



FOR LEASE

4730 Virginia Ln
Bargersville, IN 46106

Building Complete • Ready for Tenant Build-Out Join Bargersville's Newest Class A Medical Office Building

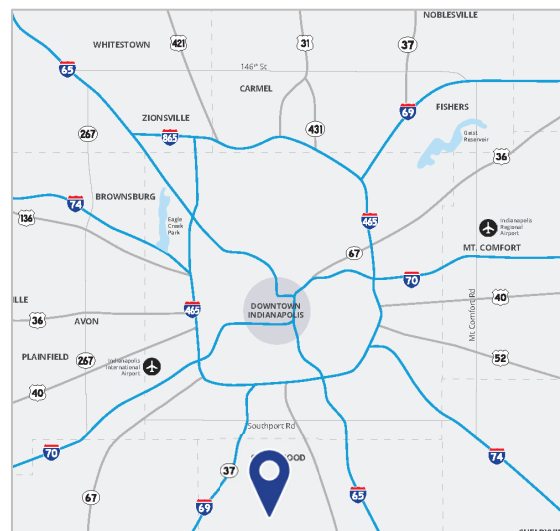
Dental and optometry practices are now open. Secure your location in one of Central Indiana's fastest-growing communities before additional specialty providers enter the market.

- Ideal For:**
- Dermatology
 - ENT
 - Physical Therapy
 - Women's Health
 - Orthopedics
 - Primary Care
 - Urgent Care
 - Other Specialty Medical Practices

Property Highlights:

- Only new Class A medical office building in Bargersville
- Ready for tenant build-out
- State Road 135 signage opportunity
- High-growth community

Position Your Practice for Long-term Growth

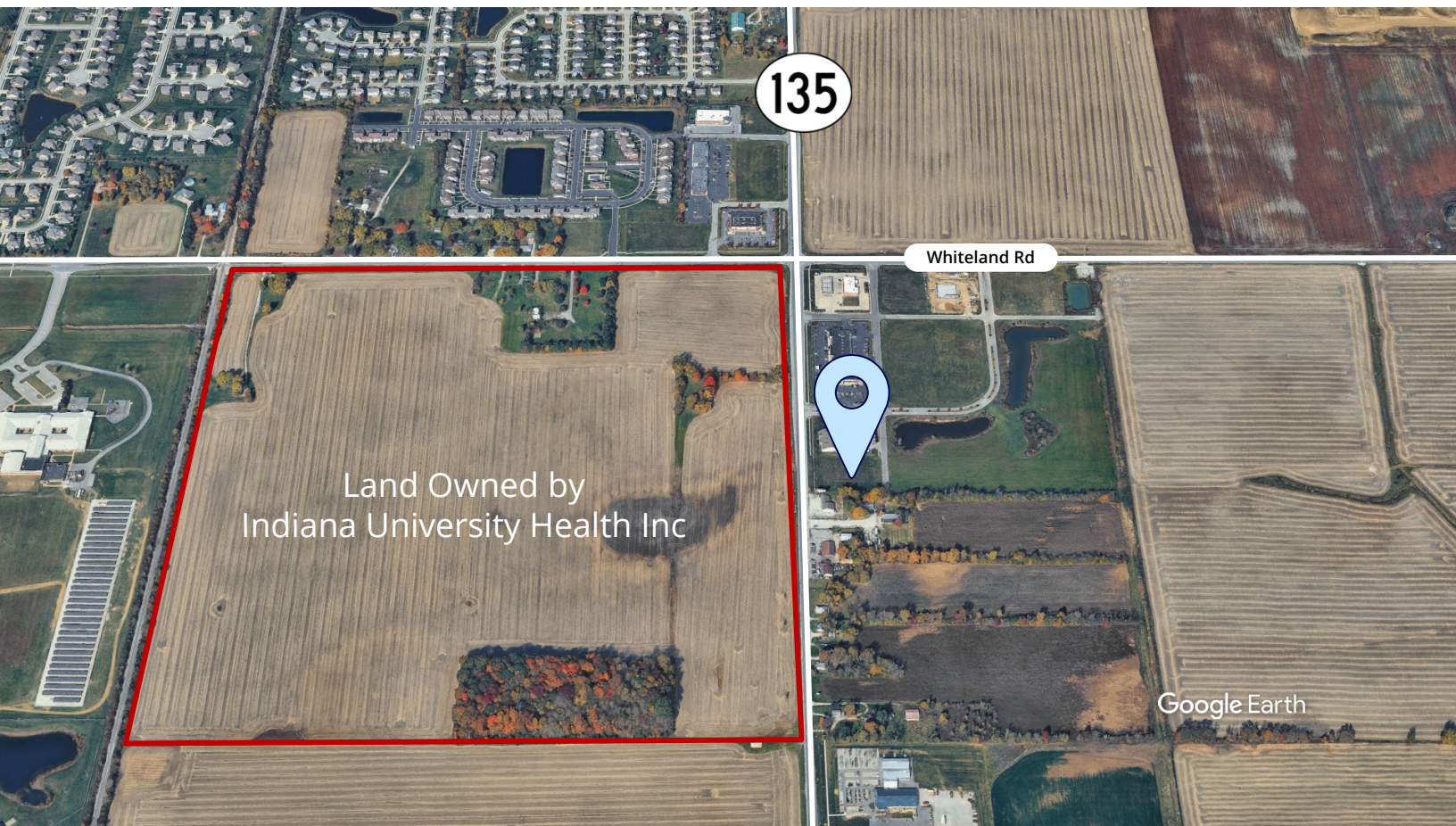


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Demographics

	3 Mile	5 Mile	10 Mile
Population 2026	23,139	81,414	153,153
Population Projected 2031	25,647	86,134	159,288
Daytime Population	16,058	60,347	130,052
Average HH Income	\$166,482	\$140,381	\$124,737
Total Households 2026	8,160	29,649	58,654
Households Project 2031	9,124	31,631	61,438

EDUCATION

Bachelor's / graduate / prof degree	48%	41%	38%
Some college	27%	27%	27%
High school graduate	22%	27%	28%
No high school diploma	3%	5%	7%

BUSINESS

Total Business	348	1,562	4,134
Total Employees	2,844	15,630	46,924

EMPLOYMENT

White collar	78%	70%	67%
Blue collar	13%	20%	22%
Services	9%	10%	11%
Unemployment rate	2.9%	2.0%	2.3%

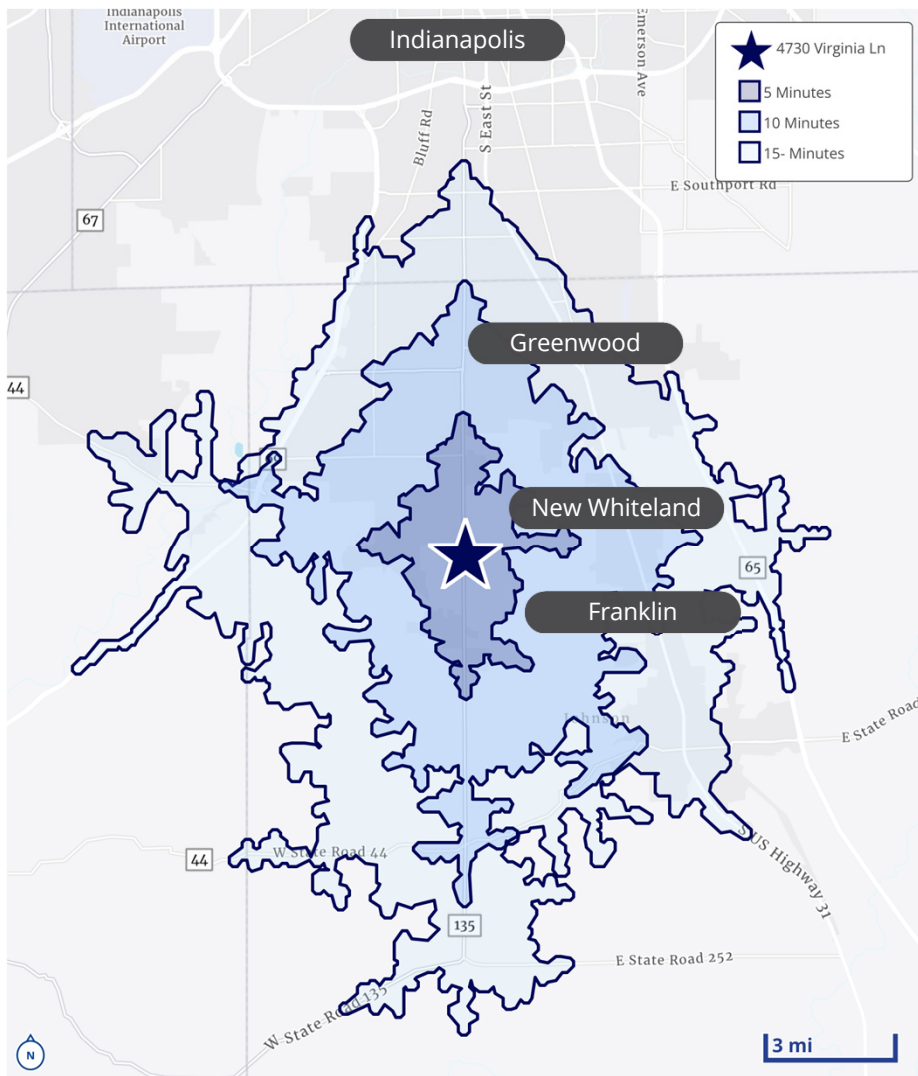
Neighboring Tenants



Bargersville Eyecare



Modern Roots Dental



Bargersville

24%

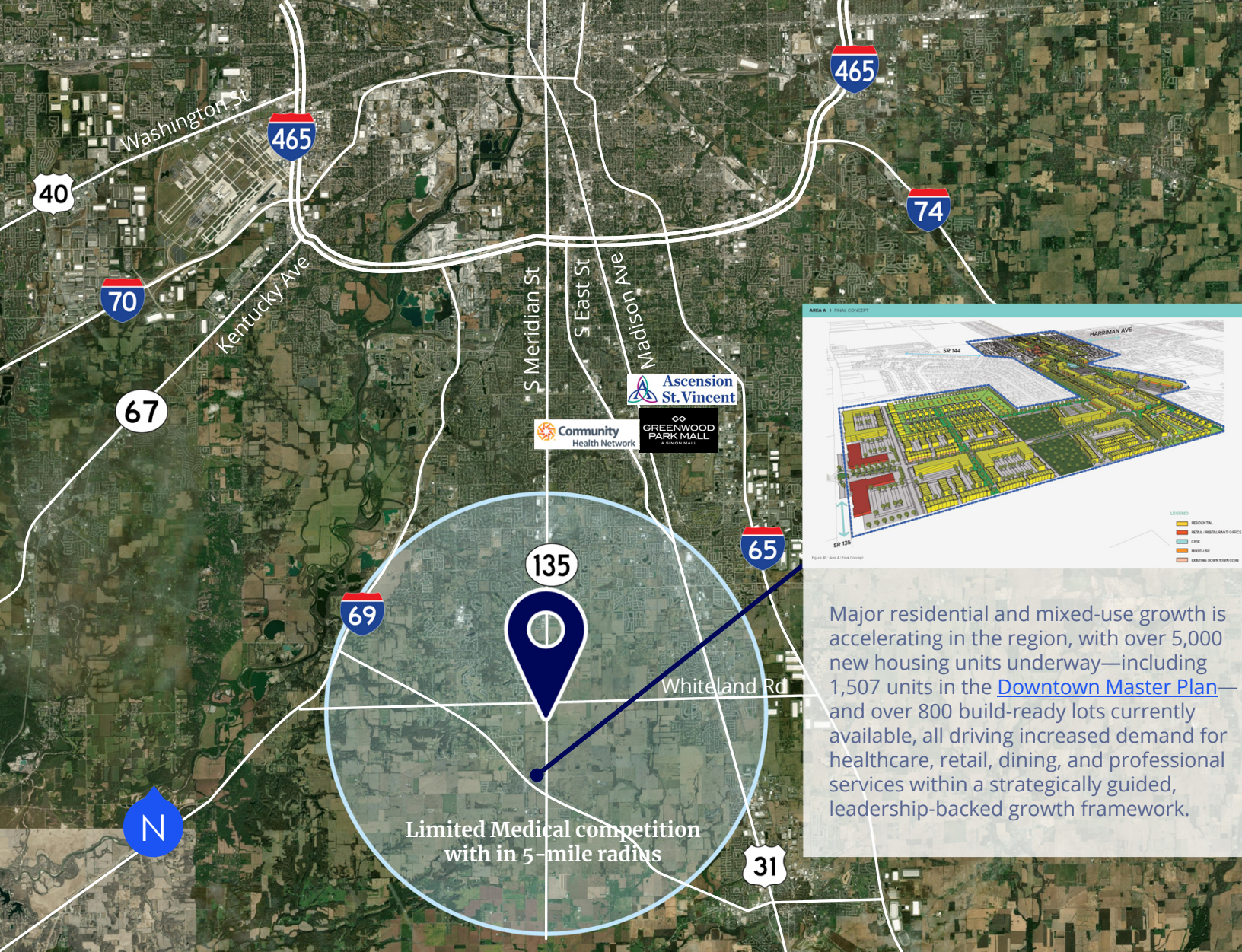
Population Growth since 2020

\$438,900

Median Home Value

35.4 yrs

Resident Average Age



MARKET SCENARIO PLANNER

Service Line	5 Yr Growth	10 Yr Growth
Cardiology	19.6%	42.0%
ENT	14.4%	29.3%
Ophthalmology	17.2%	35.5%
Orthopedics	17.0%	38.7%
Pain Management	18.3%	37.5%
Physical Therapy/Rehabilitation	26.0%	54.0%
Spine	23.2%	43.8%

STRONG MARKET CONNECTIVITY:

Convenient access to SR 135 & I-69, providing seamless commute to Indianapolis and surrounding suburbs.

	Miles
US 31	3.9
I-69	5.5
I-65	6.2
I-465	10.8
I-70	17.1
I-74	19.8
International Airport (IND)	23.6
Downtown	27.6