



Hilliard Rome

C O M M O N S

100% OCCUPIED, 106,571 SF SHOPPING CENTER SERVING AFFLUENT & GROWING POPULATION | HILLIARD, OH (COLUMBUS, MSA)



Dominant Center with Leasing Momentum

2.5 Million + Annual Visitors - Up 11.8%
Over Past 3 Years

12,200 SF Signed Across 4 New Leases Since 2022



Stable Cash Flow Backed by National Tenants

88% of GLA and 84% of Income
from National Tenancy



Prime Retail Location in Columbus MSA

#1 Fastest Growing Midwest City for GDP,
Job Growth, & Population

Trade Area AHHI of \$120K with
15% Population Growth Since 2010

1,360+ Homes in Hilliard Development Pipeline -
10% Household Growth



THE OFFERING

Property Location	Property Size	Year 1 NOI	Parking Spaces / Ratio	Year Built	Occupancy	WALT	Weighted Average Tenure
1710 Hilliard Rome Road, Hilliard, OH 43026	106,571 SF	+/- \$1,664,000	814 (79 ADA) / 7.6 per 1,000 SF	2002	100%	4.4 Years	8.1 Years



INVESTMENT HIGHLIGHTS

Dynamic Growth Market with Affluent Demographics

- » 15% Population Growth Since 2010 in 5-Mile Radius, Increasing to 25% Growth in 1-Mile Radius
- » \$120K Average Household Income Creates Over \$9.7B in Trade Area Buying Power
- » Hilliard is Considered one of Ohio's **Fastest-Growing** Cities with a 55% Population Increase Over the Past 20 Years
- » Columbus Ranked #1 Fastest Growing Midwest City for GDP, Job Growth, & Population
- » Over 1,360 New Homes are in Review, Planned, or Construction Stages Within Hilliard - Representing 10% Household Growth

Exceptional Retail Location on the West Side of Columbus

- » Over 30,000 VPD Traveling on Hilliard Rome Road - the City's Main Retail Corridor
- » Situated on the Right Side of Hilliard Rome Road, Capturing Downtown Commuter Traffic Traveling Home via I-70 and Capitalizing on Shoppers from Neighboring Grocers
- » In a 5-Mile Radius, Retail Market Rents Have Grown by Nearly 6% YOY as of Q2 2026

Strong Leasing Momentum & Tenant Performance

- » 12,200 SF Signed Across 4 New Leases Since 2022
- » Burlington: 323K Annual Visitors & up 9% YOY
- » HomeGoods: 200K Annual Visitors & up 6% YOY



Dominant National Tenant Line-Up with Stable Cash Flows

- » 100% Occupied with 8 Years of Tenure
- » Burlington Represents 28%, HomeGoods Represents 16%, & Ulta Represents 12% of Income

Spin-Off Opportunity

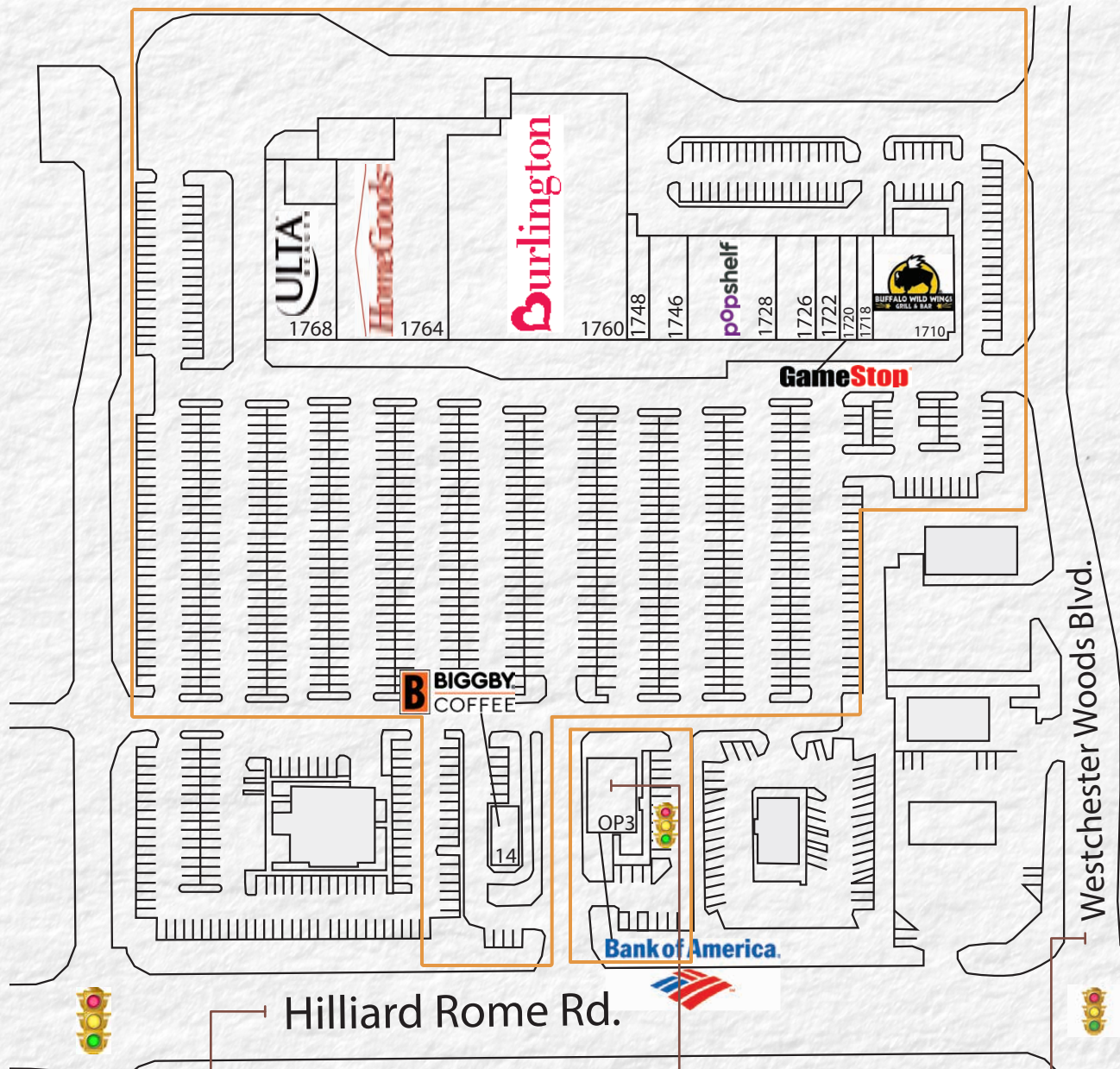
- » Separately Parceled Bank of America Building Offers Exit Flexibility with Cap Rate Arbitrage



SITE PLAN

Current Retailers

Suite	Tenant	SF
14	Biggby Coffee	100
1710	Buffalo Wild Wings	7,500
1718	Mariner Finance	1,500
1720	Gamestop	2,000
1722	Juice Time	2,000
1726	Wild Ginger Asian Fusion	4,000
1728	Popshelf	8,100
1746	Lovely Nails	3,800
1748	Mr Baker	2,000
1760	Burlington	39,123
1764	HomeGoods	22,048
1768	Ulta Beauty	10,400
OP3	Bank of America	4,000



Hilliard Rome Road:
30,000 VPD

Separately Parcelled Bank
of America Allows for
Accretive Spin-Off Potential

Westchester Woods
Boulevard:
6,000 VPD

HILLIARD ROME COMMONS TRADE AREA

YOY MARKET
RENT GROWTH OF
5.9% IN 5-MILE
RADIUS

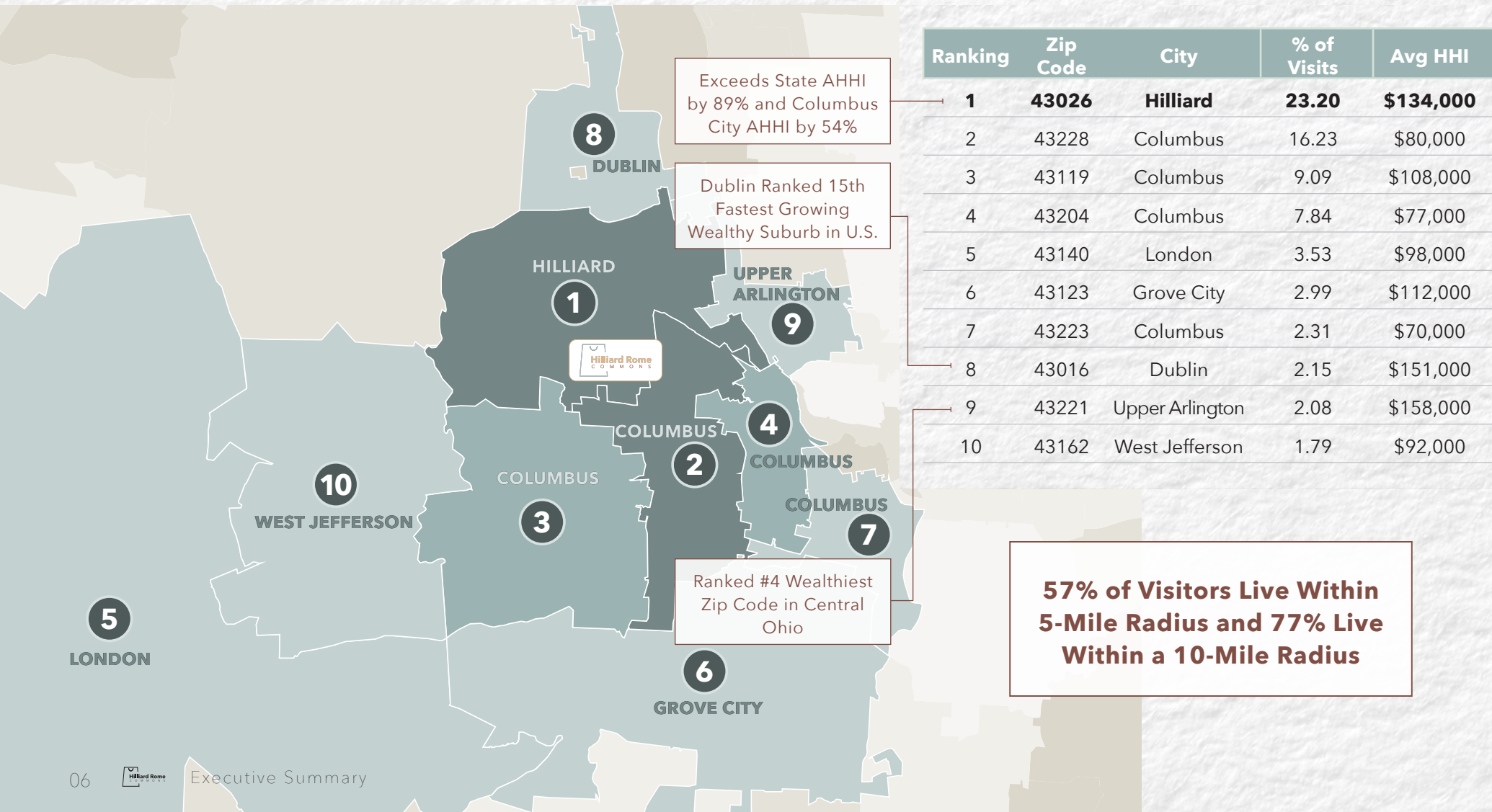


	1-MILE	3-MILE	5-MILE
Population	13,426	78,631	203,478
Pop. Growth Since 2010	25%	17%	15%
Households	6,112	31,673	81,229
AHHI	\$107,737	\$118,555	\$119,933
Buying Power	\$658M	\$3.75B	\$9.74B

Hilliard Rome Road: 30,000+ VPD



DRAWING POWER FROM WEST COLUMBUS MSA'S **WEALTHIEST NEIGHBORHOODS**



Exceeds State AHHI by 89% and Columbus City AHHI by 54%

Dublin Ranked 15th Fastest Growing Wealthy Suburb in U.S.

Ranked #4 Wealthiest Zip Code in Central Ohio

57% of Visitors Live Within 5-Mile Radius and 77% Live Within a 10-Mile Radius

COLUMBUS **OVERVIEW**

As the 14th largest city in the U.S. and the fastest growing city in Ohio, Columbus has grown into a dominant Midwest presence. Located at the heart of the country, Columbus is within a one day truck drive or a one hour flight to nearly 60% of the U.S. and Canadian populations, 44% of U.S. corporate headquarters, and 44% of U.S. manufacturing employment. Columbus is serviced by two (2) airports: the John Glenn Columbus International Airport which offers more than 160 direct flights, and the Rickenbacker International Airport which is the world's largest cargo-dedicated airport, has a foreign trade zone, and is home to 80+ million square feet of warehouse and distribution space

- » The Columbus Region is home to **five Fortune 500** and fifteen **Fortune 1000** companies
- » **14th Largest City** in the U.S.
- » **#1 in the Nation** for infrastructure and economic development investment
- » **16.1% Population Growth** Since 2010
- » Cost of living is **10% lower** than the national average
- » **#1 Fastest Growing Midwest City** for GDP, Job Growth, and Population
- » **22,000** Annual College Graduates

COLUMBUS'S ATTRACTIONS EXTEND BEYOND A BUSINESS-FRIENDLY ENVIRONMENT



Demographic Snapshot

Columbus MSA	
Total Population	2,225,000
Population Growth Since 2010	16.1%
Median Age	37.2
Bachelor's Degree %	42.2%
Average Household Income	\$112,000
Average Home Value	\$355,000

FORTUNE 1000

HEADQUARTERED IN COLUMBUS





**RETAIL INVESTMENT
SALES ADVISORY**

Michael Nieder

Managing Director

W 312.300.7291

M 773.524.8449

Michael.Nieder@jll.com

Brian Page

Director

M 630.234.8664

Brian.Page@jll.com

**CORPORATE CAPITAL MARKETS
& NET LEASE ADVISORY**

Alex Sharrin

Senior Managing Director

W 305.913.5545

M 773.320.2558

Alex.Sharrin@jll.com

Mohsin Mirza

Senior Director

W 312.228.2867

M 630.809.5144

Mohsin.Mirza@jll.com

**DEBT AND EQUITY
PLACEMENT**

Christopher Knight

Managing Director

W 312.980.3603

M 847.962.4205

Christopher.Knight@jll.com

Matt Maksymec

Director

W 312.957.4826

M 630.379.9447

Matt.Maksymec@jll.com

**OHIO
LICENSEE**

Bill Poffenberger

Managing Director

License #: OH - 352247

+1 513 252 2107

bill.poffenberger@jll.com



150 North Riverside Plaza
Suite 2500 | Chicago, IL
60606

www.us.jll.com/capitalmarkets

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