TRUEPOINTE

MIXED USE DEVELOPMENT

TRUEMAN BOULEVARD, HILLIARD, OHIO



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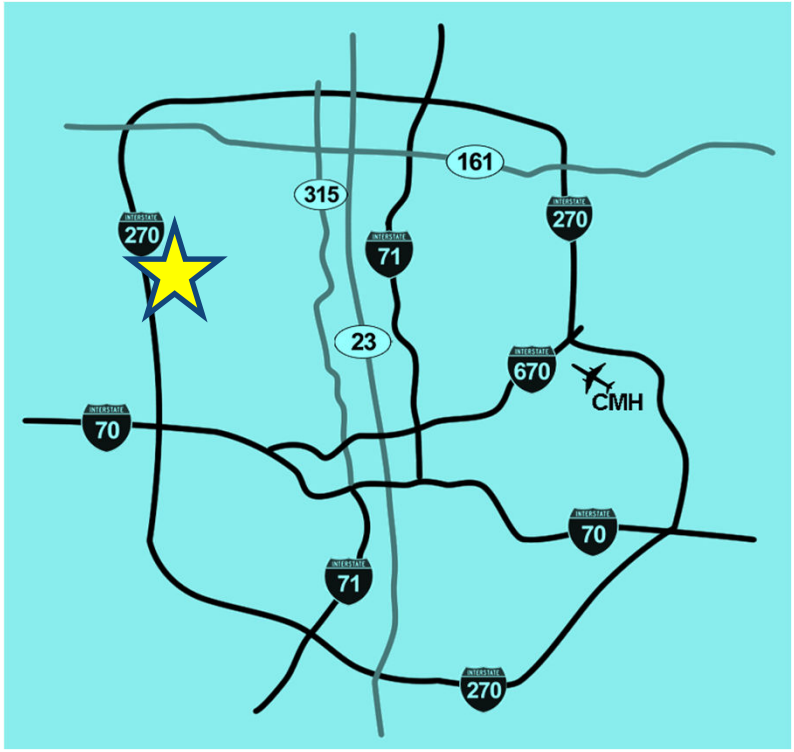
PROPERTY HIGHLIGHTS

TRUEPOINTE

MIXED USE DEVELOPMENT

TRUEMAN BOULEVARD, HILLIARD, OHIO

- 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: 122,256 VPD (MORPC 2025)
  - Trueman Blvd.: 14,189 VPD (MORPC 2025)
- 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)

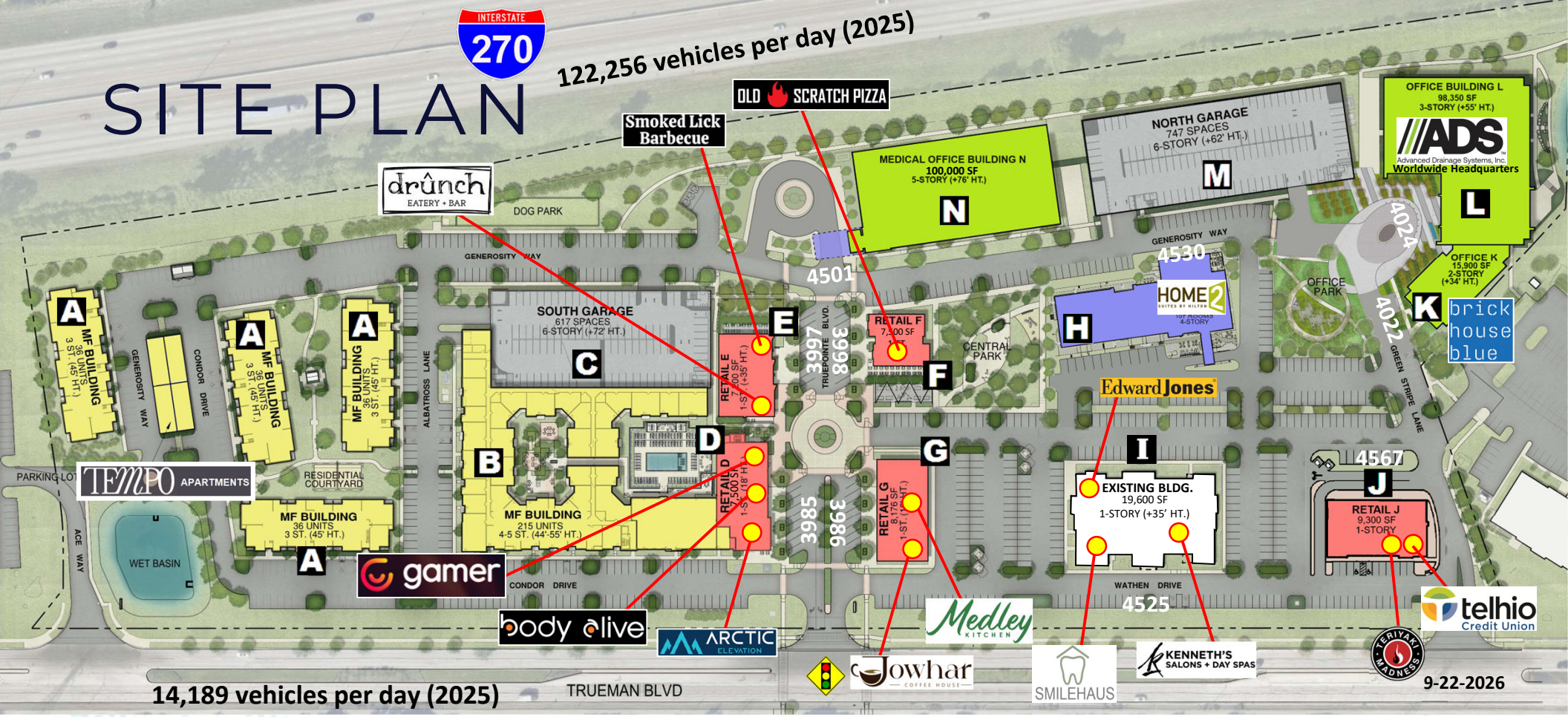


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SITE PLAN



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

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

CONSTRUCTION COMPLETE
C **SOUTH PARKING GARAGE**
5 LEVELS, 617 SPACES

CONSTRUCTION COMPLETE
D **RETAIL**
7,500 SQ. FT.

UNDER CONSTRUCTION
E **RETAIL**
7,200 SQ. FT.

UNDER CONSTRUCTION
F **RETAIL**
7,500 SQ. FT.

UNDER CONSTRUCTION
G **RETAIL**
8,176 SQ. FT.

UNDER CONSTRUCTION
H **HOTEL**
107 ROOMS

RENOVATION COMPLETE
I **EXISTING BUILDING**
19,377 SQ. FT.

NOW PRE-LEASING
J **RETAIL**
9,300 SQ. FT.

CONSTRUCTION COMPLETE
K **OFFICE**
15,900 SQ. FT.

CONSTRUCTION COMPLETE
L **OFFICE**
98,350 SQ. FT.

CONSTRUCTION COMPLETE
M **NORTH PARKING GARAGE**
6 LEVELS, 747 SPACES

N **MEDICAL OFFICE**
100,000 SF

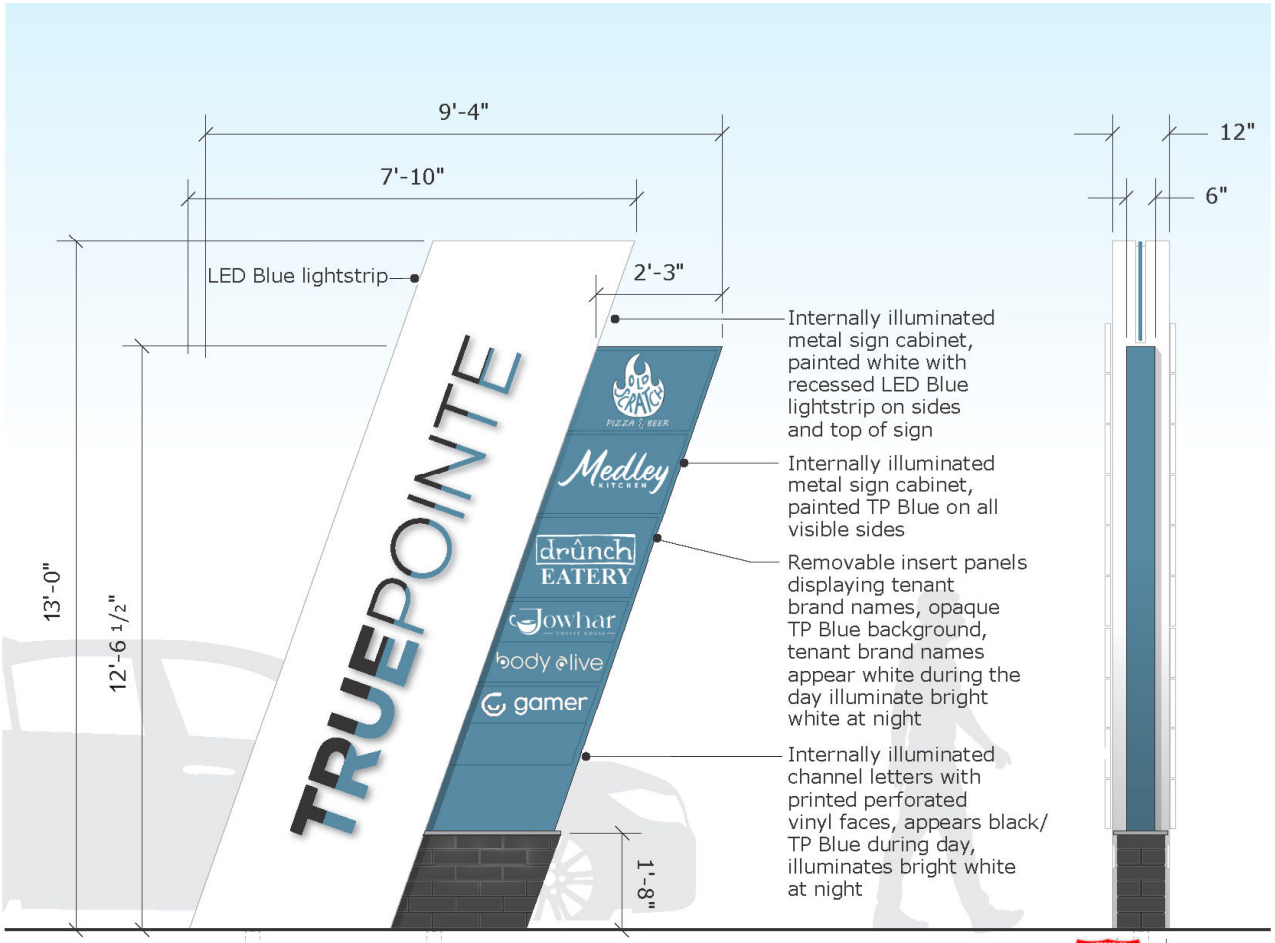
OFFICE RESIDENTIAL HOTEL RETAIL EXISTING

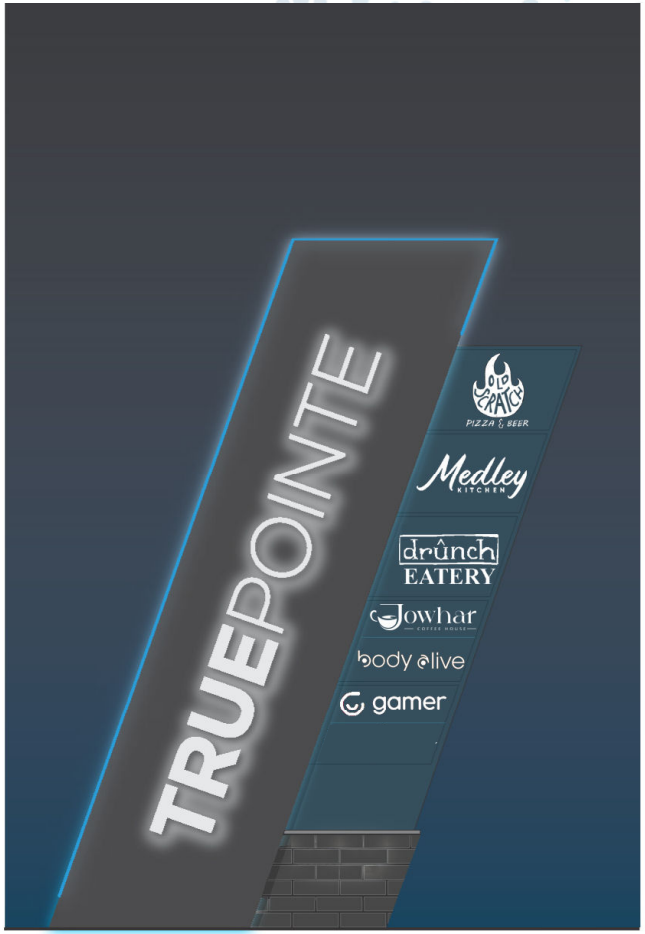
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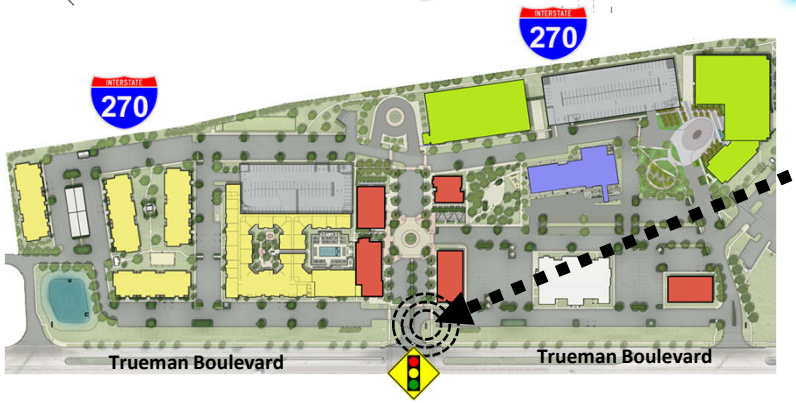
TRUEPOINTE

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MONUMENT SIGNAGE







Monument Sign on Trueman Boulevard

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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.

Jowhar Coffee 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 Barbeque 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.

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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.

Smile Haus 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.

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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



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.

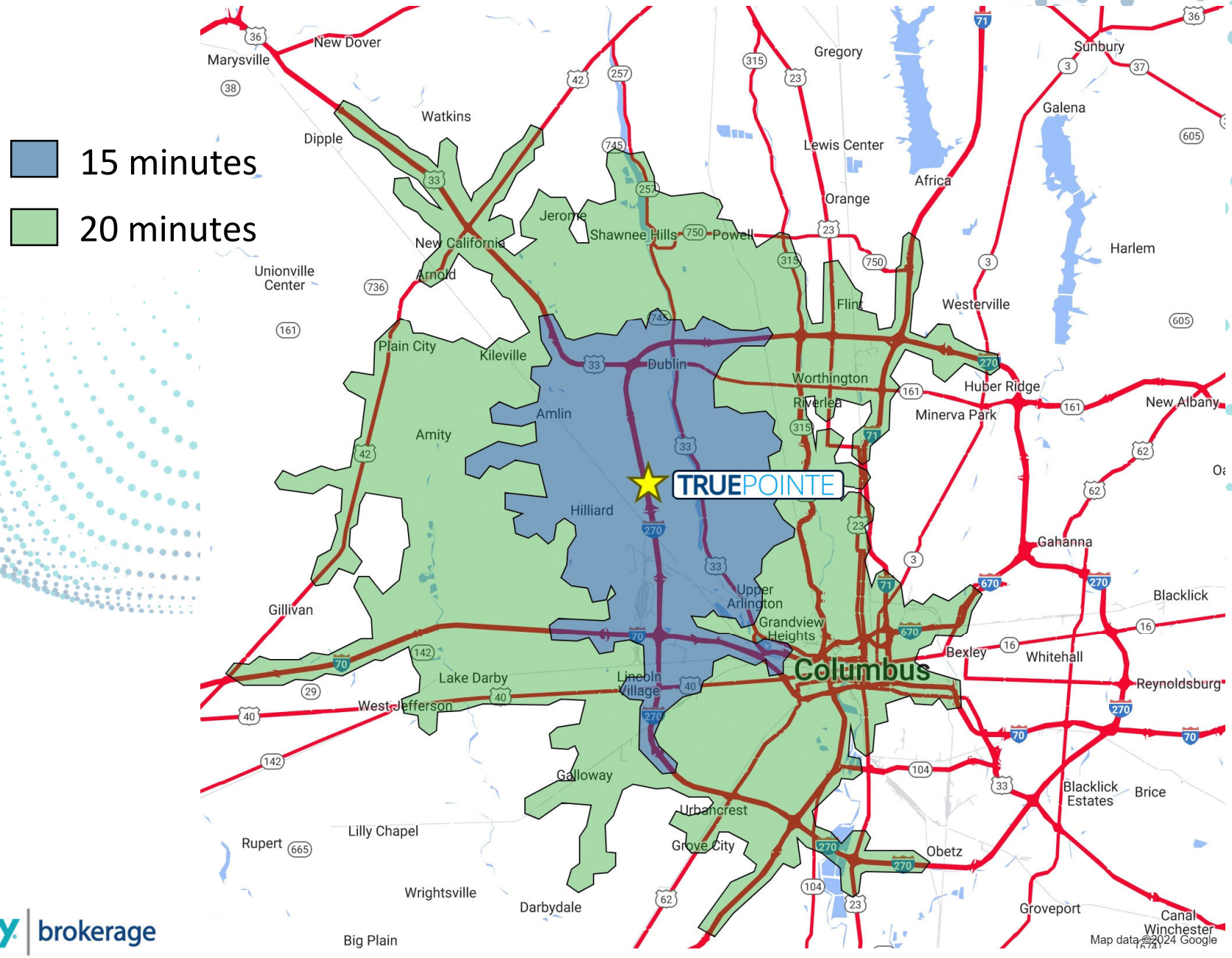
The **Community Entertainment District** designation provides the TruePointe development with the unique opportunity to have **14 allocated liquor licenses** to be made available to retail tenants—without these tenants having to separately seek a license directly through the State of Ohio.

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DRIVE TIME FROM TRUEPOINTE



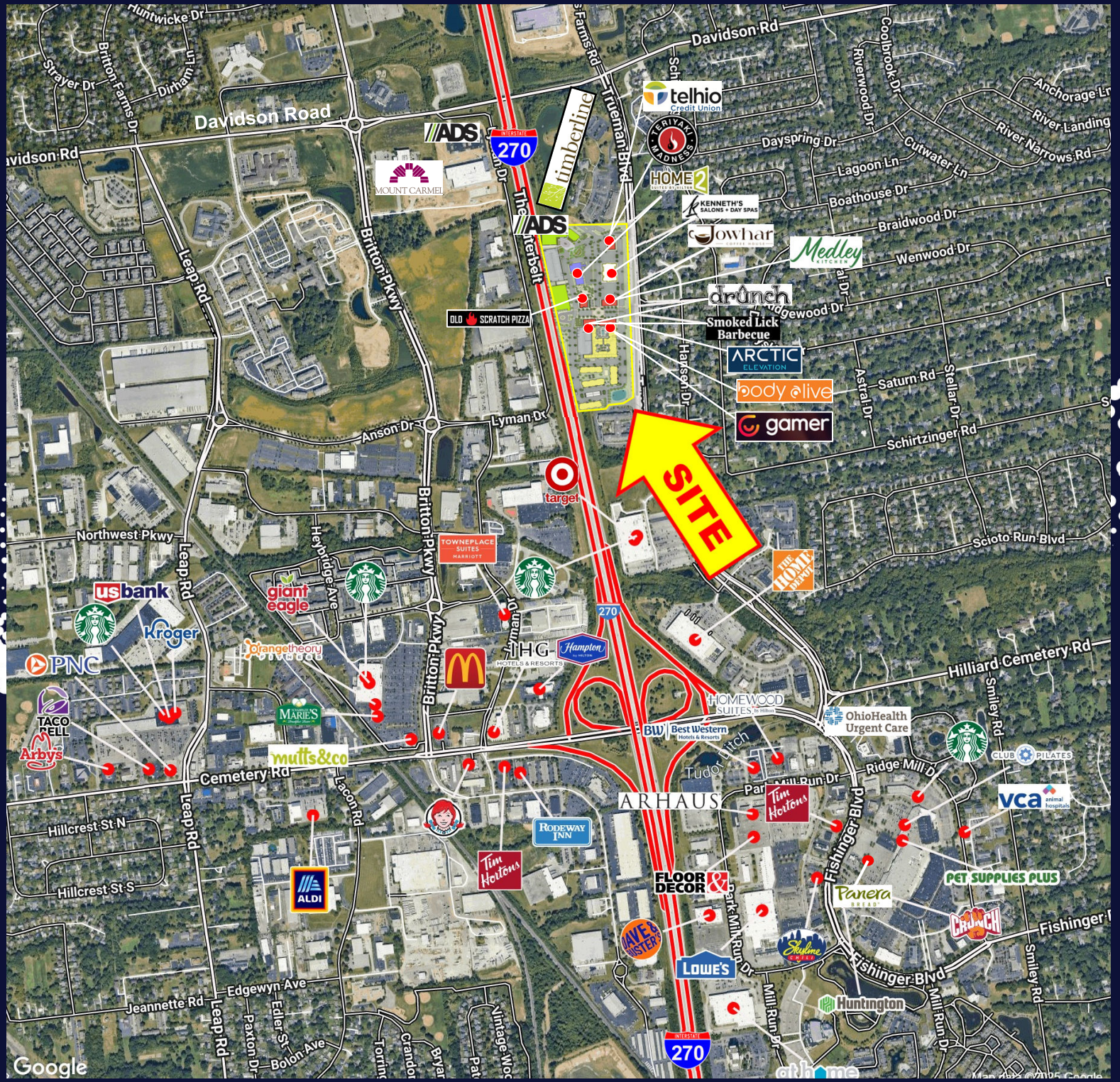
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TRADE AREA

LOCAL AERIAL SOUTH

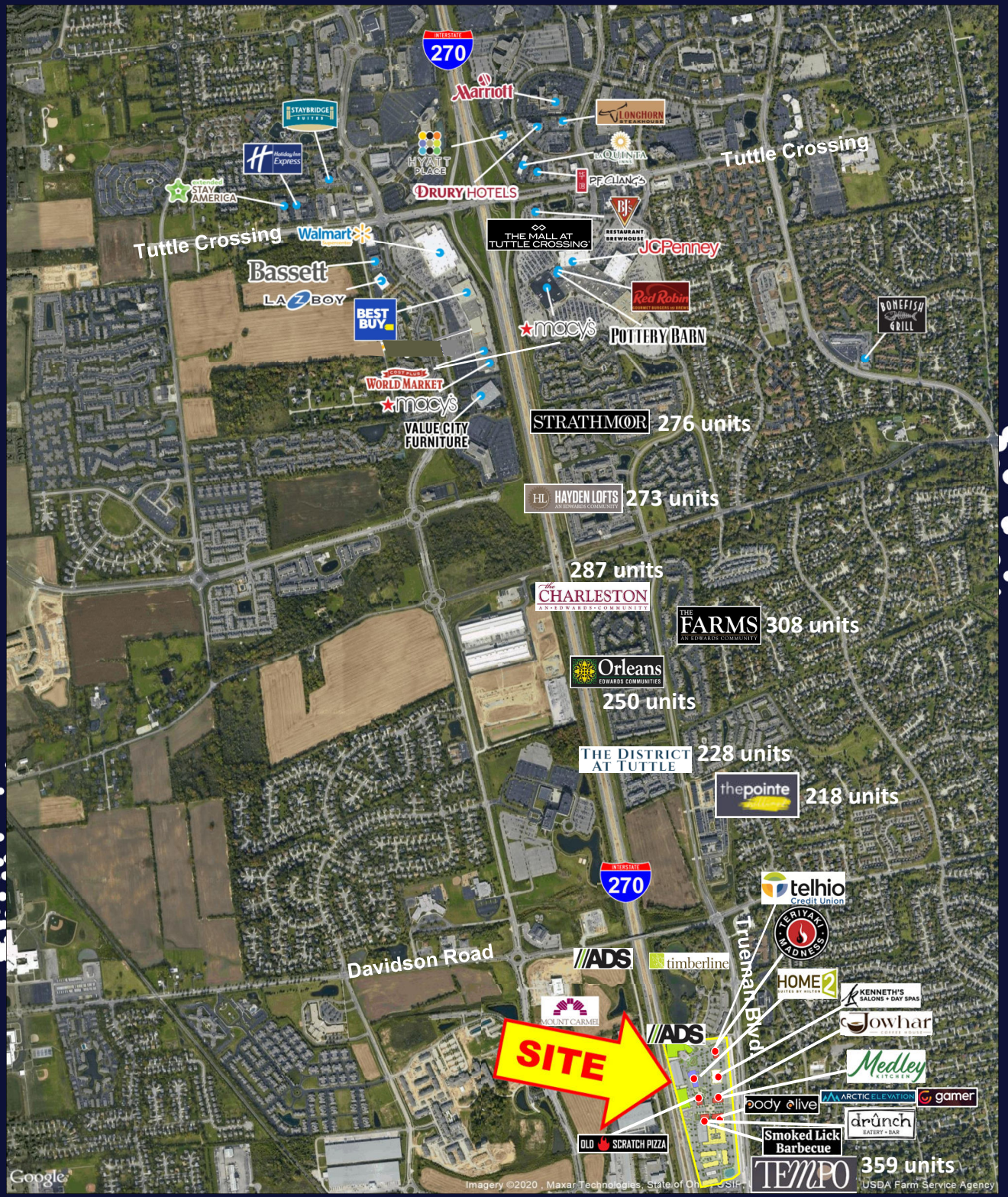


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TRADE AREA

LOCAL AERIAL NORTH

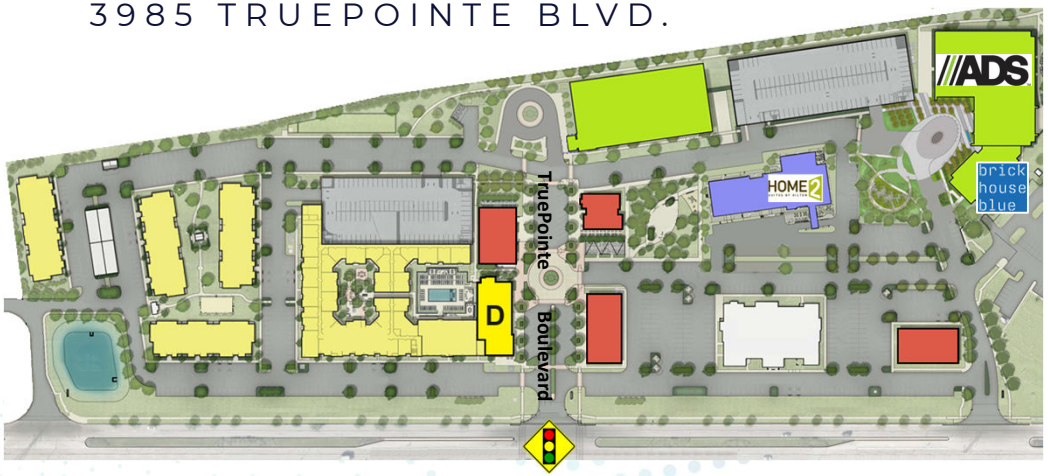


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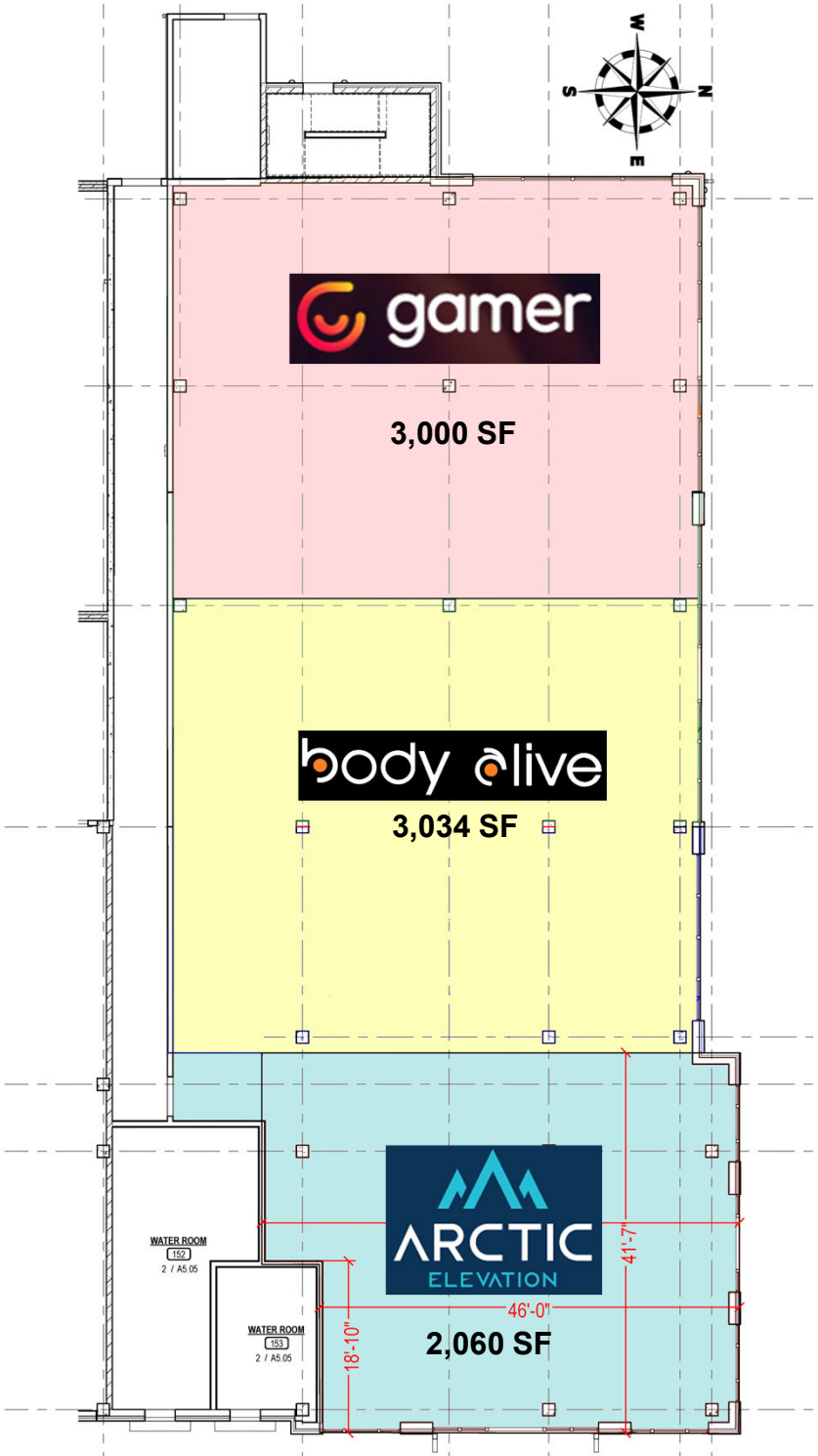
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BUILDING “D”

3985 TRUEPOINTE BLVD.







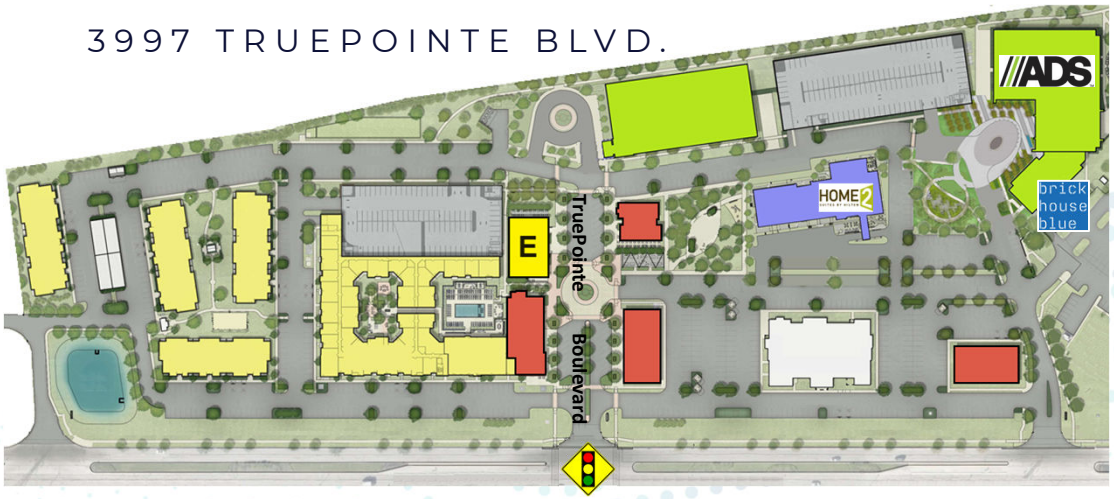
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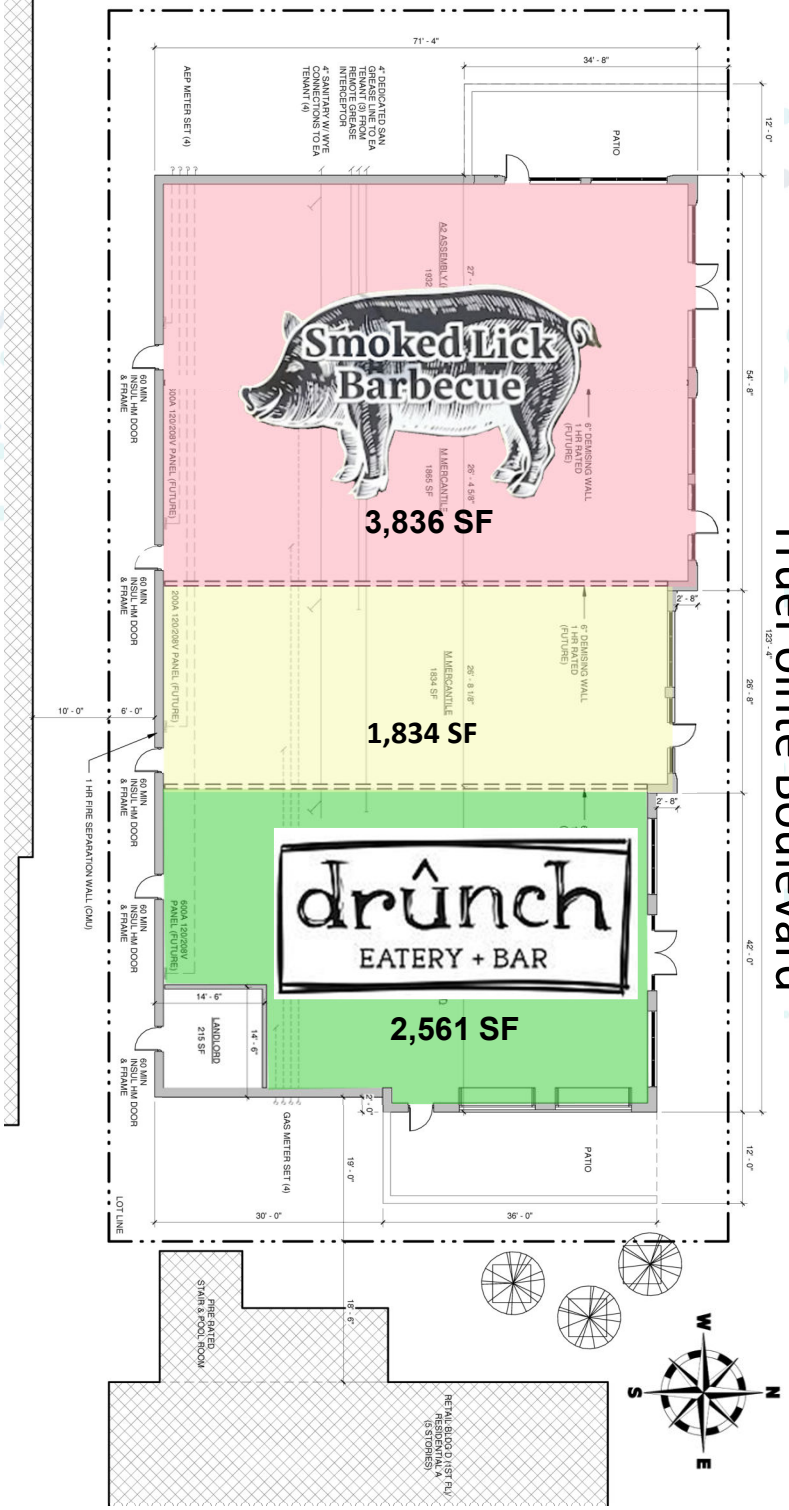
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BUILDING “E”

3997 TRUEPOINTE BLVD.







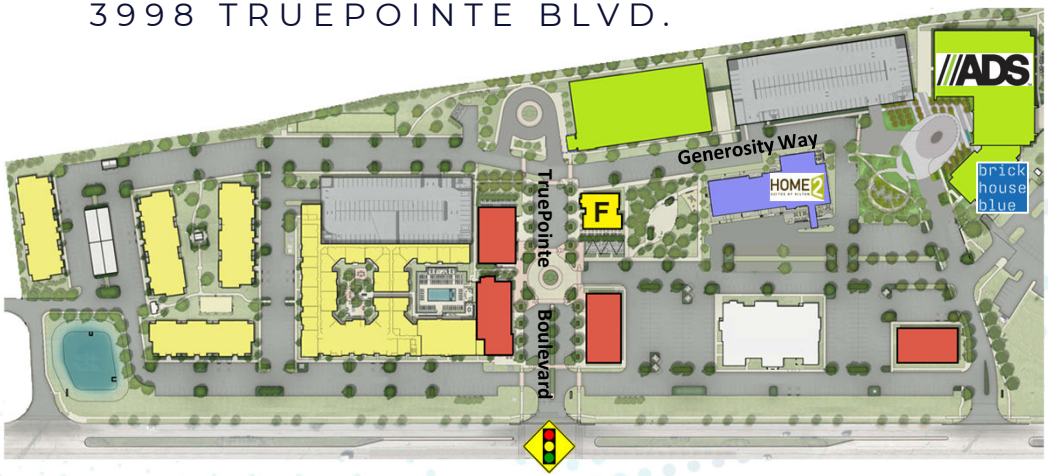
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BUILDING "F"

3998 TRUEPOINTE BLVD.











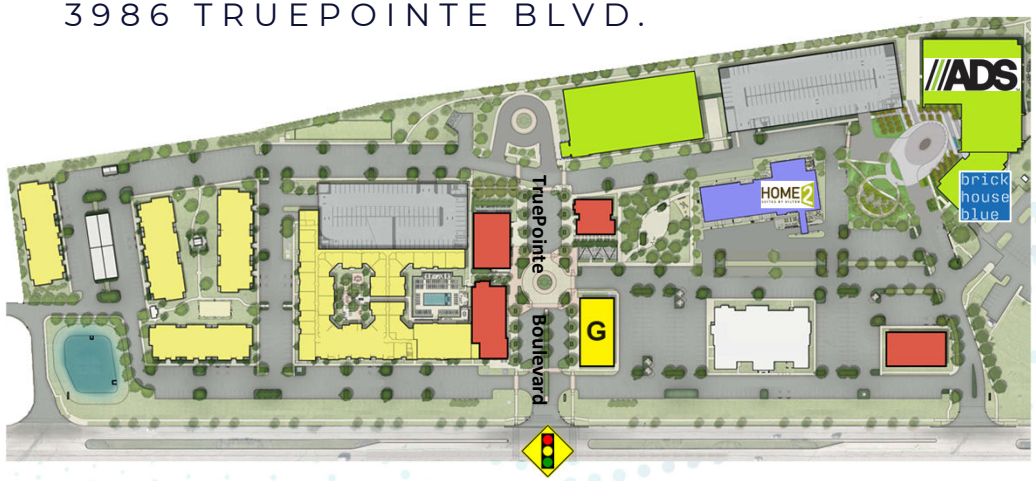
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BUILDING "G"

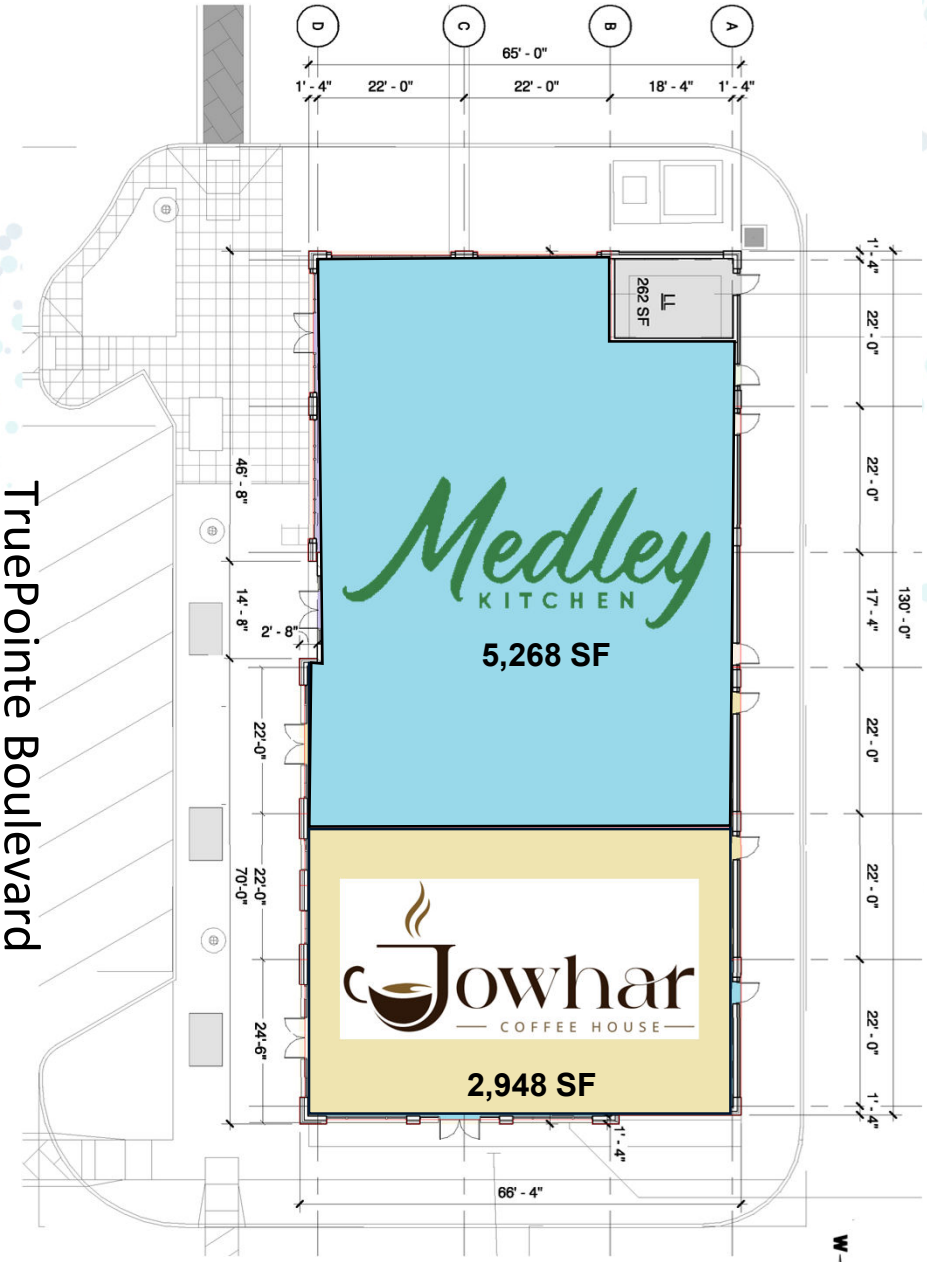
3986 TRUEPOINTE BLVD.







TruePointe Boulevard



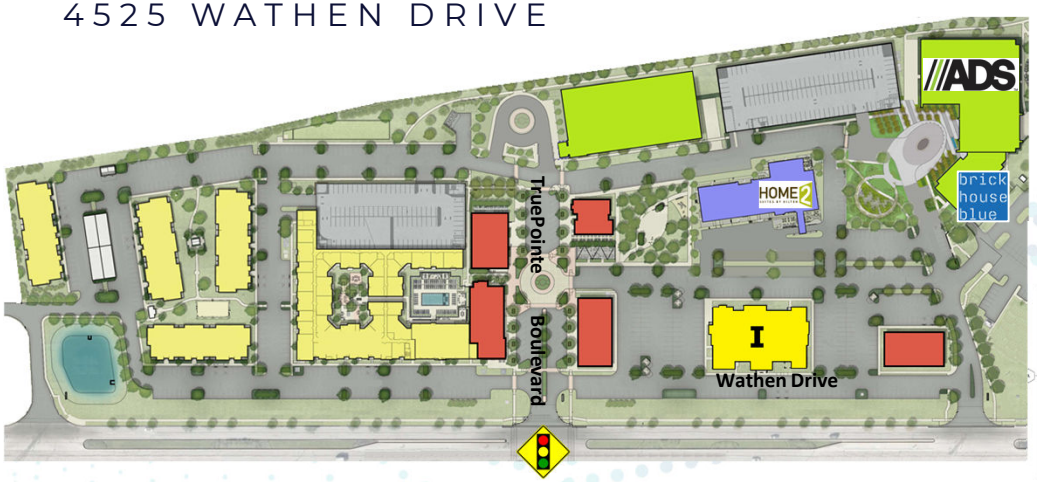
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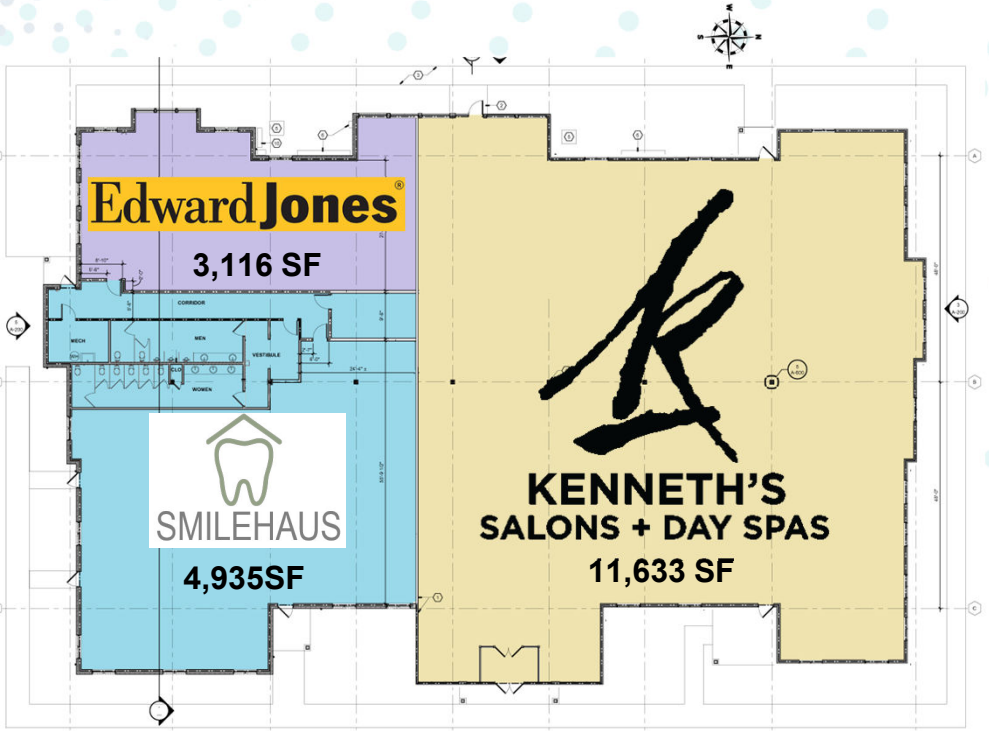
BUILDING "I"

4525 WATHEN DRIVE









Wathen Drive

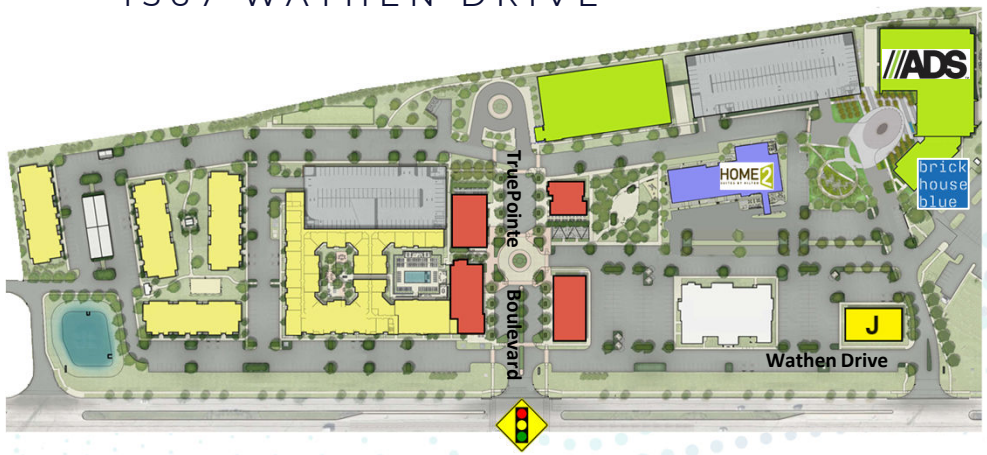
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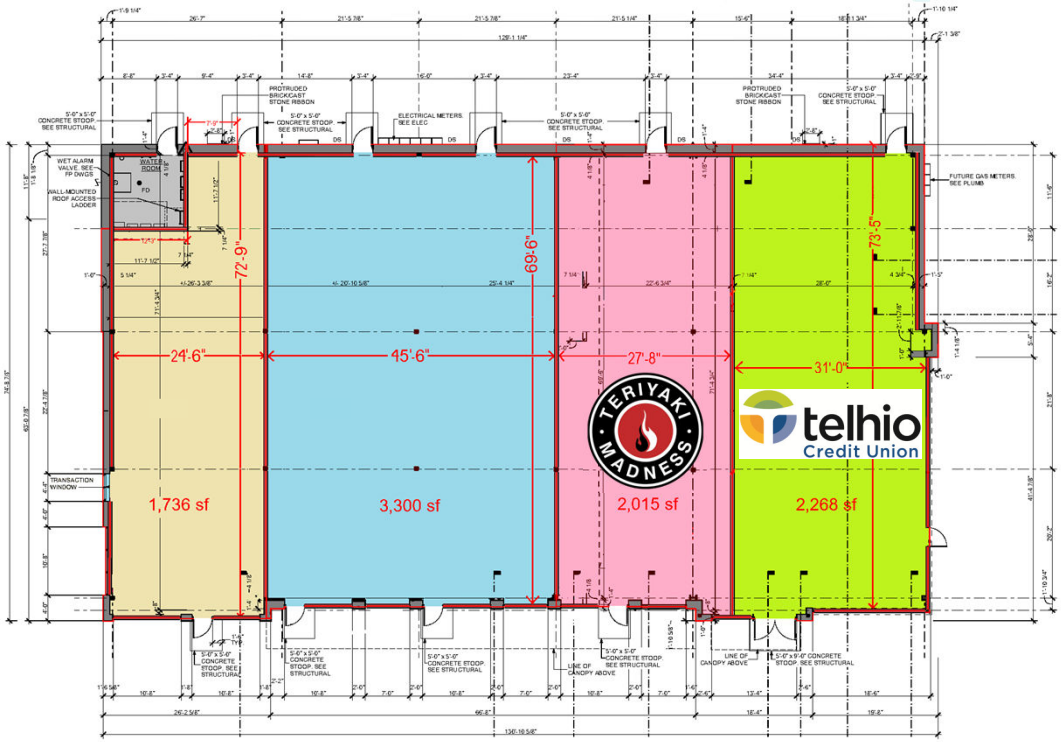
BUILDING "J"

4567 WATHEN DRIVE









Wathen Drive

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OFFICE BUILDING "L"

Advanced Drainage Systems, Inc.
WORLD HEADQUARTERS
98,350 SF



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OFFICE BUILDING "L"

Advanced Drainage Systems, Inc.
WORLD HEADQUARTERS
98,350 SF



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OFFICE BUILDING “N”

brick house blue

15,900 SF



CONSTRUCTION COMPLETE

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ON-SITE HOTEL

HOME 2 SUITES BY HILTON

107 ROOMS



UNDER CONSTRUCTION

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MEDICAL BUILDING “N”

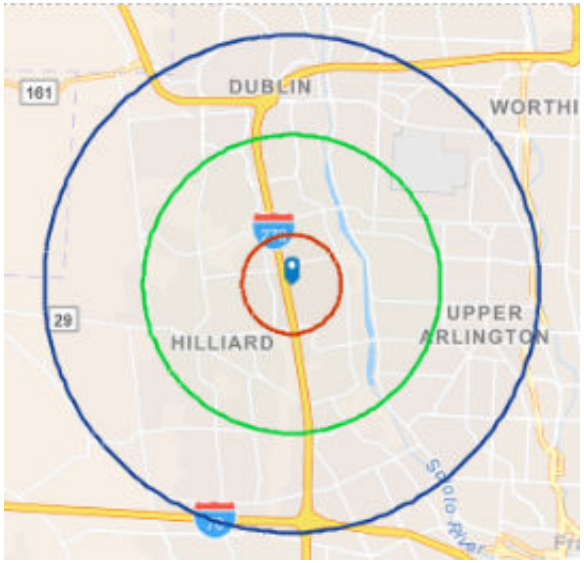


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1-MILE RADIUS DEMOS



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 %

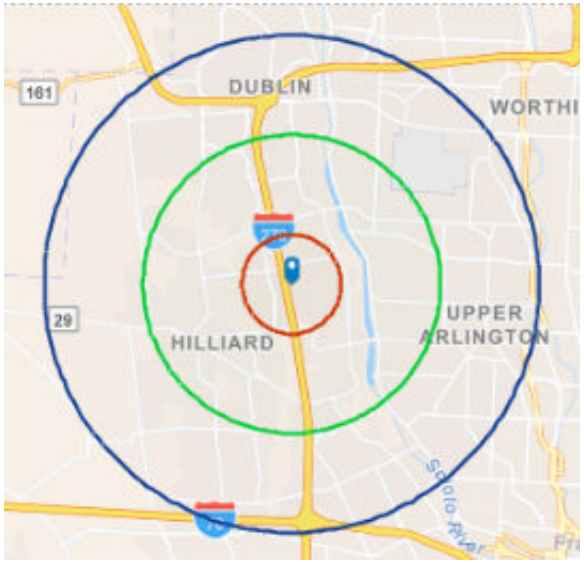
10.3
Blue Collar %

8.6
Services %

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3-MILE RADIUS DEMOS



KEY FACTS

94,195
Population

2.3
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 %

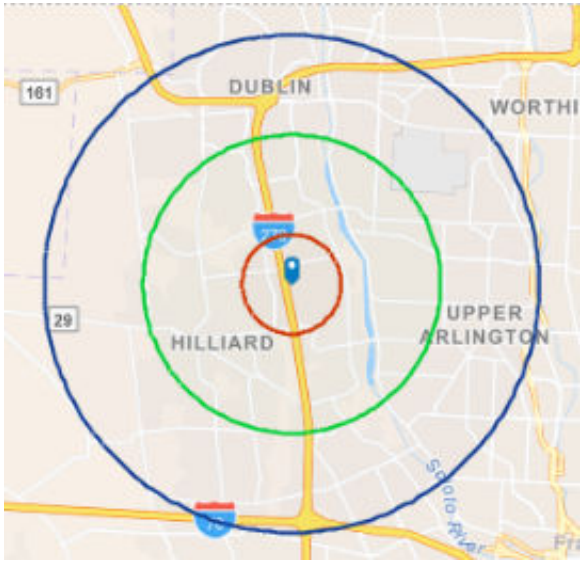
12.5
Blue Collar %

10.3
Services %

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5-MILE RADIUS DEMOS



KEY FACTS

221,953
Population

2.3
Average Household Size

37.4
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 %

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