blue
Collar %



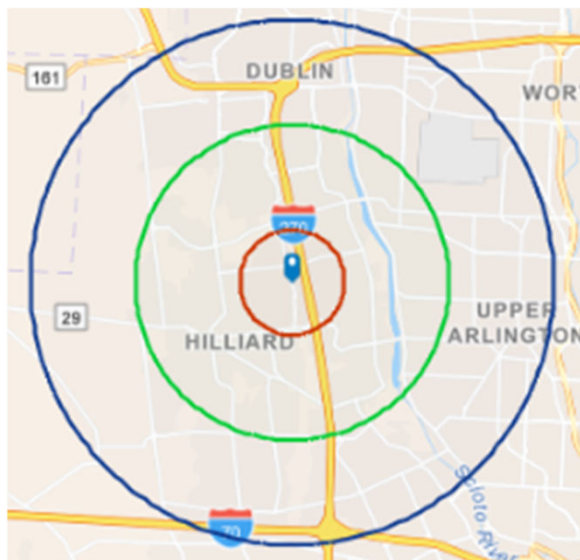
9.9

Services
%

equity | brokerage

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5-MILE RADIUS DEMOS



KEY FACTS

214,846

Population



Average
Household Size



Median Age

\$91,115

Median Household Income

BUSINESS



8,352

Total Businesses



128,861

Total Employees

EDUCATION



3%

No High School
Diploma



14%

High School
Graduate



20%

Some
College



63%

Bachelor's/Grad/Prof
Degree

INCOME



\$53,088

Per Capita
Income



\$91,115

Median
Household
Income



\$124,916

Average
Household
Income

EMPLOYMENT



77.7

White
Collar %



11.8

Blue
Collar %



10.5

Services
%

equity | brokerage

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