



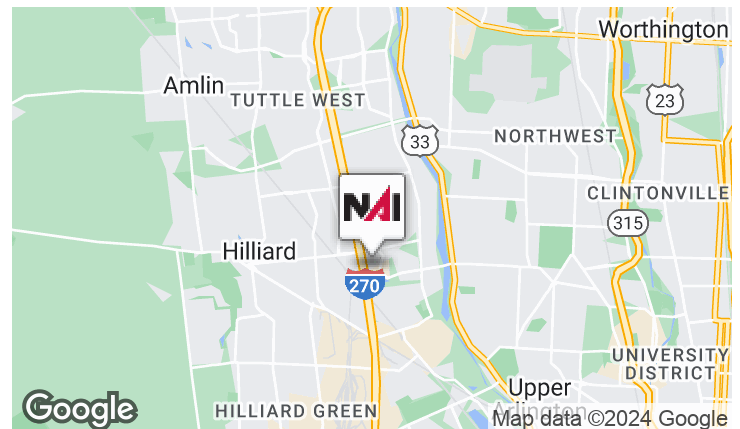
4097 Trueman Blvd.

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



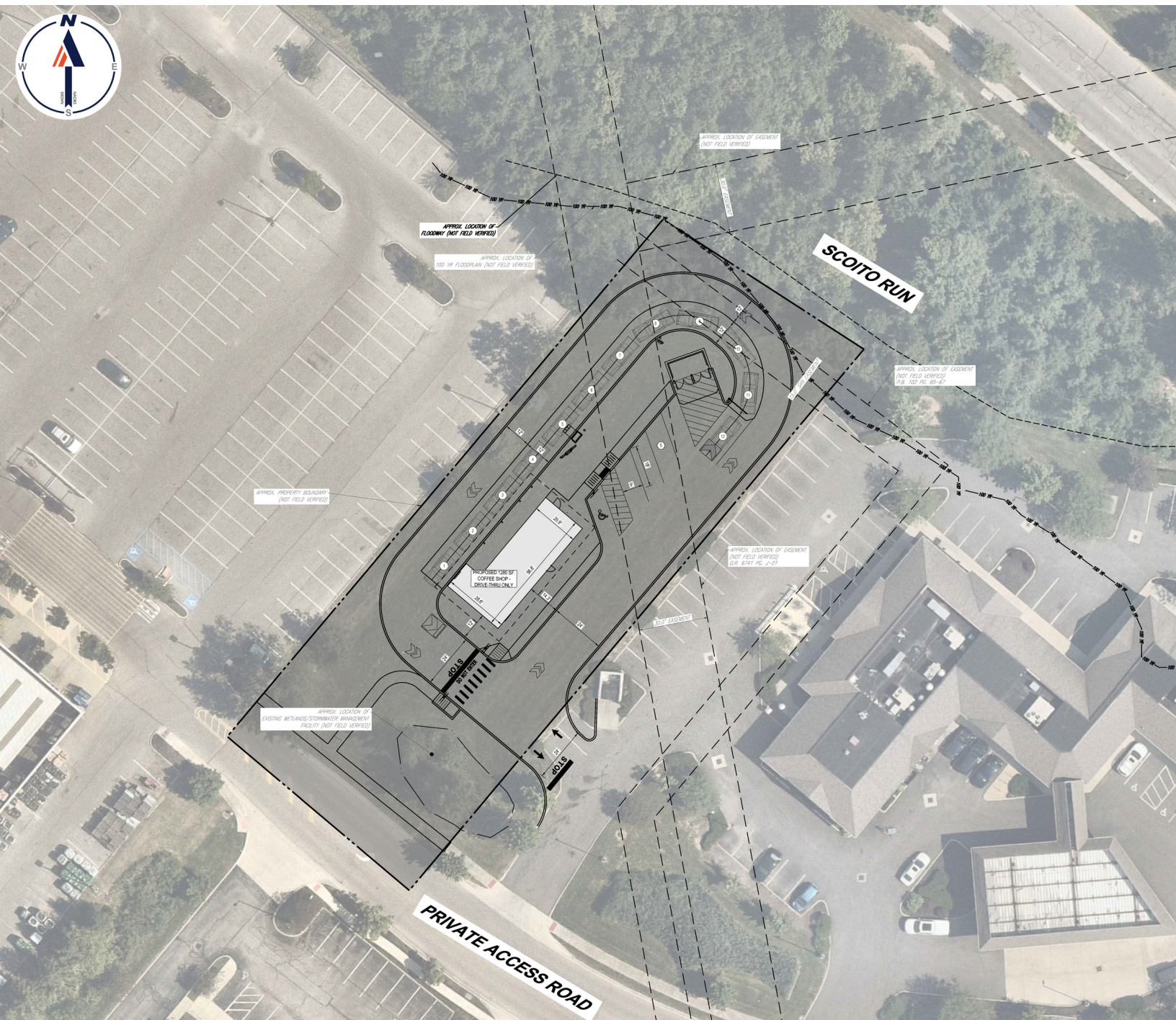
For More Information

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For Sale

0.71 Acres | \$365,000

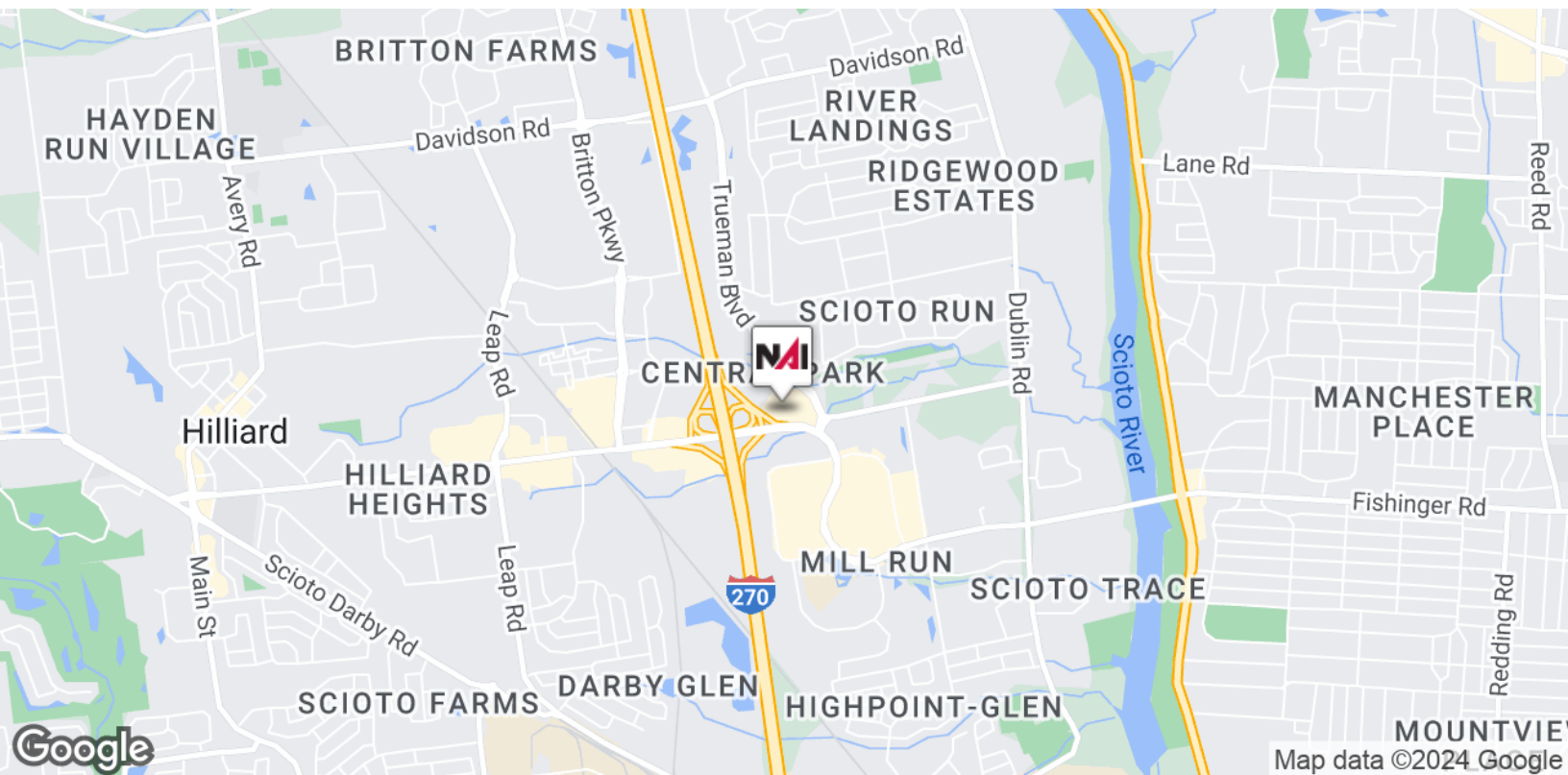
Development Site | Drive-Thru

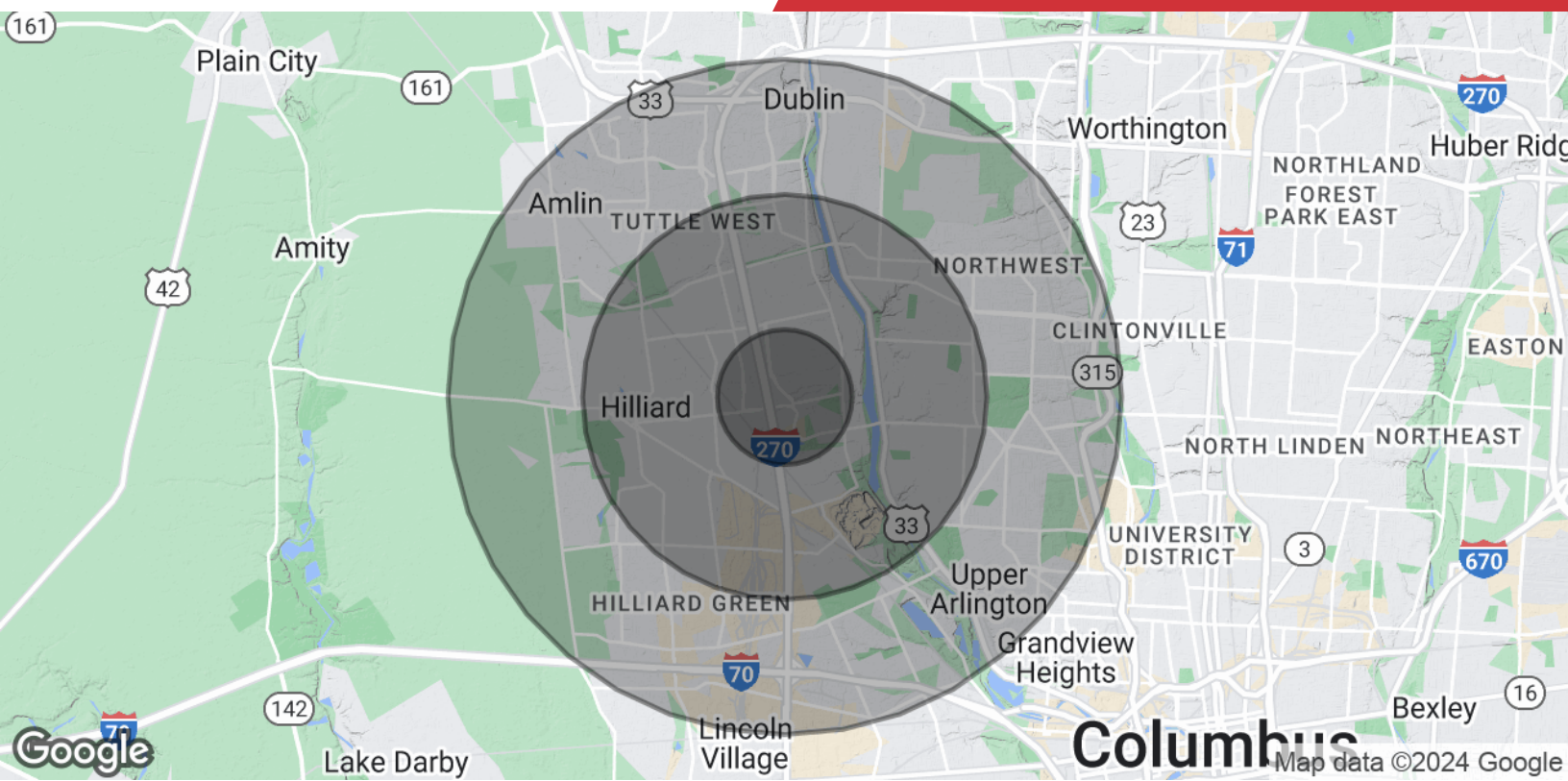


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Population	1 Mile	3 Miles	5 Miles
Total Population	7,161	70,333	197,426
Average Age	40.7	36.4	35.3
Average Age (Male)	39.3	35.7	34.5
Average Age (Female)	41.6	36.9	36.2
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,808	27,972	80,788
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$94,201	\$90,091	\$85,922
Average House Value	\$249,958	\$252,602	\$245,921

* Demographic data derived from 2020 ACS - US Census