

CONFIDENTIAL
OFFERING
MEMORANDUM

7750

Diley Road

Canal Winchester, OH



FULLY LEASED INVESTMENT
MEDICAL OFFICE

CBRE

EXECUTIVE SUMMARY

01

7500
Diley Road

EXECUTIVE SUMMARY



Property Overview

Property Address: 7750 Diley Rd, Canal Winchester, OH 43110

Building Size: 10,250 SF

NOI: Two NNN leases totalling \$192,607.65

Suite Sizes: Ranges from 3,050 SF - 7,200 SF

Year Built: 2020



EXECUTIVE SUMMARY



EXECUTIVE SUMMARY



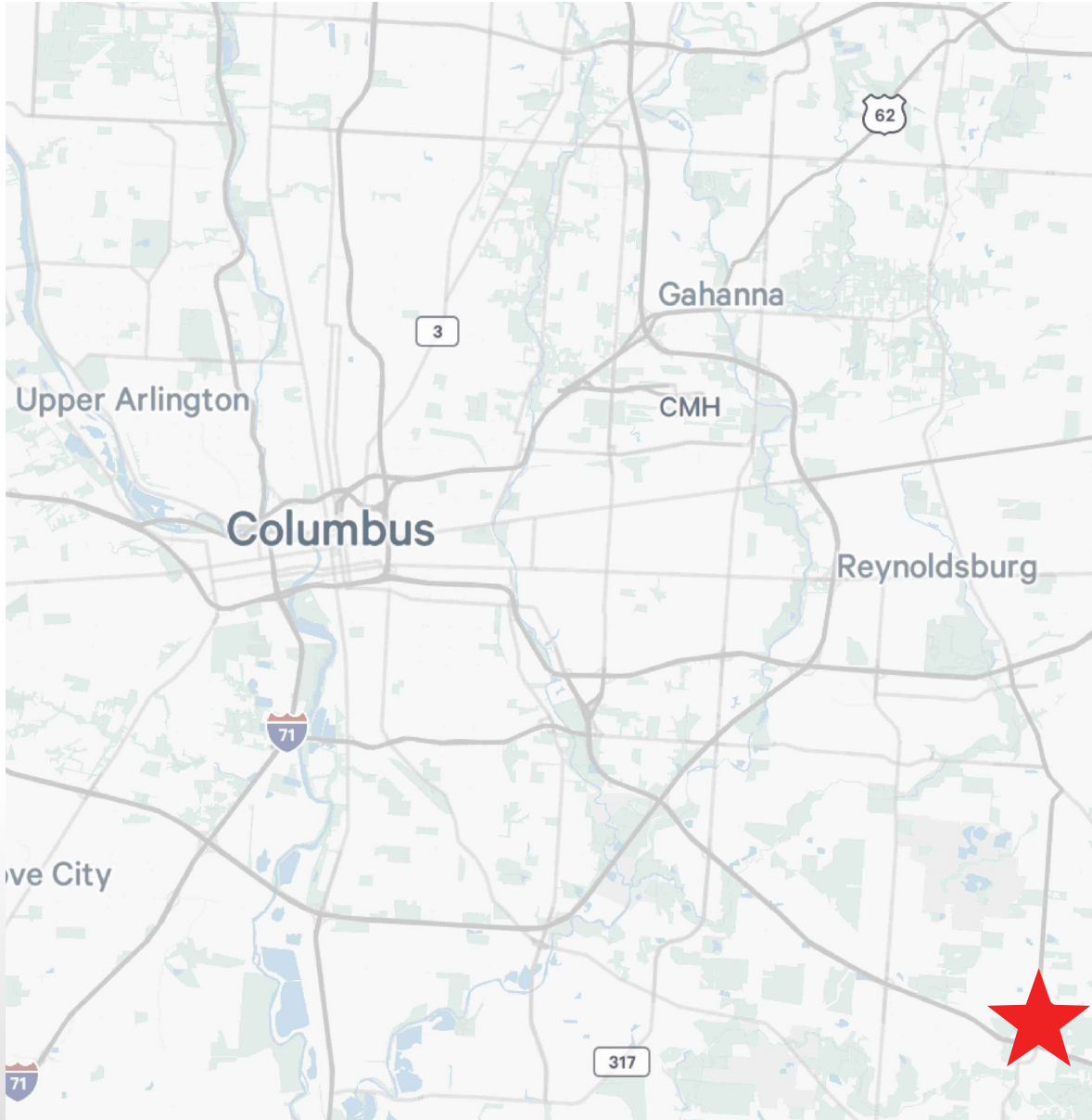
AREA OVERVIEW

02

7500

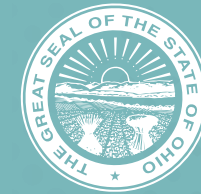
Diley Road

AREA OVERVIEW



7750 Diley Road

Top Columbus Employers



AREA INFORMATION

WHY COLUMBUS

Fast Facts and Figures



2.3M

Total Population



4.6M

Annual Visitors



\$130K

Median Household Income



\$112K

Average Household Income



#1

in Midwest for GDP Growth



7TH

Largest economy in the US



TOP 10

Millennial concentration



22K

Annual College Graduates

7750 Diley Road

03

FINANCIAL OVERVIEW

7500
Diley Road

Orthopedic One	3,050 SF
	Local orthopedic group operating 9 physician offices, 12 physical therapy locations and operates out of 20 surgery centers around central Ohio. Orthopedic One has more than 100 physical and occupational therapists and over 70 orthopedic and musculoskeletal specialists.
Pediatric Associates	7,200 SF
	Local pediatric group with 5 locations and 22 physicians around central Ohio.

FINANCIAL OVERVIEW

Tenant	Square Feet	Lease Commencement	Term	Options	Increases	Rate	Opex	Pro Rata Share	Lease Term Remaining
Orthopedic One	3,050	8/15/2022	7 Years	Two 3-year	2%	\$16.50	\$6.64	29.76%	4.5 Years
Pediatric Associates	7,200	12/11/2019	10 Years	Two 5-year	.50 / year	\$19.95	\$6.64	70.24%	4.75 years

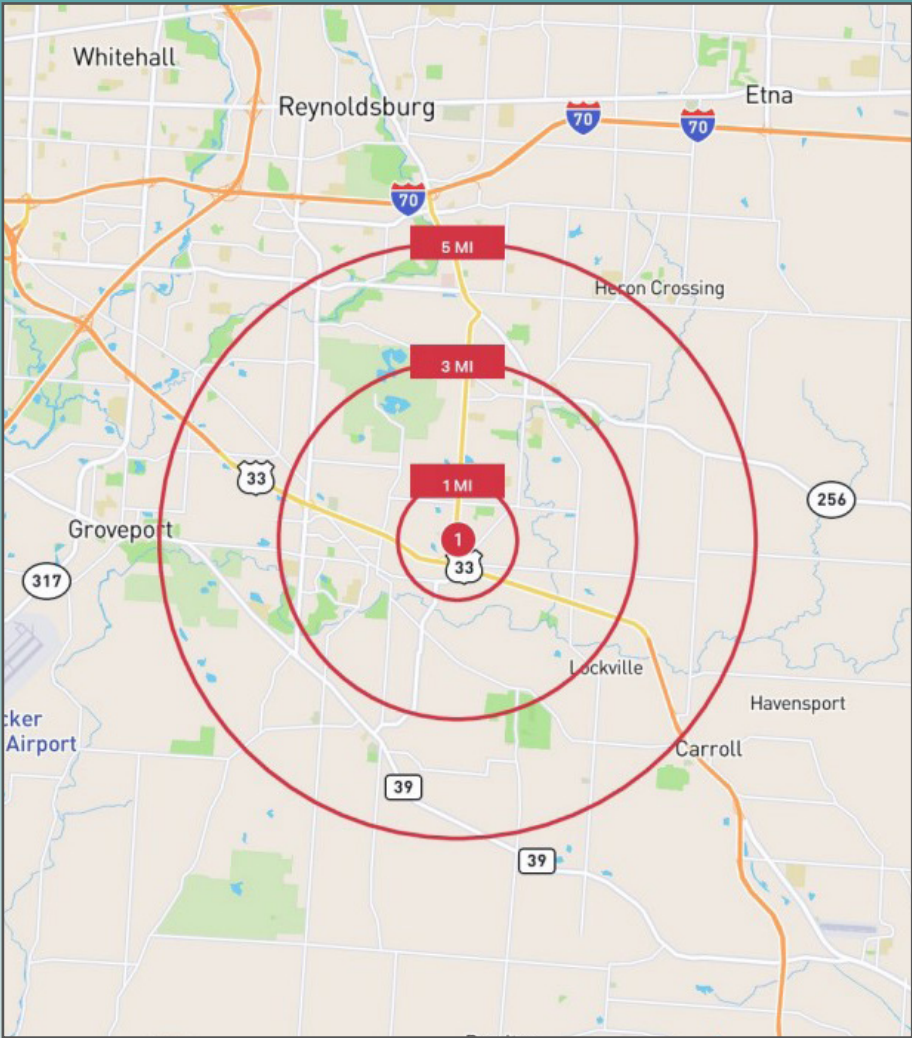
	Orthopedic One	Yearly Rent	Monthly Rent	Pediatric Associates	Yearly Rent	Monthly Rent
Year 1	\$16.50	\$50,325.00	\$4,193.75	\$19.95	\$143,640.00	\$11,970.00
Year 2	\$16.83	\$51,331.50	\$4,277.63	\$20.45	\$147,240.00	\$12,270.00
Year 3	\$17.17	\$52,368.50	\$4,364.04	\$20.95	\$150,840.00	\$12,570.00
Year 4	\$17.51	\$53,405.50	\$4,450.46	\$21.45	\$154,440.00	\$12,870.00
Year 5	\$17.86	\$54,473.00	\$4,539.42	\$21.95	\$158,040.00	\$13,170.00
Year 6	\$18.22	\$55,571.00	\$4,630.92	\$22.45	\$161,640.00	\$13,470.00
Year 7	\$18.58	\$56,669.00	\$4,722.42	\$22.95	\$165,240.00	\$13,770.00
Year 8				\$23.45	\$168,840.00	\$14,070.00
Year 9				\$23.95	\$172,440.00	\$14,370.00
Year 10				\$24.45	\$176,040.00	\$14,670.00

EGI	\$214,008.50
VA (5%)	(\$10,700.43)
Management (5%)	(\$10,700.43)
NOI	\$192,607.65

04

7500
Diley Road

DEMOGRAPHICS



Population	1 Mile	3 Mile	5 Mile
Total Population	1,640	36,418	83,274
Average Age	39.8	36.7	36.6
Households & Income	1 Mile	3 Mile	5 Mile
Total Households	661	12,691	30,414
# of Persons per Household	2.48	2.85	2.72
Average Household Income	\$166,56	\$136,283	\$120,676

©2025 CBRE. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.