



NET LEASE INVESTMENT OFFERING



Arista Recovery

5471 Scioto Darby Rd
Hilliard, OH 43026 (Columbus MSA)



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Executive Summary

The Boulder Group, Blueprint Healthcare Real Estate Advisors, and Bang Realty are pleased to collaborate and exclusively market for sale a single tenant net leased inpatient behavioral healthcare center located in Hilliard, Ohio (Columbus MSA). The property is leased to Arista Recovery, under a long-term lease with initial term through December 2040. The lease is absolute triple net and includes 2.5% annual rent escalations throughout the primary term and three 5-year renewal options. The lease also features a guaranty from ownership.

The property serves as a behavioral health treatment center specializing in substance use disorder treatment. Operated by Arista Recovery, it has a licensed capacity of 105 beds and provides evidence-based, compassionate care to help individuals overcome substance use disorders and co-occurring mental health conditions (dual diagnosis). The facility operates 24 hours a day, seven days a week, and emphasizes a supportive environment for building long-term sobriety and personal growth.

The 34,461-square-foot building has high revision value and is strategically positioned along Scioto Darby Road, just minutes from the Interstate 270 interchange, which sees more than 120,000 vehicles per day. More than 162,000 residents live within a five-mile radius, with average household incomes exceeding \$138,000. The property sits just 15 minutes northwest of downtown Columbus.

Arista Recovery, founded in 2020 and headquartered in Paola, Kansas, is a premier addiction treatment provider specializing in substance use disorders and co-occurring mental health conditions, operating a full continuum of care across facilities in Paola and Overland Park, Kansas, Hilliard, Ohio and a new campus in Greensboro, North Carolina. Guided by its innovative Synergistic Recovery Philosophy—a client-centered, strengths-based model—Arista combines evidence-based therapies like CBT and gender-specific groups with unique holistic offerings such as sand tray immersion and horticultural therapy; the Overland Park center delivers flexible IOP, PHP, residential treatment, and detoxification schedules, and as an Uber Health partner accepting most major insurance plans, Arista ensures accessible, dignified support that promotes healing, inspires hope, and nurtures mind, body, and spirit for individuals and families.

Investment Highlights

- » High-growth sectors – The U.S. Substance Abuse Treatment industry is valued at \$4.2B (2025) and projected to exceed \$10B by 2034. The U.S. Behavioral Health industry is valued at \$100B (2025) and expected to surpass \$150B by 2034.
- » Positioned within the Columbus MSA – Ranked #32 in the United States for population size
- » Long-term lease through December 2040
- » Absolute NNN – No landlord responsibilities
- » E-commerce and recession resistant tenant
- » Lease guaranty from ownership
- » 2.5% annual rental escalations
- » Located along Scioto Darby Road (14,800 VPD) & proximity to Interstate 270 (120,000 VPD)
- » Affluent community - \$138,000+ average household income within 5 miles
- » 162,000+ people live within a five-mile radius
- » Proximity to Hilliard Darby High School (1,700 students) & Hilliard Davidson High School (1,900 students)



Property Overview



PRICE
\$16,242,000



CAP RATE
7.85%



NOI
\$1,275,000

LEASE COMMENCEMENT DATE:	8/15/2025
LEASE EXPIRATION DATE:	12/15/2040
RENEWAL OPTIONS:	Three 5-year
RENTAL ESCALATION:	2.5% annual
LEASE TYPE:	NNN ¹
TENANT:	Arista Recovery Hilliard, LLC
GUARANTY:	Inquire with broker
YEAR BUILT:	1965
BUILDING SIZE:	34,461 SF
LAND SIZE:	2.23 AC

1) If tenant makes a capital repair or replacement in excess of \$30,000 within the final 24 months of the lease period, the cost shall be amortized over the useful life and Landlord shall pay the unamortized portion to tenant following the lease expiration.

Other Arista Recovery Locations



PAOLA, KANSAS

The flagship inpatient campus is located on a serene 38-acre rural property approximately one hour south of Kansas City. This location specializes in medical detoxification, residential/inpatient treatment, and immersive rehabilitation programs. Clients engage in a holistic approach featuring unique therapies such as equine therapy, horticultural therapy, sand tray immersion therapy, art therapy, yoga, and the Synergistic Recovery Program. Amenities include a state-of-the-art fitness center, on-site movie theater, recreation rooms, salon, and comfortable semi-private accommodations designed to support healing in a retreat-like environment.

GREENSBORO, NORTH CAROLINA

Arista Recovery is expanding its footprint with a new facility in Greensboro, NC, through the conversion of an existing 59,000 SF assisted living and memory care property into an approximately 90-bed substance use disorder (SUD) residential treatment center. This location will focus on inpatient detoxification and residential treatment programs (without ancillary outpatient services initially), leveraging the high-quality physical plant, including studios, one-bedroom suites, individual bathrooms, commercial kitchen, grand dining room, ample common areas, lounges, and outdoor spaces—to deliver efficient, cost-effective care in a highly attractive SUD market.



Photographs



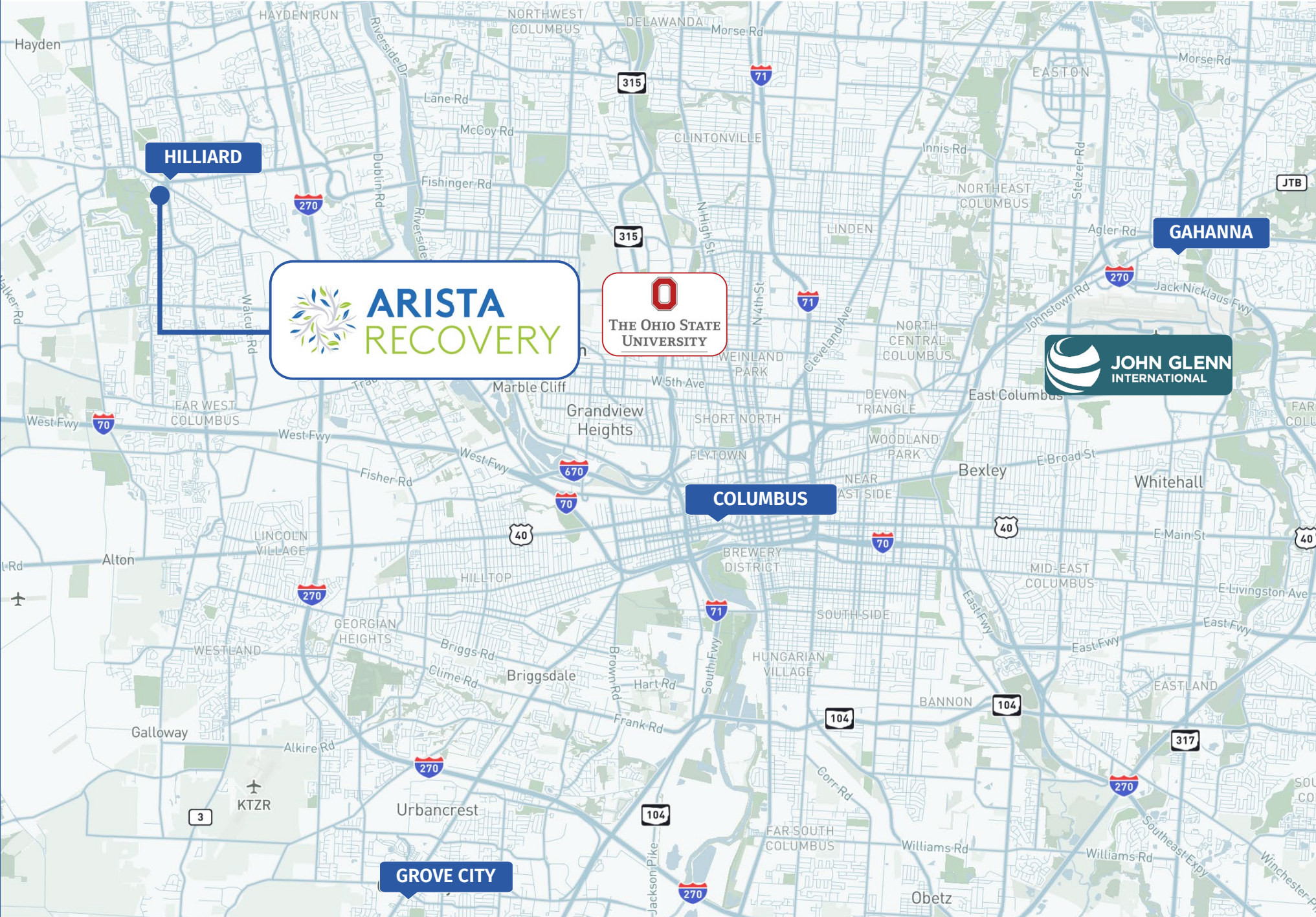
Aerial



Site Plan



Map



Location Overview




HILLIARD, OHIO

Hilliard is a city in Franklin County, Ohio, located just northwest of Columbus, with a population of approximately 37,114 as of the 2020 U.S. Census. Originally founded in 1853 and named after local landowner John Hilliard, the community grew slowly as a rural farming area until the late 20th century. Post-World War II suburban expansion and its strategic position along Interstate 270 transformed Hilliard into one of central Ohio’s fastest-growing suburbs. Today it functions primarily as a residential suburb of Columbus while maintaining its own municipal government, highly rated Hilliard City School District, and a historic “Old Hilliard” district centered on Main Street that preserves early 19th- and early 20th-century architecture.

The city is known for its family-friendly environment, extensive park system (including the 44-acre Heritage Rail Trail and the popular Destination Hilliard recreational complex), and community events such as the annual Franklin County Fair, which has been held on city-owned grounds since 1917. Hilliard’s economy includes a mix of corporate offices, light industry, and retail, with major employers such as Verizon, BMW Financial Services, and the Micro Center headquarters. The city has received multiple recognitions for quality of life, including rankings on “Best Places to Live” lists by Money magazine and Niche, largely due to its low crime rates, strong schools, abundant green space, and proximity to downtown Columbus (about 20 minutes by car).



Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	AVERAGE INCOME
1-MILE	9,516	4,029	\$94,588	\$118,546
3-MILE	80,355	33,418	\$103,126	\$134,571
5-MILE	162,768	68,329	\$104,066	\$138,745



MSA Overview

COLUMBUS, OHIO

The Columbus metropolitan statistical area (MSA), officially the Columbus, OH Metropolitan Statistical Area, is centered on Franklin County and encompasses ten counties in central Ohio: Delaware, Fairfield, Franklin, Hocking, Licking, Madison, Morrow, Perry, Pickaway, and Union. As of the 2020 Census, the MSA had a population of 2,138,926, making it the 32nd-largest in the United States and the second-largest in Ohio behind Greater Cincinnati. By 2024 estimates from the U.S. Census Bureau, the population has grown to approximately 2.18 million, driven by strong domestic migration and the region's relatively affordable housing and diverse job market compared with coastal metros.

Columbus is one of the Midwest's major economic and demographic success stories, serving as Ohio's state capital and home to The Ohio State University (enrollment ~68,000), the largest single-campus university in the country. Key industries include government, education, insurance (Nationwide, State Auto, Grange), finance (JPMorgan Chase's second-largest U.S. employee hub), logistics (major distribution centers for Amazon, L Brands/Victoria's Secret, and others), advanced manufacturing, and a growing technology and research sector anchored by Battelle Memorial Institute, the Intel semiconductor campus under construction in nearby Licking County (expected to create 3,000 direct jobs), and the Honda manufacturing corridor. The MSA consistently ranks among the nation's fastest-growing large metros and has received repeated recognition from outlets such as Forbes, U.S. News & World Report, and Site Selection magazine for business climate, job growth, and quality of life.

Tenant Overview



ARISTA RECOVERY

Arista Recovery, founded in 2020 is a premier provider of comprehensive addiction treatment services, specializing in substance use disorders and co-occurring mental health issues. With a mission to promote healing, inspire hope, and dignify the support process for individuals and families, the organization operates a full continuum of care across its facilities in Paola and Overland Park, Kansas, as well as its newest campus in Hilliard, Ohio. At its 38-acre residential campus in Paola, Arista delivers intensive inpatient detox, residential treatment, and partial hospitalization programs (PHP) in a serene, nature-integrated environment designed for holistic recovery. In Hilliard, the facility provides 24/7 inpatient care, medical detox, acute treatment services, and dual diagnosis programs in a modern, supportive setting that emphasizes evidence-based therapies like cognitive behavioral therapy (CBT), art therapy, and gender-specific groups. The company's innovative Synergistic Recovery Philosophy centers on a client-centered, strengths-based approach, blending proven clinical methods with unique offerings such as sand tray immersion therapy and horticultural activities to nurture the mind, body, and spirit.

Complementing its inpatient services, Arista Recovery's Overland Park outpatient center in Kansas offers flexible daytime and evening scheduling for intensive outpatient programs (IOP) and partial hospitalization programs (PHP), while the Hilliard campus extends outpatient options including sober living homes and family-centered therapy to support clients in the Columbus metro area and beyond. As an Uber Health partner, Arista ensures accessible transportation to all locations, and it accepts most major insurance plans with additional financial options for those without coverage.

Website: www.aristarecovery.com

Headquarters: Paola, KS

Company Type: Private



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www.bouldergroup.com



CONNECT WITH US



RANDY BLANKSTEIN
President
847-562-0003
randy@bouldergroup.com

JIMMY GOODMAN
Partner
847-562-8500
jimmy@bouldergroup.com

BANG
REALTY



BLUEPRINT

BRIAN BROCKMAN
Bang Realty, Inc.
License#: BRK.2009000214 | 513-898-1551
BOR@bangrealty.com

COLIN SEGNER
Blueprint Healthcare Real Estate Advisors
312-300-4911
csegner@blueprinthcre.com

ANDREW SFREDDO
Blueprint Healthcare Real Estate Advisors
312-300-4911
asfreddo@blueprinthcre.com