



MEDICAL BUILDING FOR SALE

TIMBERLINE PROFESSIONAL MEDICAL BUILDING

4595-4611 Trueman Blvd, Hilliard, OH 43026

RANDALL JACKSON

President/CEO

614.975.6400

rjackson@jredcorp.com

6500 Emerald Parkway, Suite 100 • Dublin, OH 43016 • 614.975.6400 • jredcorp.com



EXECUTIVE SUMMARY

TIMBERLINE PROFESSIONAL MEDICAL BUILDING

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OFFERING SUMMARY

Sale Price: \$7,000,000

Lot Size: 1.84 Acres

Year Built: 2013

Building Size: 20,838 SF

Zoning: C-Commercial

PROPERTY OVERVIEW

Introducing a prime commercial investment opportunity at 4595-4611 Trueman Blvd, Hilliard, OH. This impressive property boasts a 20,838 SF Class A medical building constructed in 2013, comprising 4 units with all leases designated as NNN and featuring 2% annual rent increases. Zoned C-Commercial, the property offers a 50% tax abatement for 10 years, making it an attractive long-term investment. With strong demographics and excellent tenants, this property situated in the Columbus MSA area presents an ideal opportunity for the discerning office/medical investor seeking a lucrative addition to their portfolio.

PROPERTY HIGHLIGHTS

- Newer Constructed Class A Medical Building
- 20,838 SF with 4 Units
- Built in 2013
- Zoned C-Commercial
- Located in Columbus MSA
- Strong Demographics
- Excellent Tenants
- 50% Tax Abatement for 10 years
- All Leases NNN with 2% Annual Increases

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

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RENT ROLL

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
Pediatric Associates	4595	9,520	1/1/2014	12/31/2029	\$196,207	45.69	\$20.61
Ortho One	4611, Suite 200	6,805	11/1/2014	03/31/2029	\$156,522	32.66	\$23.00
Goza Wellness	4611, Suite 300	2,434	9/17/17	09/30/2027	\$54,181	11.68	\$22.26
Scott J. Nicolette, DDS	4611, Suite 100	2,079	7/18/2022	10/31/2032	\$44,125	9.98	\$21.22
Totals/Averages		20,838			\$451,035		\$21.64

* 2% Annual Increases

* Lease Type NNN

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TENANT BIO

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Orthopedic One is Central Ohio's largest physician owned orthopedic surgery practice providing comprehensive musculoskeletal care from diagnosis to rehabilitation with strong emphasis on conservative treatment outpatient procedures. With nearly 70 of the region's top general and fellowship trained orthopedic experts, more than 100 physical and occupational therapists and a team of 700 caring associates, Orthopedic ONE is the largest physician owned orthopedic surgery practice in Ohio.

Orthopedic One offers eight convenient physician clinics spanning the central Ohio footprint, that include comprehensive therapy services, on-site fluoroscopy, EMG services, and convenient MRI suites. Orthopedic ONE physician's maintain hospital affiliations with two of the largest systems in Columbus, as well as independent ventures in area outpatient surgery centers.

Orthopedic One has multiple clinics across Central Ohio in Hilliard, Dublin, Westerville, Grove City, Upper Arlington, Gahanna and more.

Web Site: www.orthopedicone.com



Pediatric Associates, Inc. has been caring for the children of Central Ohio since 1960. They are pediatric specialists who care for children from birth through age 18. Their vision and mission is to provide excellent, compassionate medical care for children for generations to come. As a multi-physician, multi-office pediatric group we are committed to providing excellent health care to children in Central Ohio. Our focus is on preventive care: keeping your child healthy. They continue to be a leader in the Central Ohio medical community, being one of the first practices to have multiple offices, and one of the first medical offices to convert to electronic medical records.

Web Site: www.kidzdoc.com

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At GOZA Wellness, their team is a vibrant, multidisciplinary group of experienced providers—board-certified physicians, licensed therapists, coaches, dietitians, and holistic health professionals—united by a shared mission: to help you feel like your most healthy, whole, and radiant self.

Together, they bring decades of combined experience in areas including women’s hormonal health, primary care, mental health, nutrition, physical rehabilitation, massage therapy, acupuncture, lifestyle medicine, functional medicine and more. From academic appointments to national speaking engagements and industry-leading awards, each of our team members is deeply respected in their field and deeply committed to care that’s personal, empowering, and integrative.

Web Site: www.gozawellness.com



Nicolette Family Dental has been providing exceptional dental care to the Northwest Columbus area for over 25 years. Our team, led by experienced professionals, is dedicated to ensuring every patient receives personalized and comprehensive dental services.

From routine cleanings to advanced treatments, our commitment to your good oral health is unwavering. As a locally and family-owned practice since 1996, we take pride in our deep roots in the community and our commitment to serving our neighbors.

With Nicolette Family Dental, you can trust that we will handle your dental care so you can maintain a healthy and beautiful smile

Web Site: www.nicolettefamilydental.com

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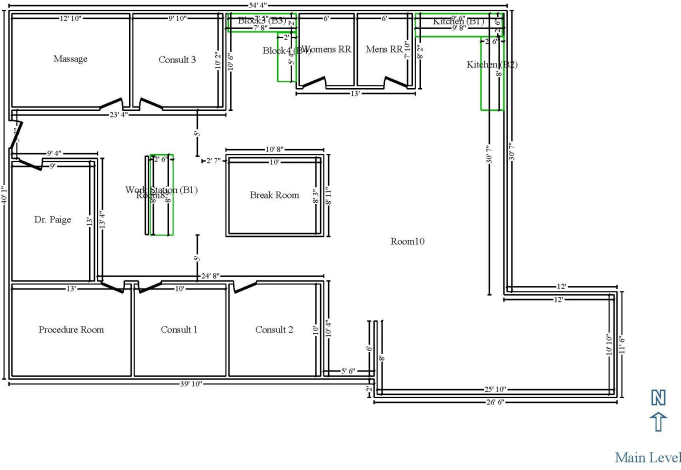
FLOOR PLANS

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Main Level



2017-04-18-1639

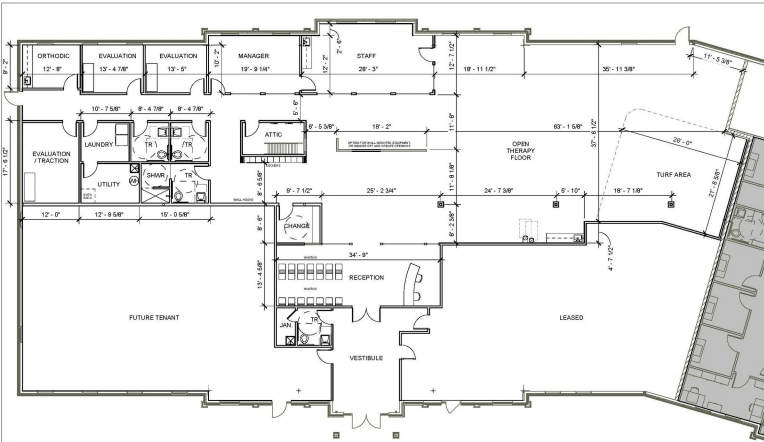
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4595 Trueman Blvd - Pediatric & Assoc

4611 Trueman Blvd, Ste 300 - Primary Care & Wellness



4611 Trueman Blvd, Ste 200 - Ortho One



4611 Trueman Blvd, Ste 100 - Nicolette Family Dental

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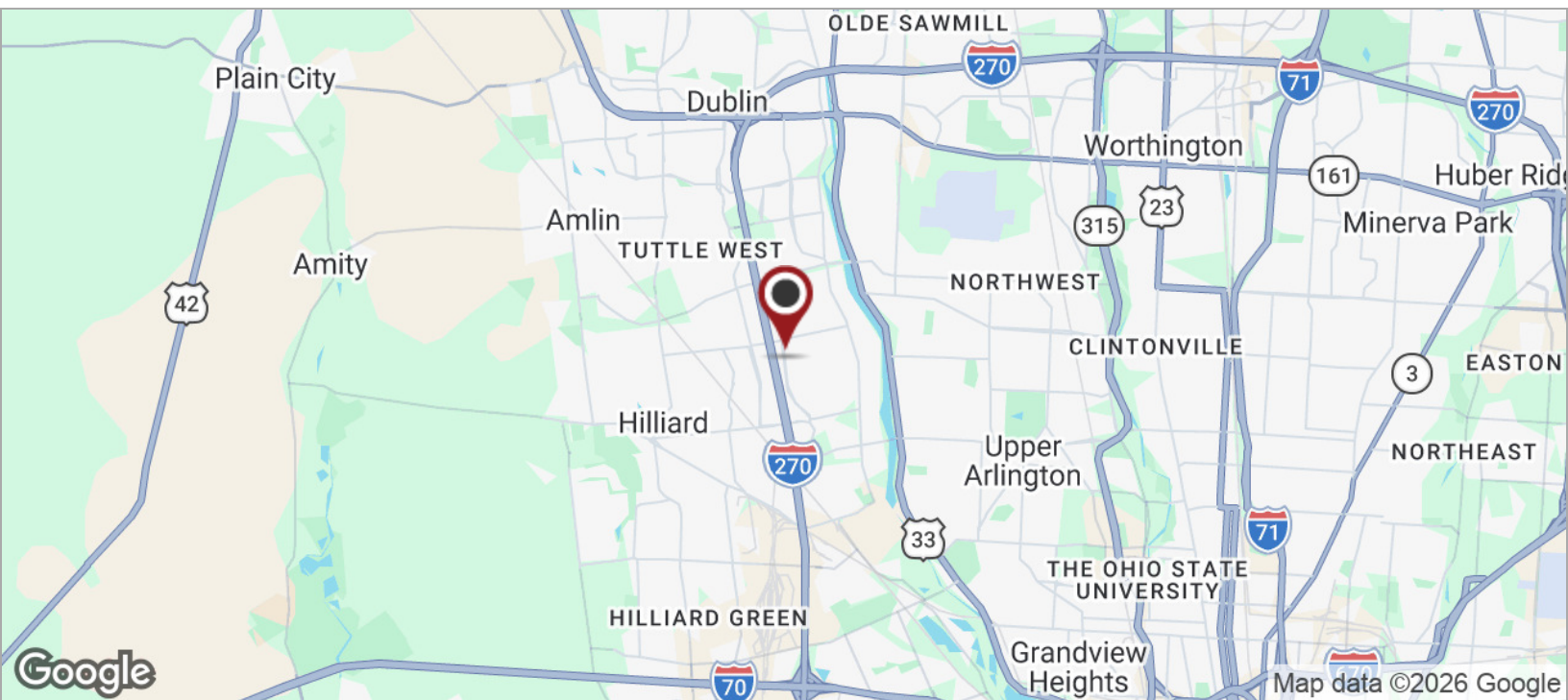
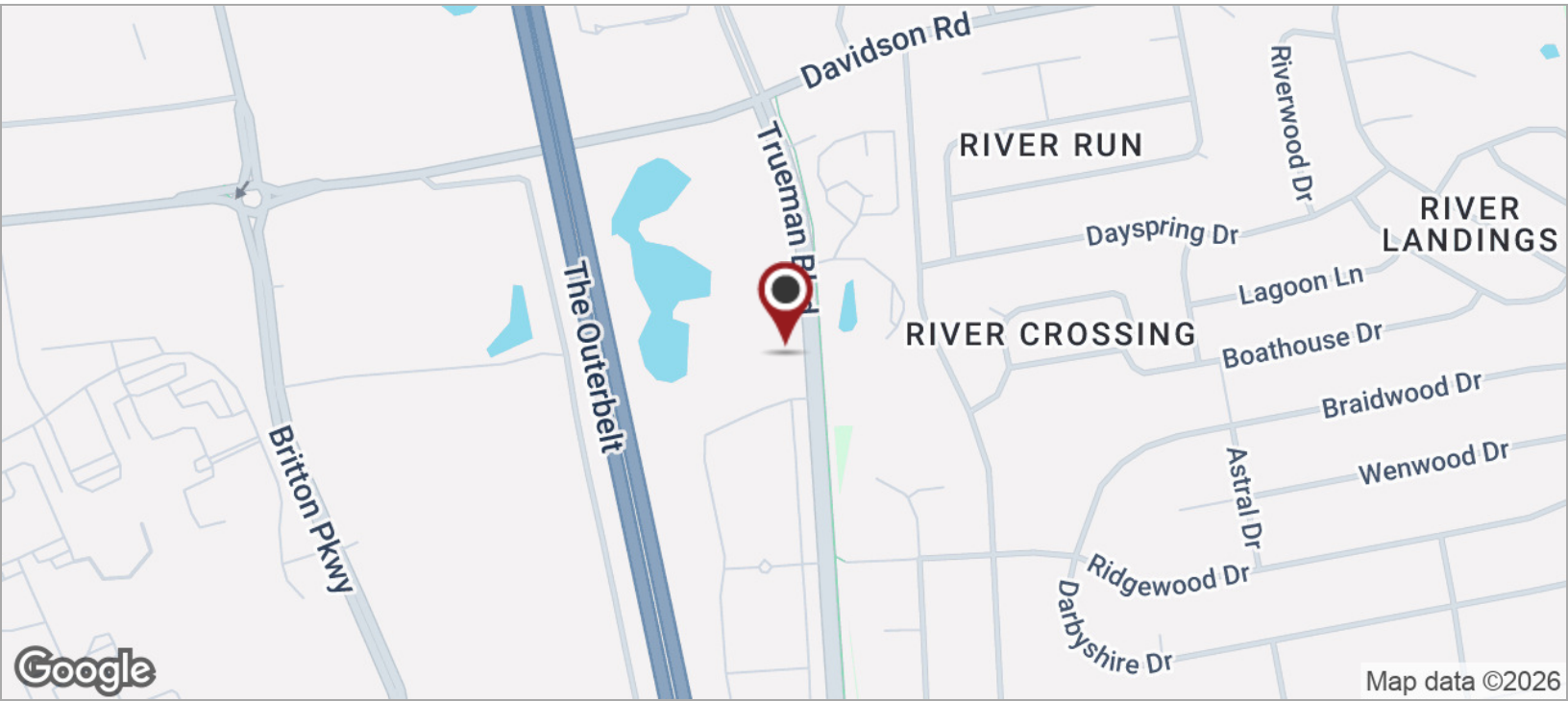
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LOCATION MAPS

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RETAILER MAP - TIMBERLINE

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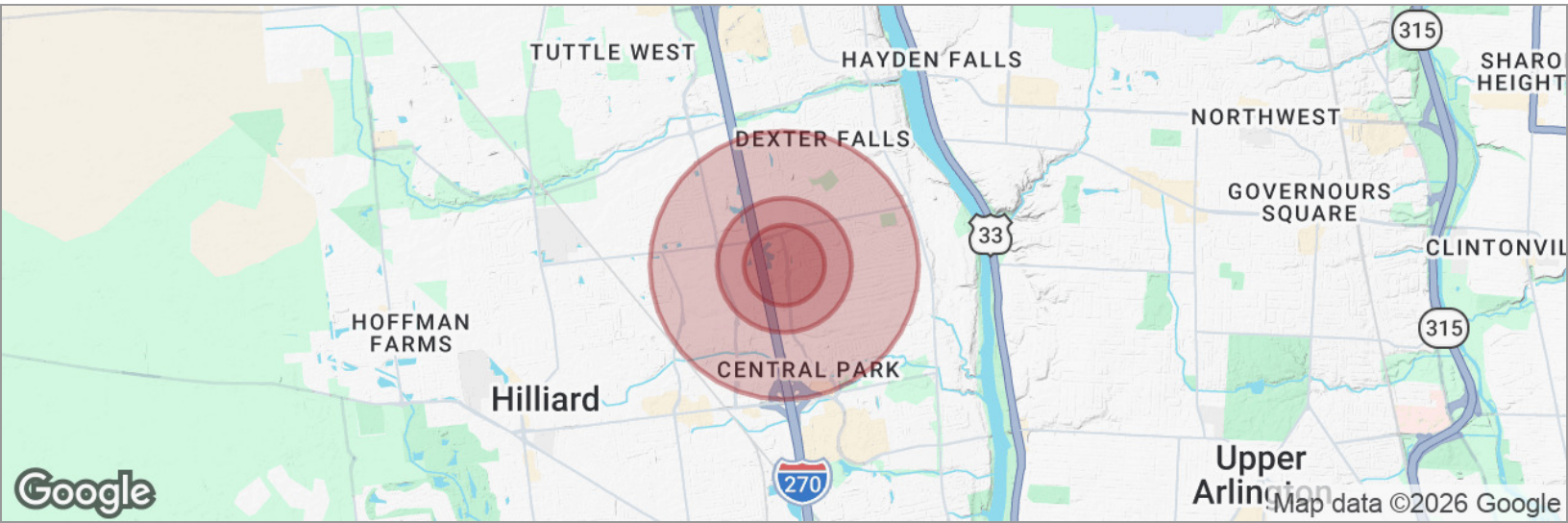
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DEMOGRAPHICS MAP

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total population	860	2,117	11,071
Median age	42	41	40
Median age (Male)	41	40	39
Median age (Female)	43	42	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total households	314	820	4,790
# of persons per HH	2.7	2.6	2.3
Average HH income	\$171,277	\$153,519	\$134,844
Average house value	\$413,020	\$402,546	\$386,189

ETHNICITY (%)

	0.3 MILES	0.5 MILES	1 MILE
Hispanic	3.6%	4.7%	5.4%

RACE (%)

	0.3 MILES	0.5 MILES	1 MILE
White	86.3%	84.7%	82.0%
Black	2.6%	3.4%	3.8%
Asian	3.6%	3.6%	5.1%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.2%	0.1%	0.2%
Other	1.0%	1.6%	2.1%

* Demographic data derived from 2020 ACS - US Census

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