



Single Tenant | NNN | Medical Office Building

1781 Countryside Drive, Lancaster, Ohio 43130

Confidential Offering Memorandum



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PROPERTY OVERVIEW

1781 Countryside Drive presents a unique opportunity to acquire a single-tenant medical office building in Lancaster, Ohio. This well-maintained 9,954 SF property is 100% leased to Diley Medical Group through February 2032, offering stable, long-term income. The lease features landlord-favorable terms and includes two 7-year renewal options, further securing the investment. The facility itself is well-equipped with 17 exam rooms, 8 offices, 7 nurse stations, 4 lab/procedure spaces, and a 954 SF lower-level lab space. Constructed in 2006 on 1.8 acres, the building offers 48 parking spaces and benefits from a convenient location approximately 3 miles north of Fairfield Medical Center. With an established, long-term tenant and attractive, landlord-friendly lease terms, this medical facility provides an outstanding investment opportunity in a thriving healthcare market.



Address	1781 Countryside Dr
City	Lancaster
State	Ohio
Year built	2006
Gross Leasable Area	9,954 SF
Lot Size	1.8 AC
Ownership	Fee Simple
Occupancy	100%
Property Type	Medical Office Building



INVESTMENT SUMMARY



OFFERING SUMMARY

Asking Price	\$2,545,000
Net Operating Income (as of 3/1/26)	\$185,458
Asking Cap Rate	~ 7.25%
Tenancy	Single Tenant
Lease Structure	Triple Net (NNN)
Escalations	3%



LEASE PROVISIONS OF NOTE

- Tenant is responsible for all costs and expenses required to operate and maintain the Property
- Landlord Responsibilities (limited to):
 - Structural elements only
 - Parking lot resurfacing/restriping to be completed by 2/28/27 (24 months from lease commencement)
 - 50% cost sharing for HVAC/heating systems repairs or replacement
- Two (2) Seven (7) Year Renewal Options
 - If Tenant exercises its option to extend the Term of this Lease for the Premises for any of the Extended Terms, then the Lease shall be so extended on the same terms and conditions then set forth in the Lease except that the Base Rent during any Extended Term shall be the greater of 103% of the final year of initial Term or the First Extended Term, as the case may be, or market rent for the Premises as of the beginning of each of the First Extended Term and the Second Extended Term as determined in Landlord's sole discretion, as the case may be. The Base Rent shall continue to increase by the greater of 3% per annum, or then market escalation rate, per year during each Extended Term.
- Lease is personally guaranteed

LEASE OVERVIEW

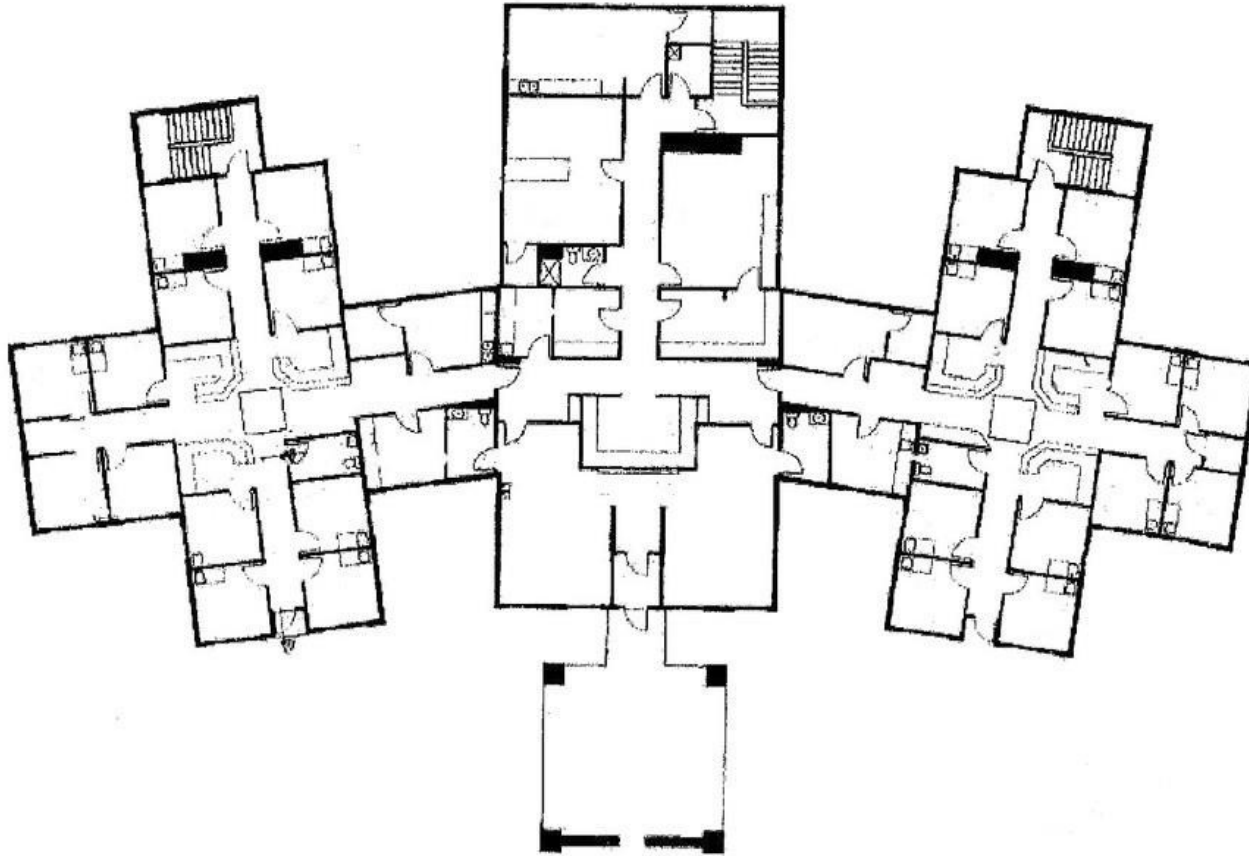
TENANT	SF	START DATE	END DATE	PSF	LEASE TYPE	MONTHLY RENT	ANNUAL RENT
Diley Medical Group	9,954	3/1/25	2/28/32	\$18.54	NNN	\$15,379.00	\$184,548.00

INTERIOR PHOTOS



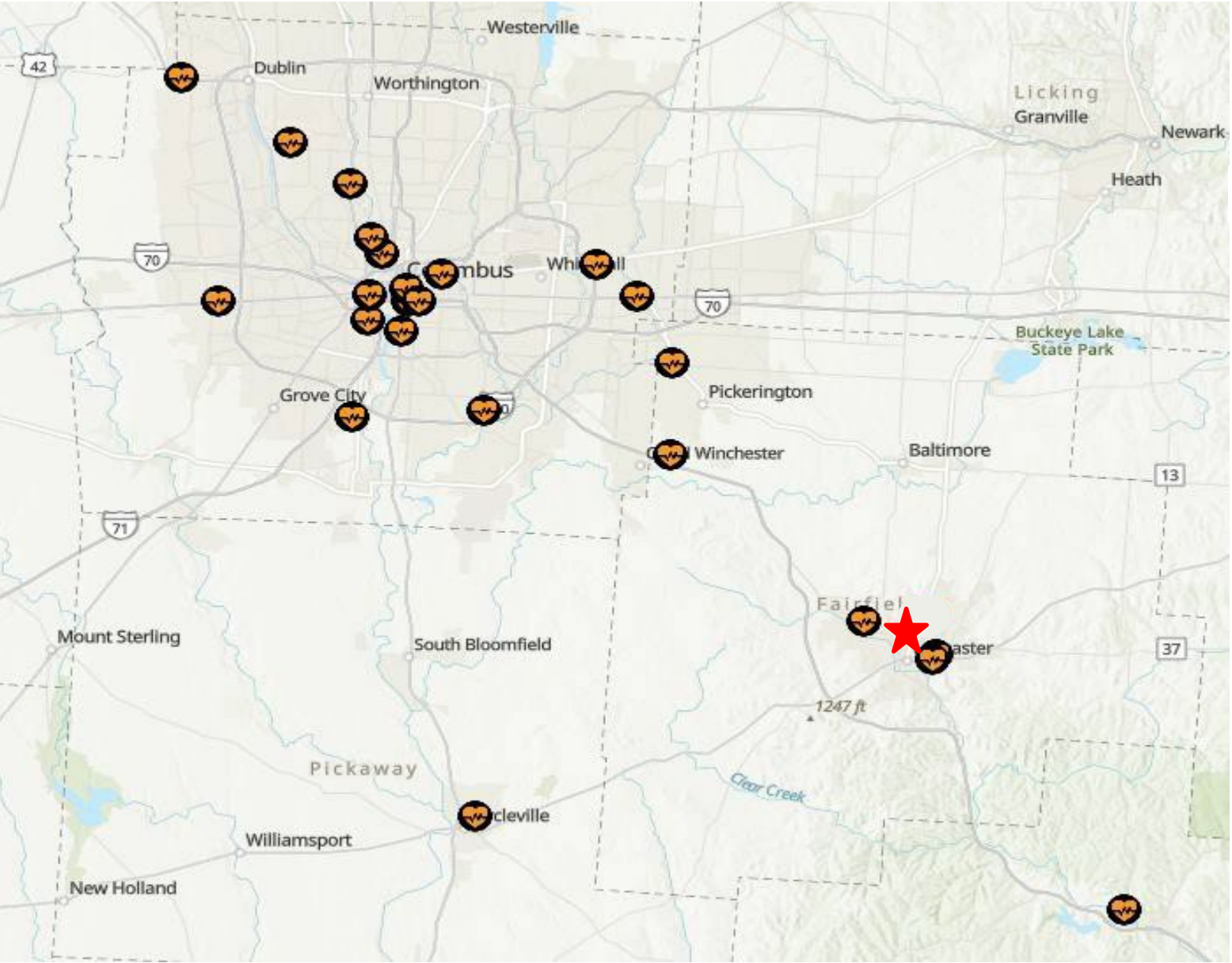
FLOORPLAN

Medical facility located approximately 3 miles north of Fairfield Medical Center. The single tenant building consists of the following:



- (17) Seventeen Exam rooms
- (8) Eight Office spaces
- (6) Seven Nurse stations
- (5) Five restrooms
- (4) Four Lab or procedure spaces
- Billing room
- Phone room
- Breakroom
- Training room
- Front desk/Reception desk
- Waiting area
- 954 SF lab space on lower level with reception, break area and restroom

LOCATION MAP



★ 1781 Countryside Dr,
Lancaster, OH 43130

📍 Hospitals/Medical Centers

DEMOGRAPHICS

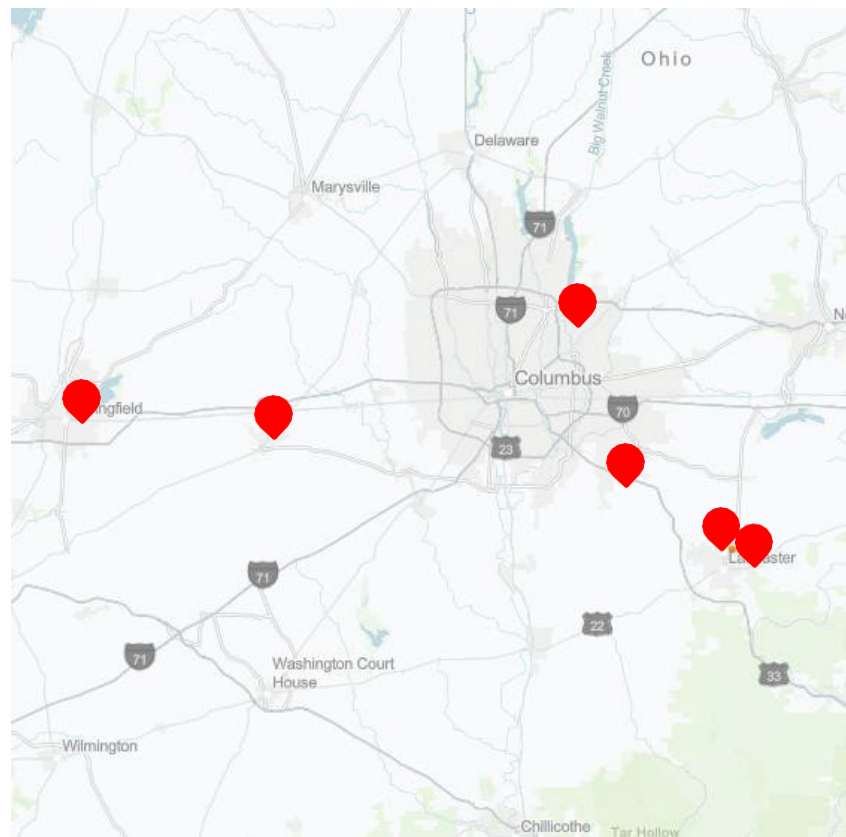


MILE RADIUS	1 miles	3 miles	5 miles
Total Population	1,781	38,625	52,250
Population under 10	156	4,565	6,117
Population 10-19	195	4,598	6,195
Population 20-29	175	4,847	6,363
Population 30-39	161	4,905	6,529
Population 40-49	194	4,581	6,217
Population 50-59	235	4,611	6,397
Population 60-69	230	4,761	6,546
Population 70-79	253	3,679	5,087
Population over 80	181	2,078	2,799
Median Income	\$102,375	\$64,041	\$63,911
Medical Office Buildings	3	19	19
MOB SF	30,787 SF	298,867 SF	312,515 SF
MOB SF / 1,000 pt	17,287	7,738	5,981
MOB SF / Doc	2,368	4,981	5,041

TENANT OVERVIEW

Diley Medical Group

Diley Medical Group LLC (DMG) is a prominent independent medical practice that has been serving Central Ohio for over 15 years. Since founded in 2008, DMG has expanded to six strategic locations across the region. The practice offers diverse healthcare services creating multiple revenue streams that enhance its stability as a tenant, including primary care (internal medicine, family medicine), specialty clinics (aesthetic services branded as "The Face Bar," medical marijuana evaluations, weight management), multiple care delivery methods (office visits, assisted living support, telehealth capabilities), and retail components (CBD products). DMG's strategic advantages include strong connections with local medical centers and hospitals, creating natural patient referral channels. The practice's multi-location structure reduces risk compared to single-location practices, while its diverse patient demographics ensure consistent facility utilization. DMG has adopted modern healthcare technologies and maintains a strong community reputation. Diley's expansion was necessitated due to capacity constraints at their existing Lancaster location. Their commitment to serving Fairfield County is further solidified by a seven-year lease term (through February 2032) with two seven-year renewal options. As healthcare trends toward outpatient settings, DMG presents an attractive tenant profile for investors seeking stable, long-term cash flow from a specialized medical asset with strong fundamentals and personal guaranty.



Canal Winchester
7901 Diley Rd, Ste 260,
Canal Winchester, OH 43110

Springfield
2253 Olympic St Ste B,
Springfield OH 45503

Lancaster South
1600 Sheridan Dr,
Lancaster, OH 43130

New Albany
5762 N Hamilton Rd,
Columbus, OH 43230

London
305 Patriot Cir,
London, OH 43140

Lancaster North
1781 Countryside Dr
Lancaster, OH 43130



1781 Countryside Dr, Lancaster, OH 43130

Disclaimer

Jones Lang LaSalle (“The Agent”) has been engaged by BGB 1781 Countryside Lancaster LLC (“Seller”) for the sale of their property located at 1781 Countryside Drive, Lancaster, Ohio 43130 (“The Property”).

The Property is being offered for sale in an “as-is, where is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein.

Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained herein. Neither Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available, or any action taken or decision made by the recipient with respect to the Properties. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw The Property from sale consideration at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding The Property and/or terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of the Seller.

The terms and conditions set forth above apply to this Financial Sales Package in its entirety.

JLL

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