



7750 Diley Rd

Canal Winchester, OH 43110

Fully Leased Medical Office For Sale



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Investment Summary

7750 Diley Rd



Investment Overview

Presented by Allied, this offering represents a rare opportunity to acquire a newly constructed, fully leased medical office investment located at 7750 Diley Road in Canal Winchester, Ohio, within the rapidly growing Columbus, Ohio metropolitan area. Built in 2020, the property is a modern, institutional-quality outpatient facility leased to two established healthcare providers—Orthopedic One and Pediatric Associates—providing stable, diversified tenancy within the resilient healthcare sector.

Orthopedic One is one of the largest independent orthopedic practices in Central Ohio, providing comprehensive musculoskeletal care through a network of clinics, surgical centers, and specialists across the region. Pediatric Associates is a well-regarded pediatric healthcare provider serving families throughout the Columbus area. The presence of these established healthcare tenants enhances income durability while reducing operational risk through essential-service medical use and long-term patient demand.

The property benefits from its strategic location along the Diley Road medical corridor, directly adjacent to Diley Ridge Medical Center, a full-service hospital operated by Mount Carmel Health System. This proximity creates strong synergies with surrounding healthcare providers and drives consistent patient traffic to the area. Additionally, the property offers convenient access to U.S. Route 33 and Interstate 270, allowing efficient connectivity to the greater Columbus metropolitan region.

Canal Winchester and the southeast Columbus corridor continue to experience significant residential growth and demographic expansion, supporting long-term demand for outpatient medical services. With its modern construction, strong healthcare tenancy, and location within a rapidly expanding suburban medical hub, 7750 Diley Road offers investors durable cash flow and exposure to one of the Midwest's most stable and growing healthcare real estate markets.

10,250 SF

Building Size

2

Total Tenants

100%

Occupancy

2020

Year Built

Investment Summary

Investment Highlights



Stable In-Place Cash Flow with Significant Upside



Tenant Quality & Strength



Economic Growth Corridor



Multi-Tenant Absolute NNN Leases

Tenant Overview

Pediatric Associates

Pediatric Associates, Inc.

7,200 SF Suite Size

Pediatric Associates, Inc. is a multi-physician pediatric practice serving families across Central Ohio. Founded in 1960, the group provides comprehensive healthcare for children from birth through age 21, including preventive care, illness visits, behavioral health support, and developmental monitoring. The practice operates several offices in communities such as Canal Winchester, Hilliard, Delaware, Pickerington, and Reynoldsburg, with a team of pediatricians, nurse practitioners, and clinicians focused on delivering accessible, family-centered care.





Tenant Overview

Orthopedic One



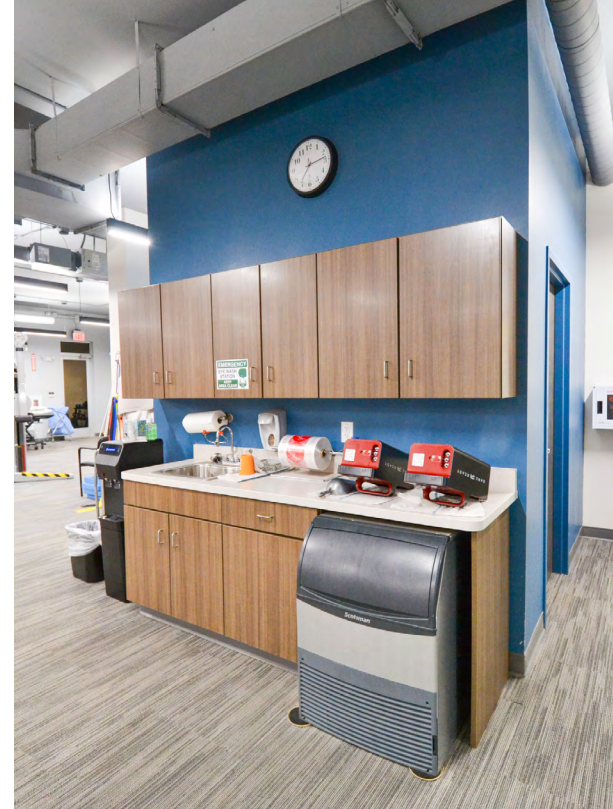
3,050 SF Suite Size

Orthopedic One is a physician-owned orthopedic and sports medicine practice based in Central Ohio. The organization provides specialized care for musculoskeletal conditions, including joint pain, fractures, sports injuries, and spine issues, offering both surgical and non-surgical treatments. Its services include orthopedic surgery, physical and occupational therapy, imaging, and rehabilitation. With more than 60 orthopedic specialists, nearly 200 therapists, and multiple locations across the Columbus region, Orthopedic One is one of the largest orthopedic surgery practices in Ohio and focuses on helping patients recover mobility and improve quality of life.



Scan or click QR
code to view
360-degree tour
of suite.





Market Overview

Southeast Columbus



New Housing Developments

- 1 Sycamore Park**
Single & multifamily homes
- 2 Serenity Commons**
Coming Soon - mixed-use development featuring 244 multifamily units
- 3 Greengate Cove**
191 single-family homes
- 4 Redwood**
280 multifamily units
- 5 Canal Winchester Village**
Coming Soon - 122 multifamily units
- 6 South Hampton**
79 single-family homes

Canal Winchester & Pickerington Overview

In recent years both Pickerington and Canal Winchester have experienced notable growth as part of the broader expansion of the Columbus metro area. Pickerington's population has climbed steadily over the past decade and continues to increase, with estimates showing a 16% rise since 2020. Likewise, Canal Winchester has seen robust growth, with its population up about 14% since 2020. This reflects Southeast Columbus' appeal as a residential community with strong household incomes and expanding employment opportunities. The area's strategic location and proximity to Rickenbacker Inland Port support both residential and commercial development. Pickerington and Canal Winchester are both benefitting from spillover growth from Columbus, attracting new residents, expanding amenities, and increasing economic activity.

Market Overview

Nearby Industrial



Nearby Industrial Development

- 1** 0 Basil Western Rd
Proposed Industrial
Building Size: 411,125 SF
Est. Completion: 2027
- 2** 0 Basil Western Rd
Proposed Manufacturing
Building Size: 185,250 SF
Est. Completion: 2028
- 3** 0 Basil Western Rd
Proposed Distribution
Building Size: 143,000 SF
Est. Completion: 2028
- 4** 0 Basil Western Rd
Proposed Manufacturing
Building Size: 224,750 SF
Est. Completion: 2028
- 5** Canal Pointe II
Robinette Way
Proposed Industrial
Building Size: 210,600 SF
Est. Completion: 2027

Diley Road Corridor: A Rapidly Emerging Industrial Hub

The area surrounding Diley Road in Canal Winchester is rapidly emerging as one of Central Ohio's most active industrial corridors, driven by its immediate access to U.S. Route 33 and proximity to major logistics infrastructure. Recent and proposed developments, including multiple speculative industrial projects near the Diley Road interchange, are expected to deliver over 1 million square feet of new industrial space within the next three years. This growth is further supported by access to a workforce of more than 50,000 within a 30-minute drive and close proximity to key assets like the Rickenbacker Intermodal Terminal. As a result, the Diley Road corridor is transitioning beyond its traditional retail and medical presence into a premier destination for advanced manufacturing, logistics, and distribution users. Continued residential expansion and infrastructure improvements are expected to reinforce long-term demand, positioning the corridor as a critical node in the southeastern Columbus industrial market.

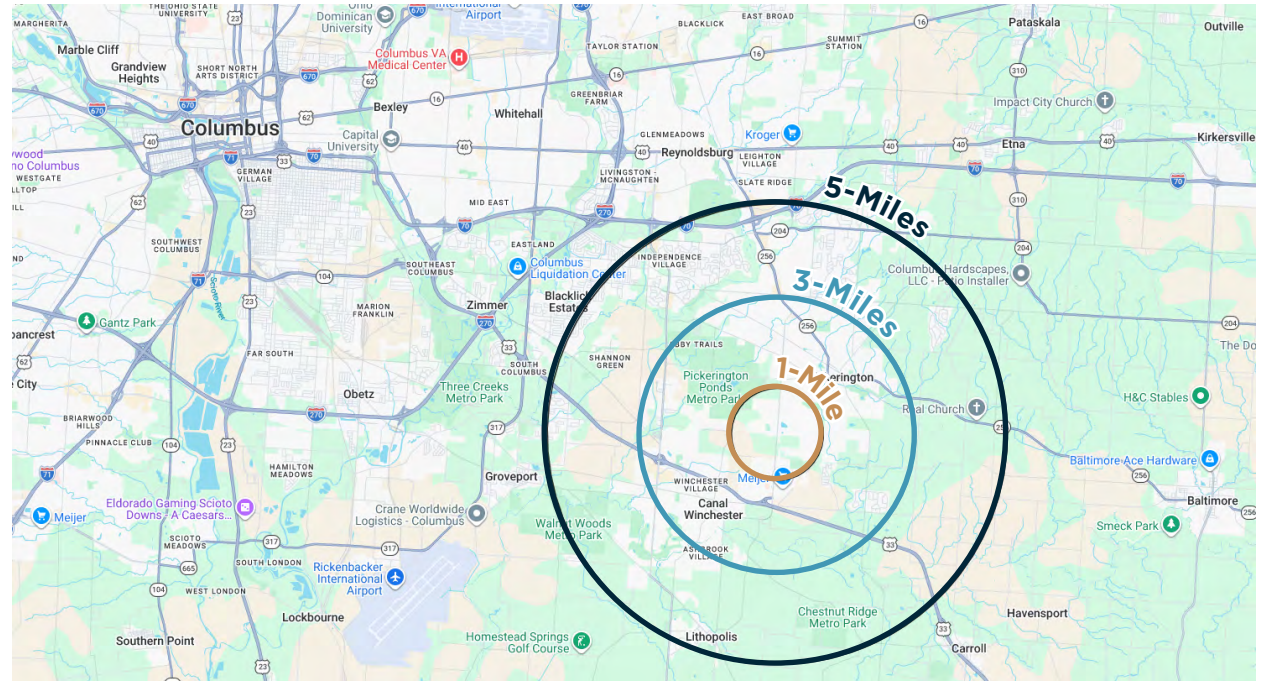
Market Overview

Southeast Columbus

Nearby Housing & Medical Developments

Within 5 Miles of 7750 Diley Rd

- » **17 multifamily properties** with 2,224 total units built within the last 5 years
- » **6 multifamily properties** with 1,636 total units under construction or proposed
- » **536 single family homes** under construction or proposed
- » **2.3 million SF of industrial** product under construction or proposed
- » Columbus medical vacancy 7.4% vs. **medical vacancy within 5 miles 2.8%**
- » Columbus retail vacancy 3.2% vs. **retail vacancy within 5 miles 1.7%**



Demographic Overview

Demographics:	1-Mile	3-Mile	5-Mile
2025 Population	2,910	35,880	80,876
Population Growth Forecast	3.2%	4.2%	4.11%
Total Households	953	12,515	29,904
Median Household Income	\$142,794	\$110,458	\$91,496
Total Employees	881	11,664	20,332

Traffic Counts

	Traffic Counts:
Diley Rd & Dove Pkwy	19,273 VPD
US-33 & Diley Rd	55,178 VPD

Sources: EASI Demographics, Columbus Business First, CoStar, City of Canal Winchester, City of Pickerington, One Columbus, ODOT

Market Overview

Nearby Amenities



Market Overview

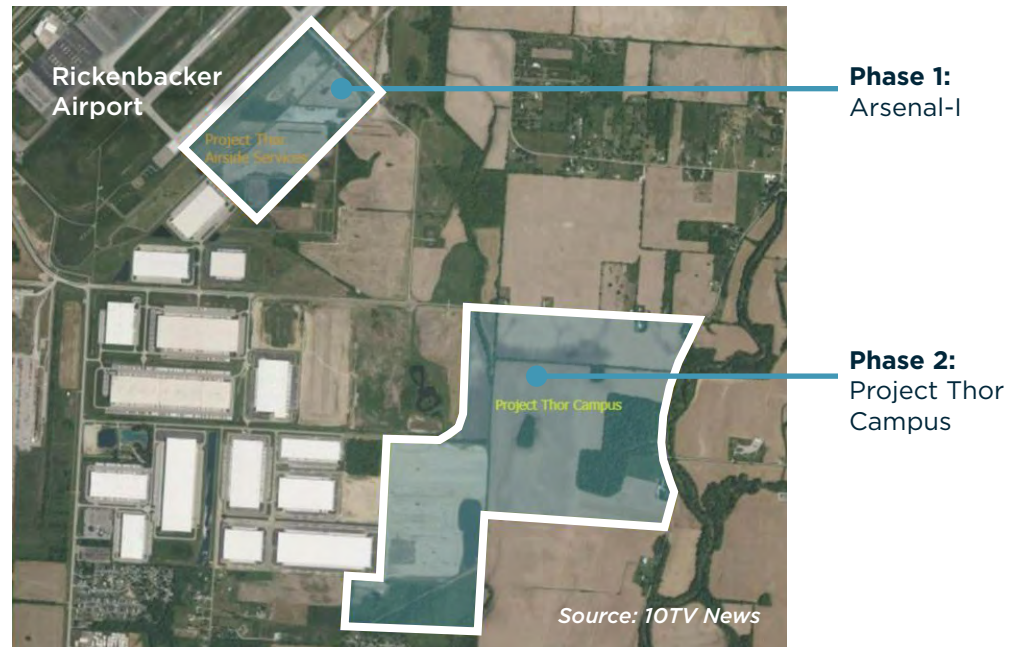
Anduril Columbus

Anduril Industries is building an autonomous weapons manufacturing facility, known as Arsenal-1, near Columbus, Ohio. It will be a five-million-square-foot plant on roughly 500 acres located adjacent to Rickenbacker International Airport. The project, backed by a record setting \$310 million JobsOhio grant and substantial state tax credits, marks the largest single job creation deal in Ohio's history and represents nearly \$900 million capital investment by the company. Arsenal-1 is expected to directly employ over 4,000 workers by 2035 with average salaries above \$130,000. The project will also spur thousands more indirect jobs, more than \$2 billion in annual economic output, and hundreds of millions in tax revenue, which will strengthen the region's manufacturing base and position Central Ohio as a national hub for cutting edge defense production.

Key Stats

- » Estimated Completion: **2035**
- » Total Investment: **\$1 Billion**
- » Jobs Created: **4,000**

Anduril Ohio will create over 4,000 full-time direct jobs by 2035 & is the largest single direct job creation project in Ohio history.





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