



FOR SALE OR LEASE

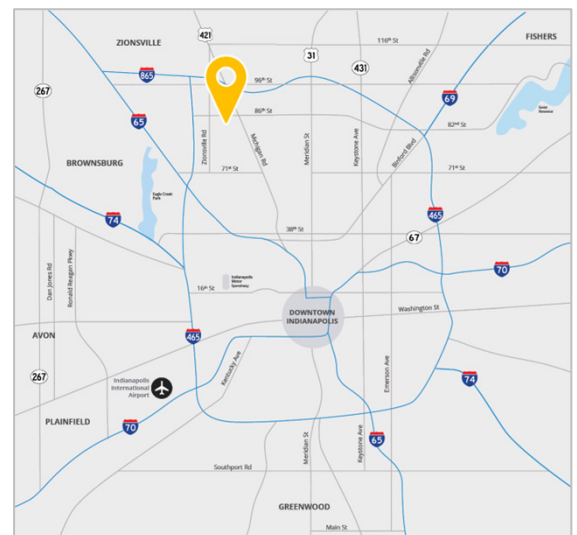
8450 N Payne Rd

Indianapolis, IN 46268

Unique inpatient / medical opportunity on picturesque campus

Property Highlights

- Suite 100 & 200 available totaling 30,888 SF
 - 25,376 SF inpatient center
 - 5,512 SF office
- 14.19 acres for future expansion
- Former hospice facility
- Ideal for behavioral health, post-acute, or assisted living uses
- 34 bedrooms with private lavatory and sink
 - Opportunity to increase bedroom count
- Private outdoor garden patios and meditation walking path
- Large meeting/congregating spaces
- Presently zoned CS



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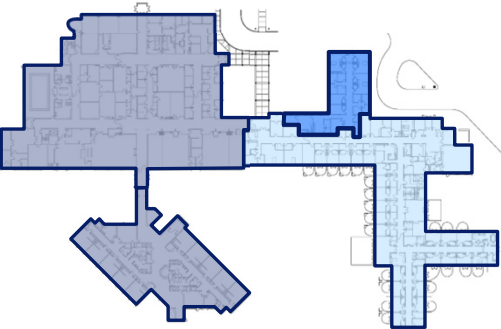
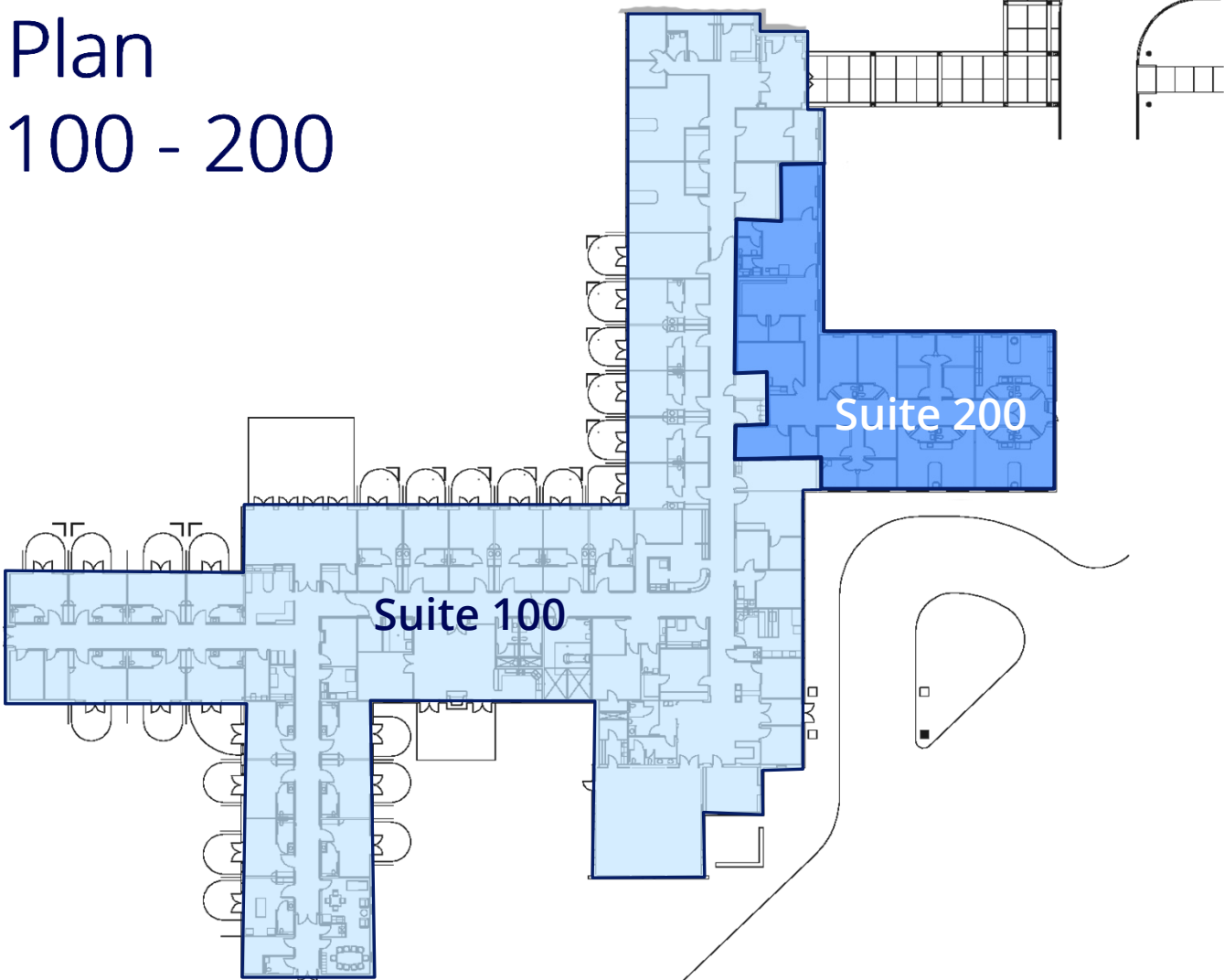
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Floor Plan

Suite 100 - 200

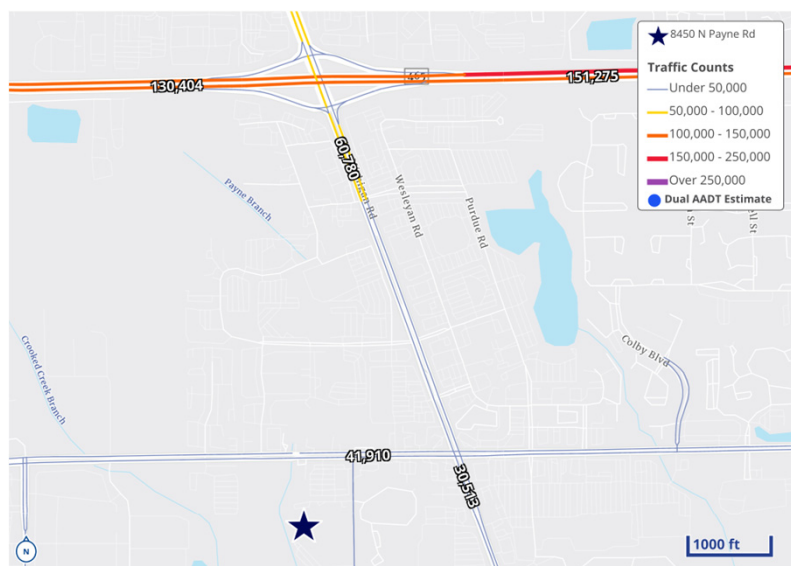
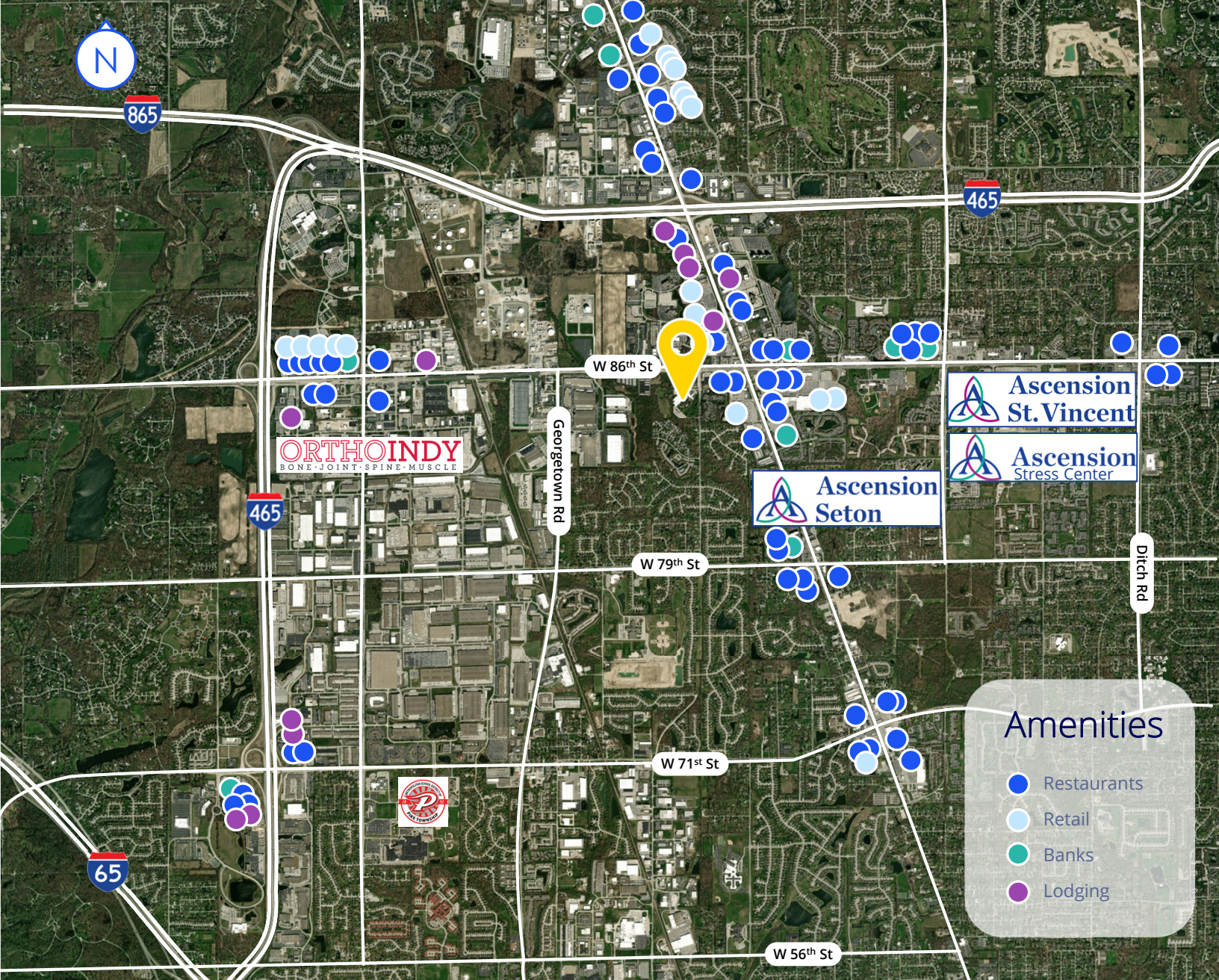


SITE & BUILDING SPECS

Total Building Area	87,809 SF
Total SF Available	30,888
Site Area	14.19 acres
Built	1973
Zoning	CS







DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population 2026	7,064	59,961	143,959
Population Projected 2031	7,097	60,841	147,481
Daytime Population	16,168	106,058	195,546
Population 65+ 2026	18.0%	18.1%	18.7%
Population 65+ Projected 2031	19.8%	19.7%	20.5%
Average HH Income	\$83,733	\$110,812	\$139,375
Total Households 2026	3,547	26,578	60,911
Households Projected 2031	3,589	27,204	62,788

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