



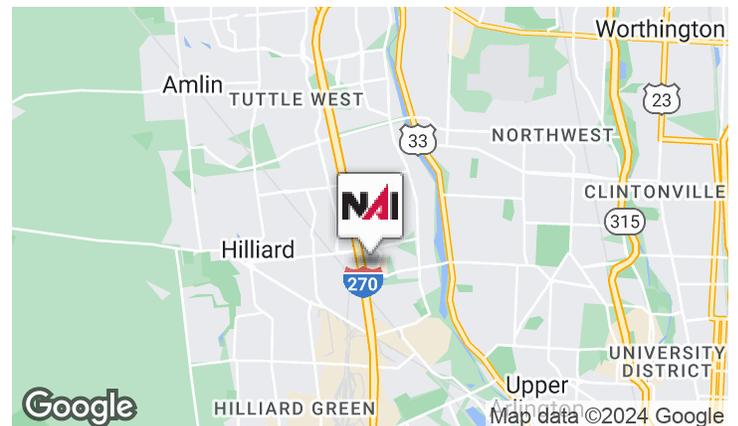
## 4097 Trueman Blvd.

Hilliard, Ohio 43206

### Property Highlights

- 0.71-Acre Pad Site Available
- Ideal For a Drive-Thru Concept
- All Utilities Accessible to the Site
- Directly off the I-270/Cemetery Road Interchange
- Neighbors include Home Depot, Staples, CME Credit Union, Carrabba's, Grandad's Pizza and More
- Near Numerous Businesses, Shopping Centers, and a Strong Office Market
- Around the Corner from Mill Run Shopping Center
- Easy Access to Dublin Rd. and Fishinger Rd.
- Ground Lease Option Available

**Sale Price: \$365,000**



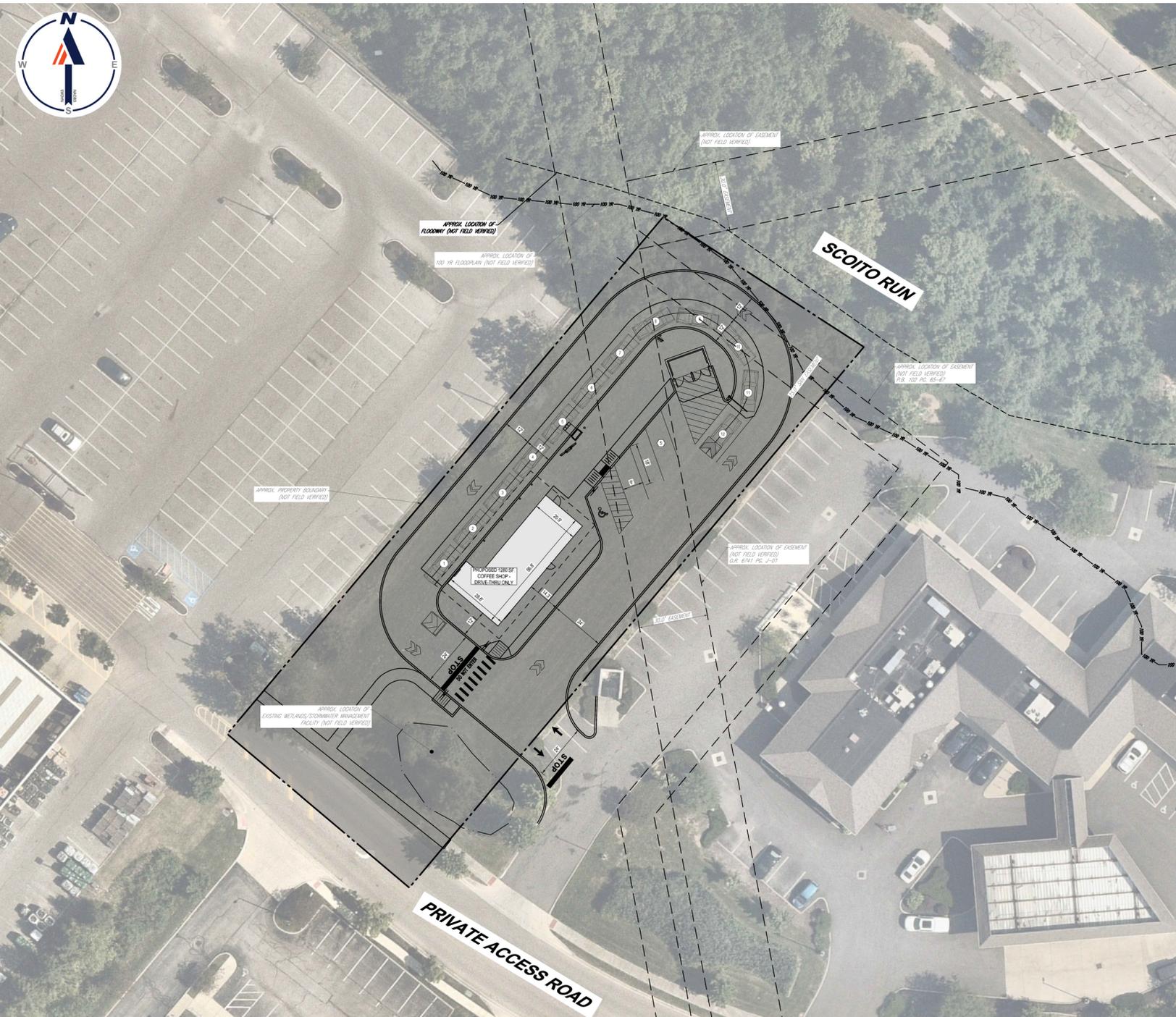
### For More Information

**John Mally**

O: 614 629 5254  
jmally@ohioequities.com

**Andrew Green**

O: 614 629 5232  
agreen@ohioequities.com



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605 S Front Street, Suite 200  
 Columbus, OH 43215  
 614 224 2400 tel  
[ohioequities.com](http://ohioequities.com)

For Sale

0.71 Acres | \$365,000

Development Site | Drive-Thru

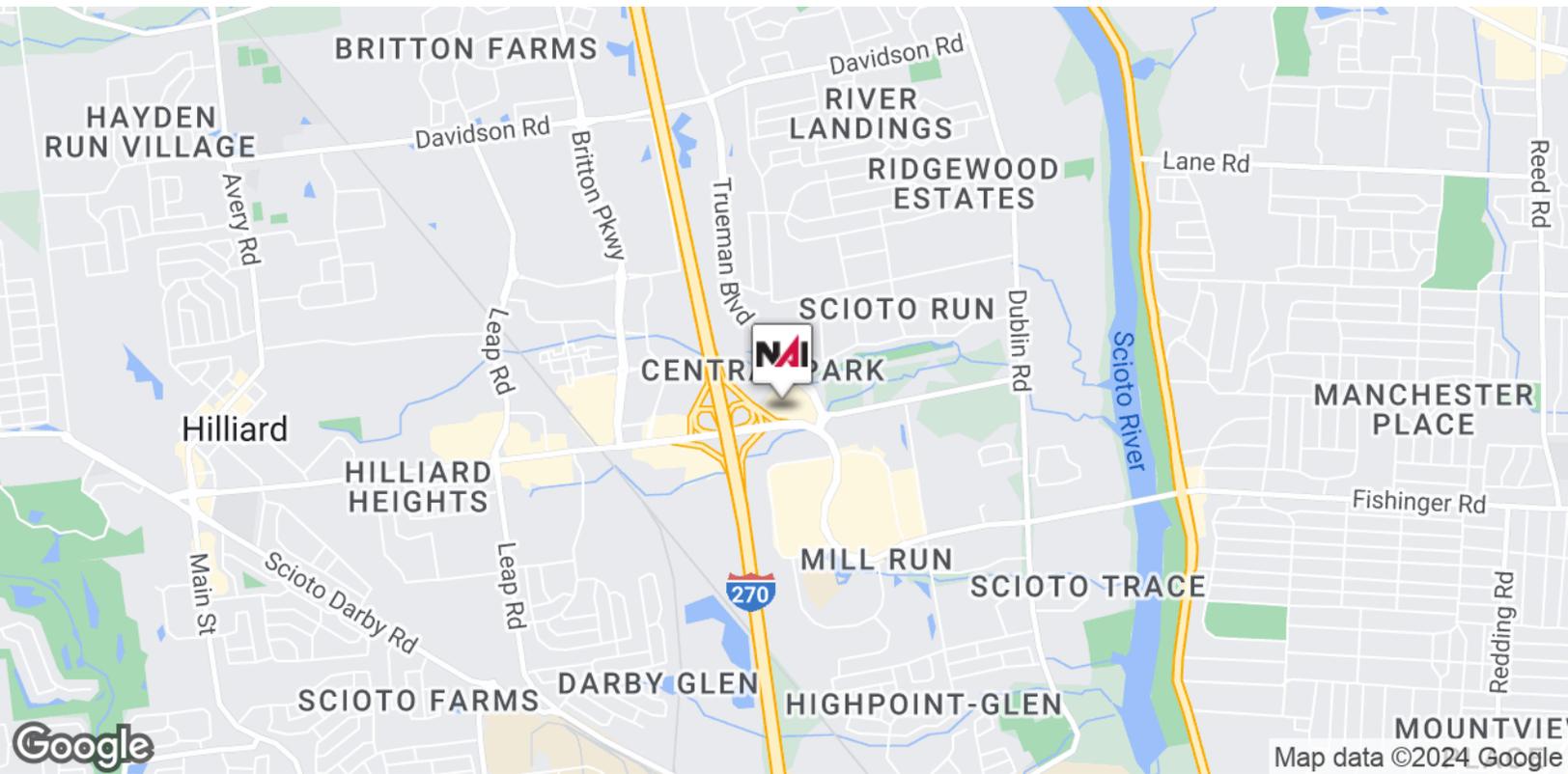
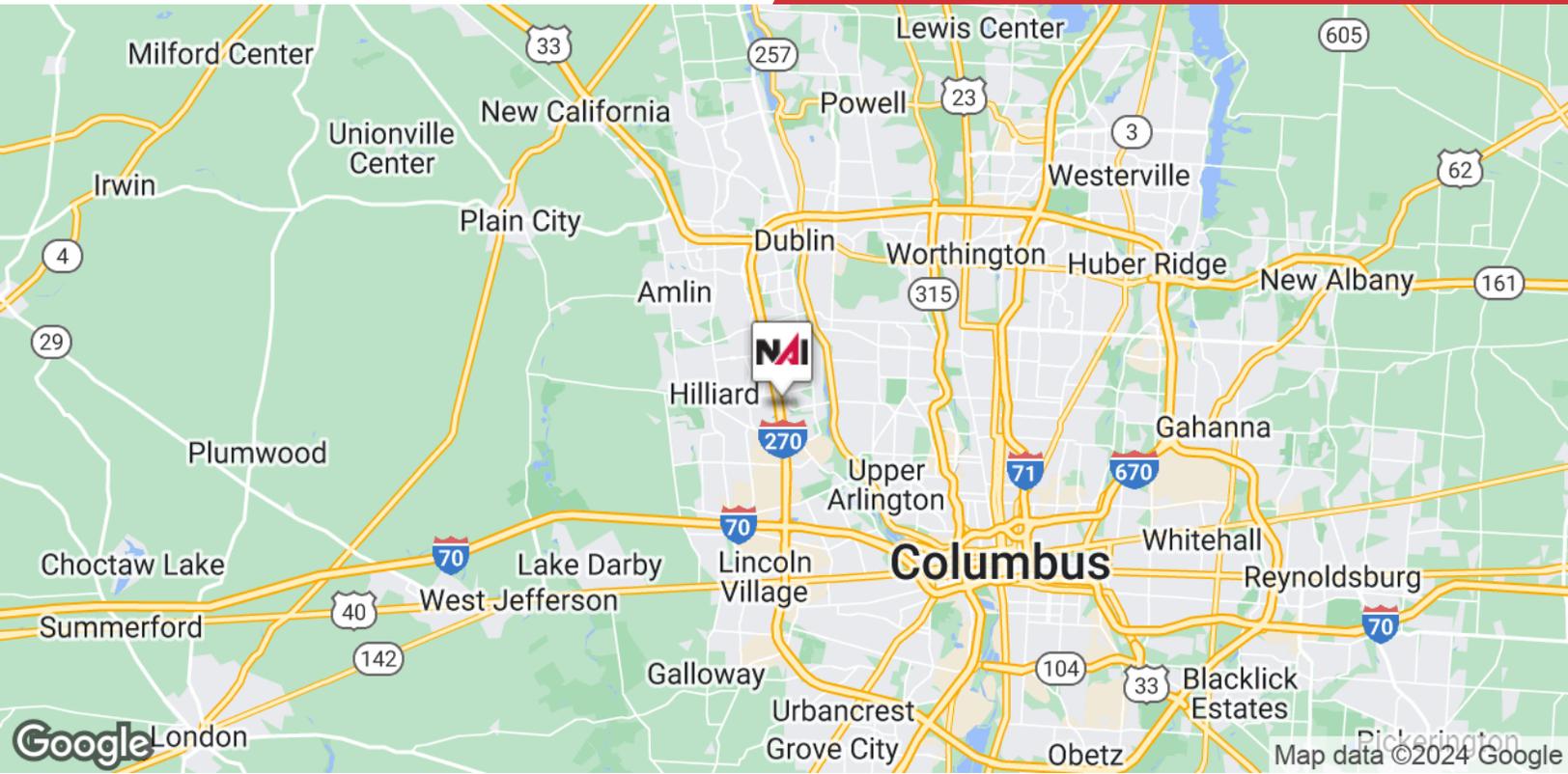


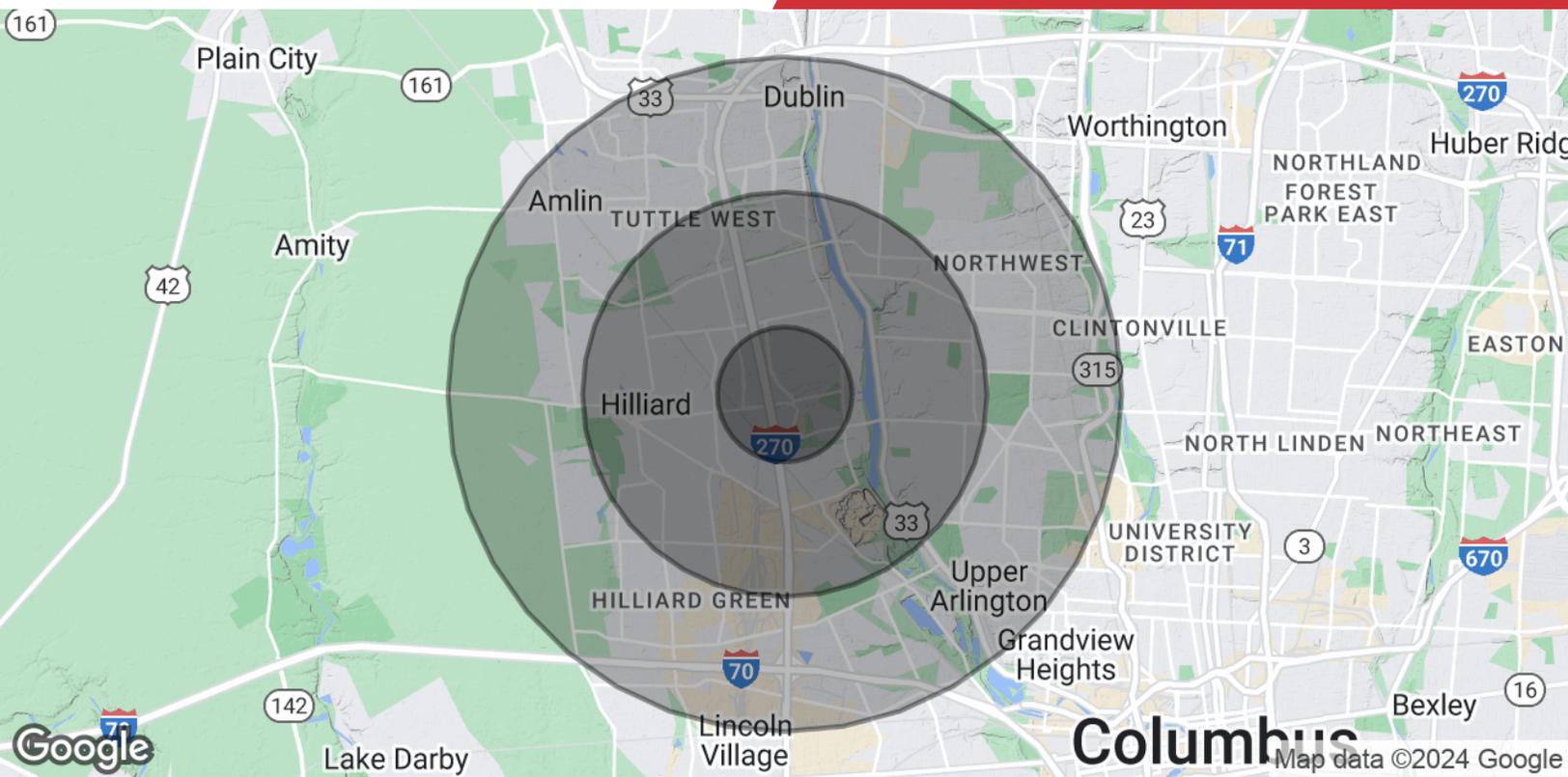
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Map data ©2022 Google  
 Quarry Pointe Reserve





### Population

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	7,161	70,333	197,426
<b>Average Age</b>	40.7	36.4	35.3
<b>Average Age (Male)</b>	39.3	35.7	34.5
<b>Average Age (Female)</b>	41.6	36.9	36.2

### Households & Income

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	2,808	27,972	80,788
<b># of Persons per HH</b>	2.6	2.5	2.4
<b>Average HH Income</b>	\$94,201	\$90,091	\$85,922
<b>Average House Value</b>	\$249,958	\$252,602	\$245,921

\* Demographic data derived from 2020 ACS - US Census