

# Central Park

3965 TRUEMAN BLVD | HILLIARD OH 43026

## RETAIL SPACE AVAILABLE



LEASE RATE \$10.00—\$13.00 PSF NNN

AVAILABLE SPACE 1,600 SF - 5,300 SF CONTIGUOUS

## PROPERTY DESCRIPTION

- Located Directly Off I-270 & Fishinger Road
- Located By Target, Home Depot & Staples
- Exceptional Signage Visibility
- Strong Traffic Counts - 110,000+ VPD
- Signalized Intersection
- Generous Parking
- End-Cap Available
- Other Tenants Include Carrabba's Italian Grill, Radio Shack, Massage Envy & First Choice Haircutters

## CONTACT US

CRAWFORD HOYING  
REAL ESTATE SERVICES, LLC

DON BROKAW

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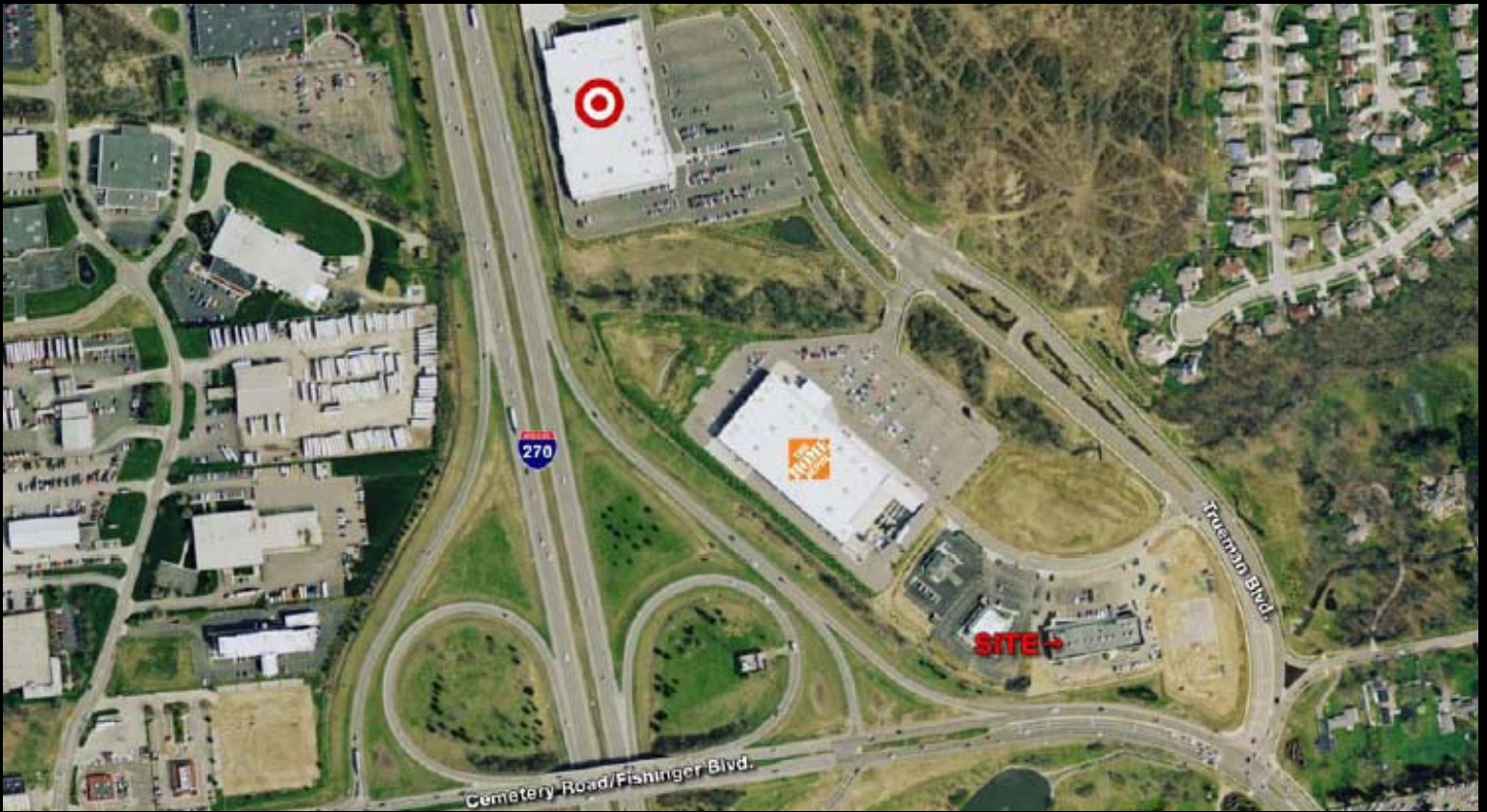


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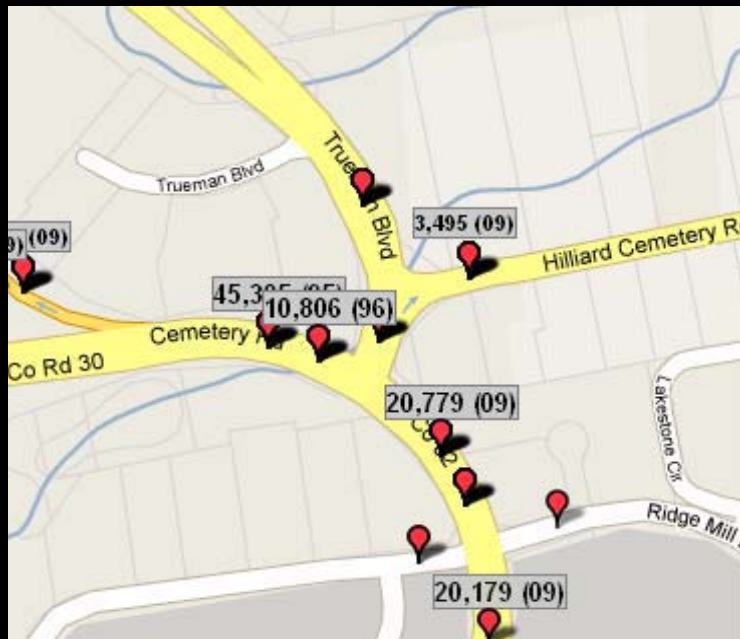
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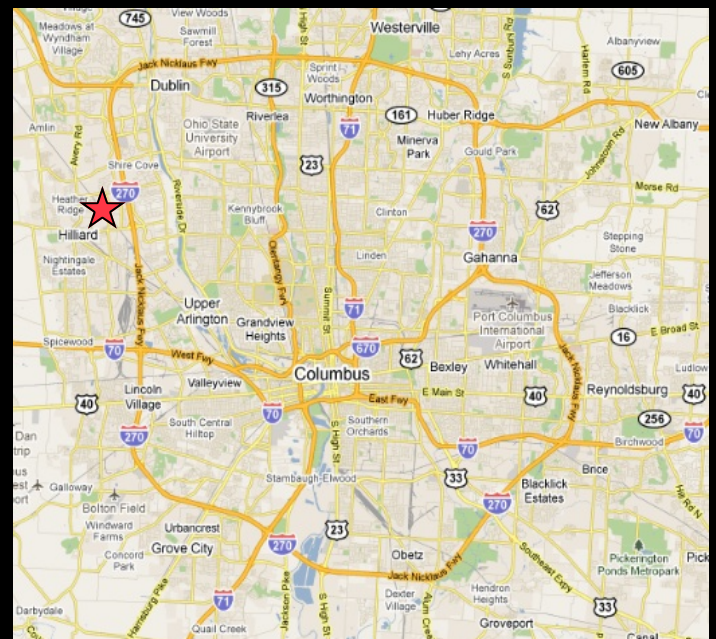
## AERIAL



## TRAFFIC COUNTS



## LOCATION



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## DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile	
<b>2009 Households by HH Income</b>	<b>2,091</b>		<b>31,726</b>		<b>80,967</b>	
Income Less than \$15,000	69	3.30%	1,272	4.01%	5,594	6.91%
Income: \$15,000 - \$24,999	82	3.92%	1,149	3.62%	4,387	5.42%
Income: \$25,000 - \$34,999	71	3.40%	1,854	5.84%	6,137	7.58%
Income: \$35,000 - \$49,999	269	12.86%	3,107	9.79%	9,541	11.78%
Income: \$50,000 - \$74,999	331	15.83%	6,848	21.58%	17,706	21.87%
Income: \$75,000 - \$99,999	359	17.17%	6,829	21.52%	15,816	19.53%
Income: \$100,000 - \$149,999	484	23.15%	6,484	20.44%	13,451	16.61%
Income: \$150,000 - \$249,999	326	15.59%	3,413	10.76%	6,748	8.33%
Income: \$250,000 - \$499,999	87	4.16%	661	2.08%	1,368	1.69%
Income: \$500,000 or more	13	0.62%	109	0.34%	219	0.27%

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2015 Projection	5,440	82,392	193,709
2010 Estimate	5,363	78,874	185,562
2000 Census	5,320	72,752	169,703
Growth 2010 - 2015	1.40%	4.50%	4.40%
Growth 2000 - 2010	0.80%	8.40%	9.30%

## Median Household Income



U.S.  
**\$60,374**



Franklin  
County  
**\$60,953**



Hilliard  
**\$78,172**

Income estimates based on 2007 U.S. Census data

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