



# Hilliard Rome COMMONS

100% OCCUPIED, 106,922 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

12,551 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	106,922 SF	+/- \$1,662,000	814 (79 ADA) / 7.6 per 1,000 SF	2002	100%	4.6 Years <i>*WALT &amp; Tenure Calculated off July 1st, 2026 Analysis Start</i>	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

- » 12,551 SF Signed Across 4 New Leases Since 2022
- » Burlington: 323K Annual Visitors & up 9% YOY
- » HomeGoods: 200K Annual Visitors & up 6% YOY



**Mr. Baker  
Juice Time**



## 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

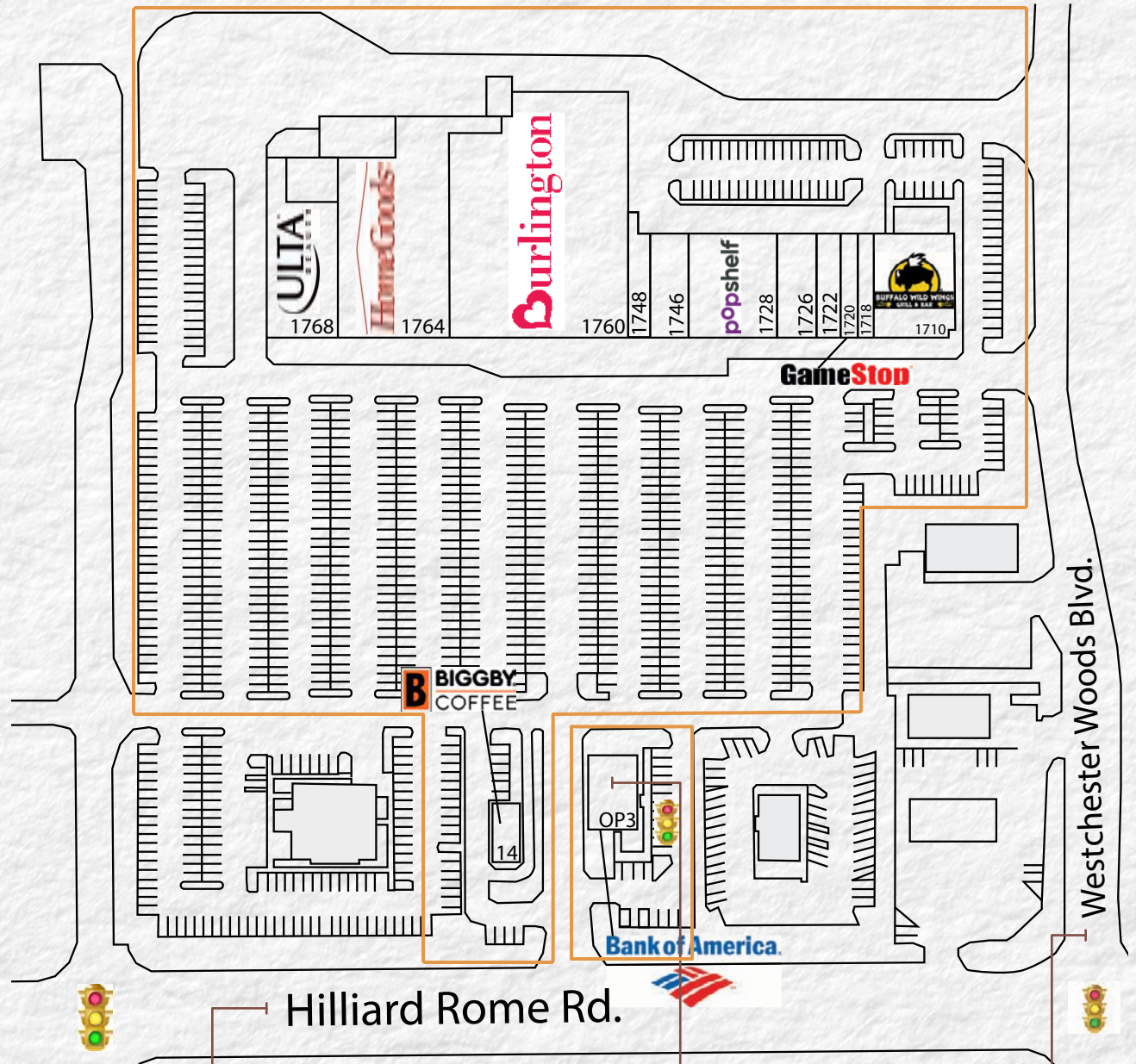
- » Separately Parceled Bank of America Building Offers Exit Flexibility with Cap Rate Arbitrage



# SITE PLAN

## Current Retailers

Suite	Tenant	SF
14	Biggby Coffee	451
1710	Buffalo Wild Wings	7,500
1718	Mariner Finance	1,500
1720	Gamestop	2,000
1722	Juice Time	2,000
1726	Wild Ginger	4,000
1728	pOpshelf	8,100
1746	Lovely Nail Spa	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 Parceled Bank  
of America Allows for  
Accretive Spin-Off Potential

Westchester Woods Blvd:  
6,000 VPD





# HILLIARD ROME COMMONS TRADE AREA

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



**MENARDS**

**Westpoint Plaza**  
Marshalls **HOBBY LOBBY** **PETSMART**  
Banfield PET HOSPITAL *Ohio* Bureau of Motor Vehicles

**Tanglewood Plaza**  
**DICK'S SPORTING GOODS** **KOHL'S** **ROSS DRESS FOR LESS**

**meijer**

**sam's club**

**Walmart**

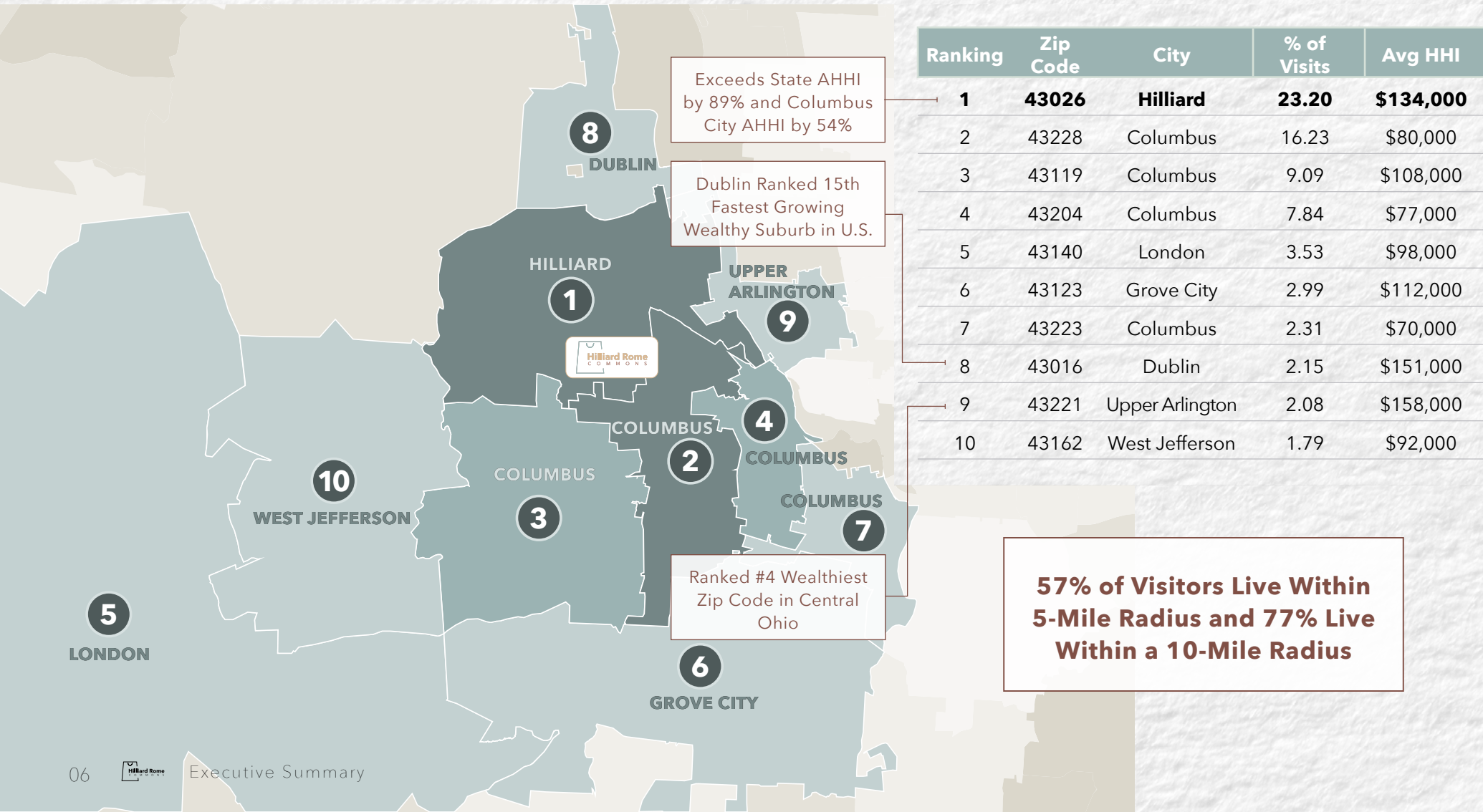
**Hilliard Rome Road: 30,000+ VPD**

**Hilliard Rome  
COMMONS**

**Market at Hilliard**  
**target** **OfficeMax**  
*Michaels* **ALDI**  
**FAMOUS footwear** **Bath & Body Works**

	<u>1-MILE</u>	<u>3-MILE</u>	<u>5-MILE</u>
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

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



# 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



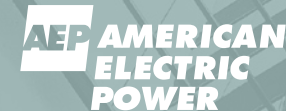
## Demographic Snapshot

### 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](http://www.us.jll.com/capitalmarkets)

Copyright © Jones Lang LaSalle IP, Inc. 2026

Jones Lang LaSalle Americas, Inc. ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the Property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle IP, Inc. All rights reserved.