

BRITTON FLEX CENTER

NEW FLEX SPACE FOR LEASE

4500 BRITTON PARKWAY, HILLIARD, OHIO 43026



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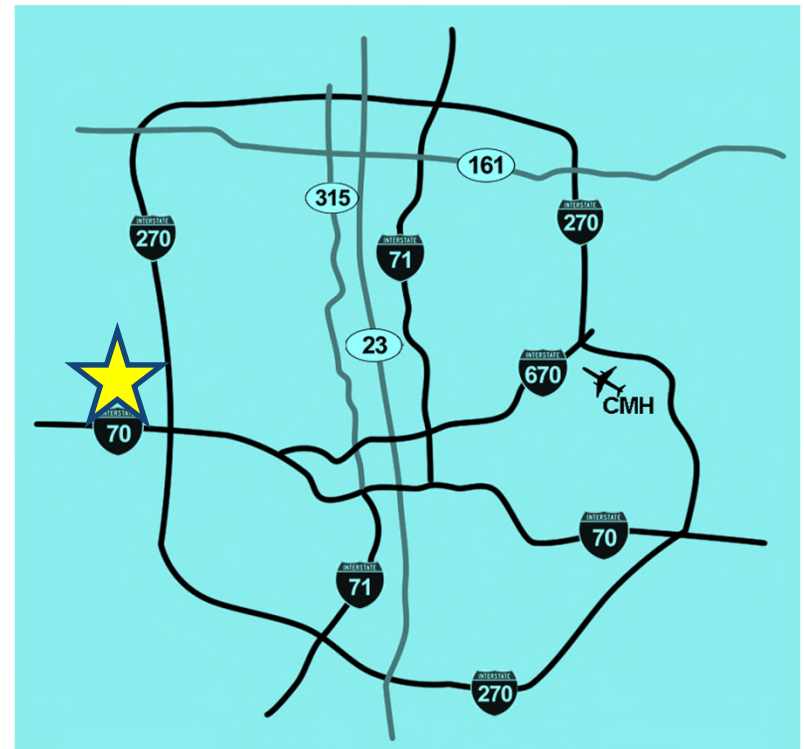


PROPERTY HIGHLIGHTS

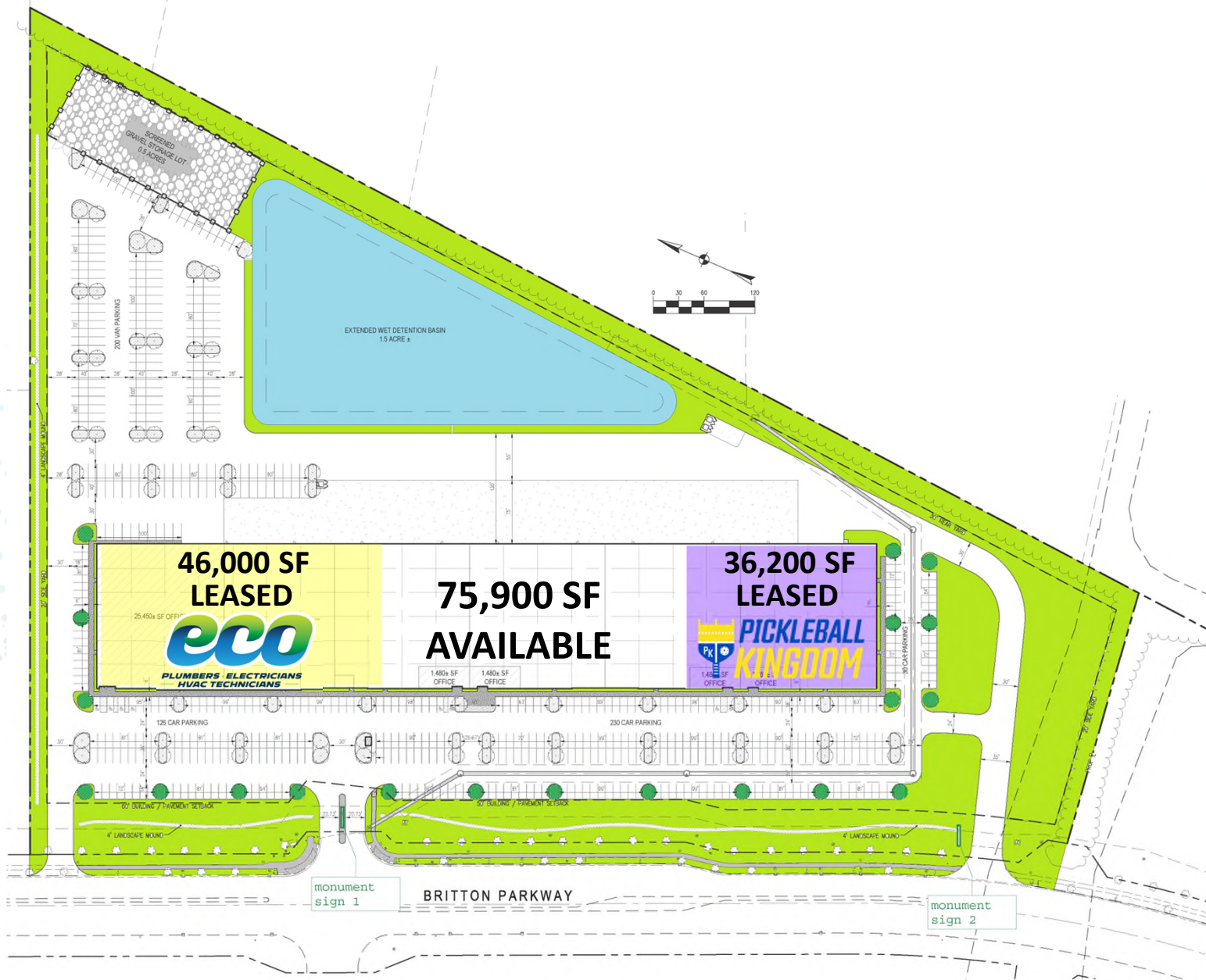
BRITTON FLEX CENTER

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- New 158,100 SF flex building
- Delivering Q2 2026
- Up to 75,900 SF available
- Divisible to 15,000 SF
- Direct access to I-270 from Tuttle Crossing to the north and Cemetery Road to the south
- Tenant improvement allowance available



SITE PLAN



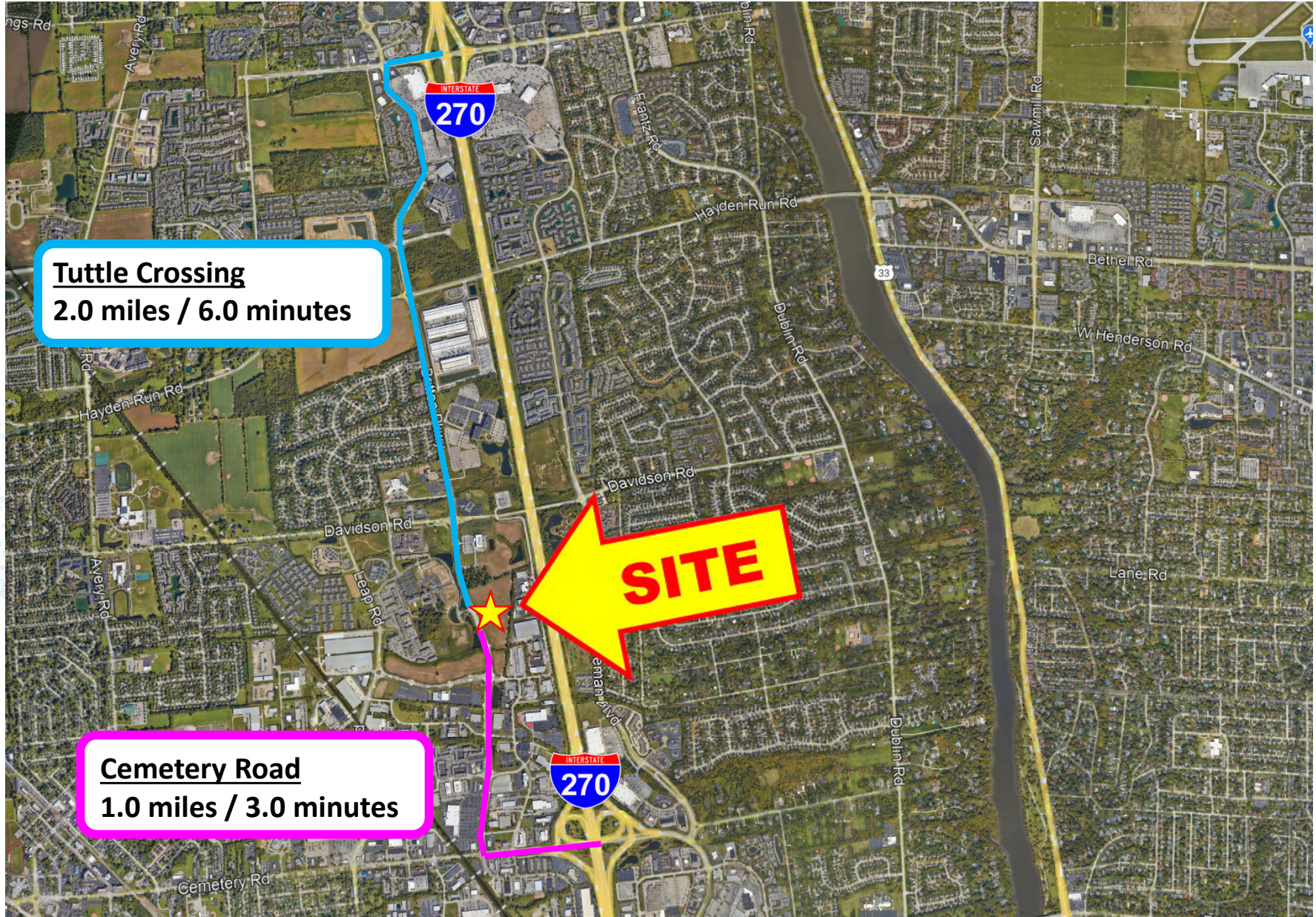
AERIAL A: TRUEPOINTE TENANTS



EXTERIOR



DRIVE-TIMES TO I-270



Tuttle Crossing
2.0 miles / 6.0 minutes

Cemetery Road
1.0 miles / 3.0 minutes

AREA HIGHLIGHTS



Within minutes of the Site, tenants have access to many quality dining, hotel, fitness, shopping, and medical options. Mill Run boasts over 1 million SF of retail and the Tuttle corridor has over 2 million square feet of retail. The Site is located directly across I-270 from Truepointe--a brand new \$250M dollar live-work-play development bringing new restaurants, retail, and other amenities to the area.

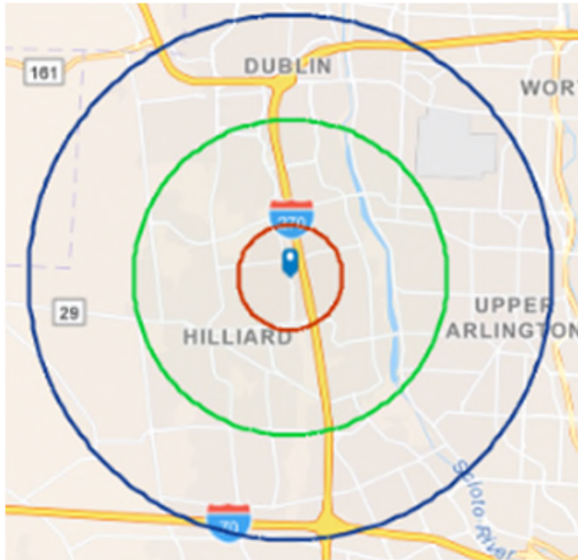
RENDERINGS



SPECIFICATIONS

<u>Building dimensions:</u>	170' deep. 30'x 56'-8" bay widths.
<u>Demising to the following sizes:</u>	25,345 SF 25,353 SF 29,937 SF 30,194 SF
<u>Estimated operating expenses:</u>	\$4.40/SF includes 50% abated real estate taxes
<u>Drive-in doors:</u>	1 per 20,000 SF provided by LL
<u>Size of drive-in doors:</u>	10' x 12'
<u>Clear height:</u>	20' at rear of building. 24' at front of building.
<u>Column spacing:</u>	30'
<u>Roof:</u>	Metal roof
<u>Heating:</u>	Gas-fired heater provided by LL for warehouse area
<u>Sprinkler:</u>	ESFR
<u>Power:</u>	3,000 amp 3-phase 480/277 V
<u>Floor sealer:</u>	Lapidolith or similar
<u>Walls:</u>	Metal framed, drywall
<u>Warehouse floor:</u>	6" thick concrete

1-MILE RADIUS DEMOS



KEY FACTS

9,130
Population

2.3
Average
Household Size

37.1
Median Age

\$99,208
Median Household Income

BUSINESS

358

Total Businesses

6,301

Total Employees

EDUCATION

1%
No High School
Diploma

11%
High School
Graduate

18%
Some
College

70%
Bachelor's/Grad/Prof
Degree

INCOME

\$57,386
Per Capita
Income

\$99,208
Median
Household
Income

\$131,028
Average
Household
Income

EMPLOYMENT

81.0
White
Collar %

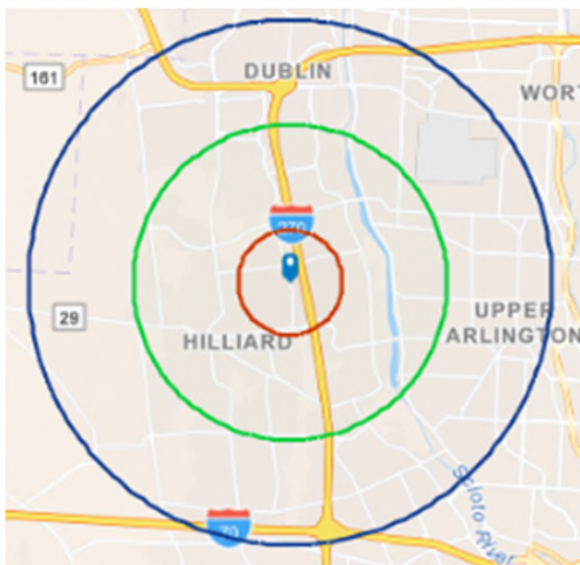
10.0
Blue
Collar %

9.0
Services
%

equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

3-MILE RADIUS DEMOS



KEY FACTS

91,256

Population



Average
Household Size



Median Age

\$93,132

Median Household Income

BUSINESS



Total Businesses

2,865



Total Employees

42,290

EDUCATION



3%

No High School
Diploma



15%

High School
Graduate



20%

Some
College



62%

Bachelor's/Grad/Prof
Degree

INCOME



\$52,261

Per Capita
Income



\$93,132

Median
Household
Income



\$123,809

Average
Household
Income

EMPLOYMENT



77.7

White
Collar %



12.4

Blue
Collar %



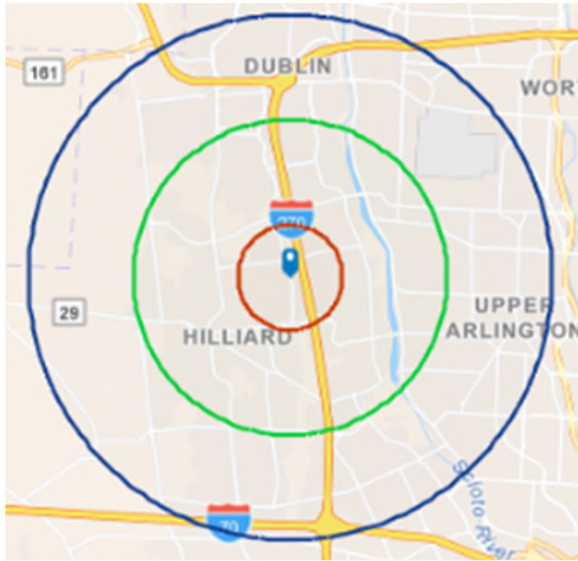
9.9

Services
%

equity | brokerage

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5-MILE RADIUS DEMOS



KEY FACTS

214,846
Population

2.3
Average
Household Size

37.3
Median Age

\$91,115
Median Household Income

BUSINESS

8,352

Total Businesses

128,861

Total Employees

EDUCATION

3%
No High School
Diploma

14%
High School
Graduate

20%
Some
College

63%
Bachelor's/Grad/Prof
Degree

INCOME

\$53,088
Per Capita
Income

\$91,115
Median
Household
Income

\$124,916
Average
Household
Income

EMPLOYMENT

77.7
White
Collar %

11.8
Blue
Collar %

10.5
Services
%

equity | brokerage

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