



FOR SALE

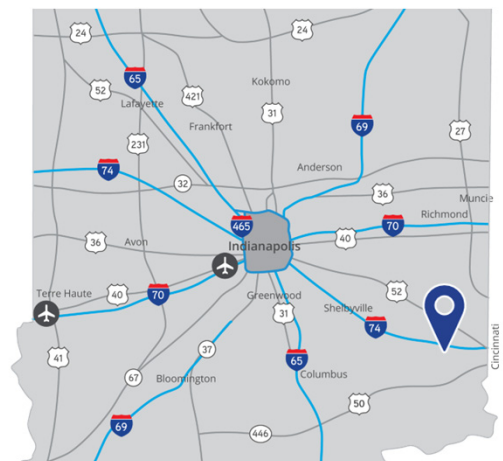
321 Mitchell Ave

Batesville, IN 47006

Serene medical campus backing up to beautiful golf course & surrounded by well maintained neighborhoods

Property Highlights

- ± 150,000 SF medical campus available situated on 6.0 acres with 25 inpatient beds
- Located in Batesville, IN part of Ripley & Franklin Counties; Batesville's population has remained stable over the past decade, with modest growth or plateauing
- Surrounded by strong local employers (notably Baxter and Batesville Inc) that help sustain its economic base
- Batesville's regional importance, aging demographic make it an attractive location for rural medical office investment — especially for systems seeking to serve southeast Indiana



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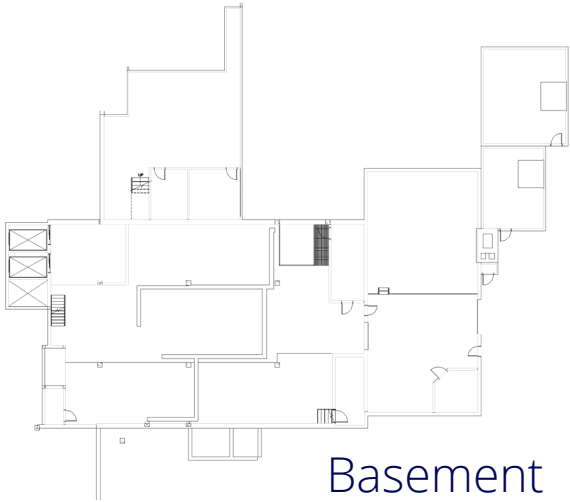
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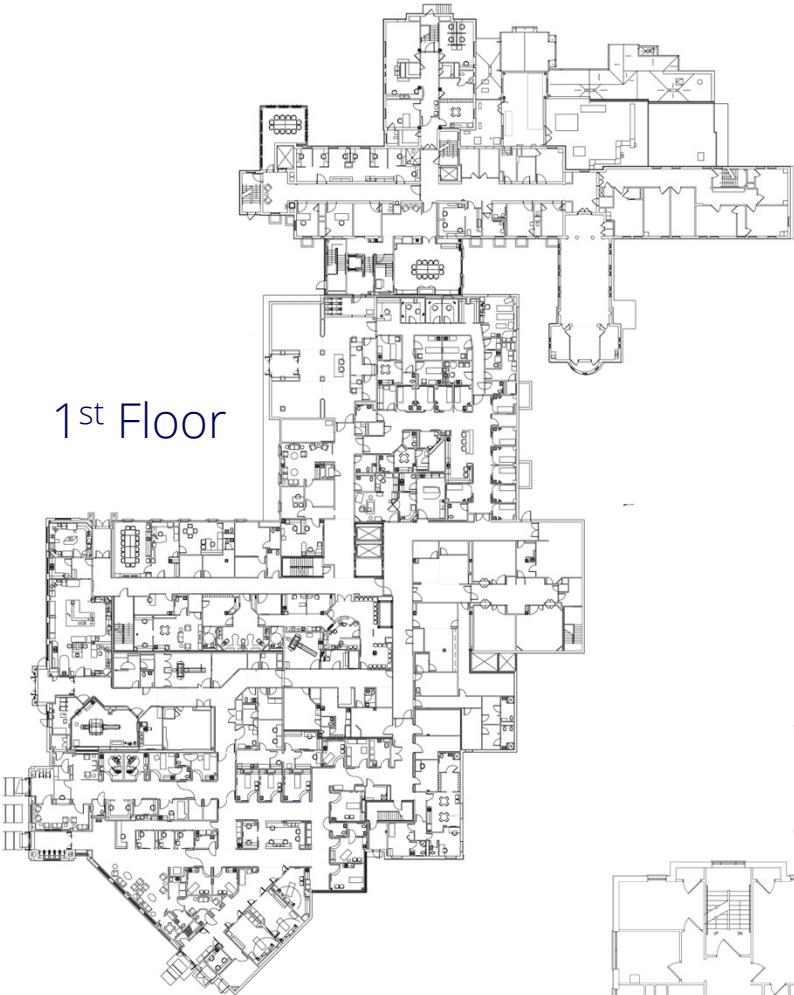


FLOOR PLANS & BUILDING SPECS

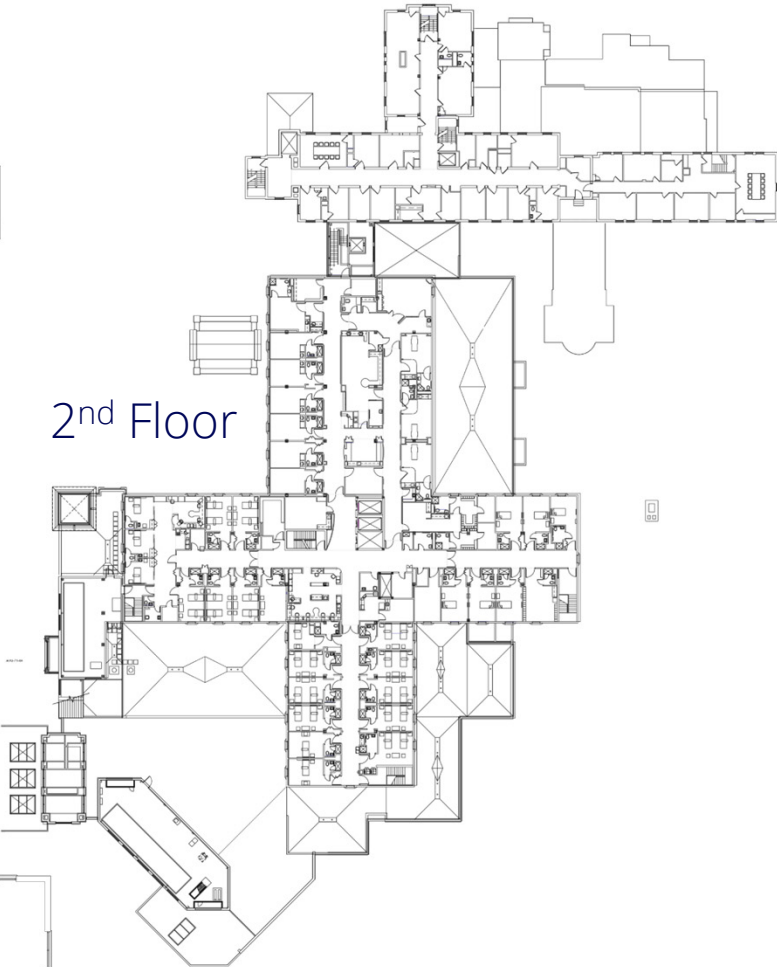
Total Building Area	± 150,000 SF
Site Area	± 6.0 acres
Built	1900
Renovations	1970 – 1990s
Inpatient Beds	Approx. 25
Zoned	Institutional (Hospital)
Infrastructure	In place



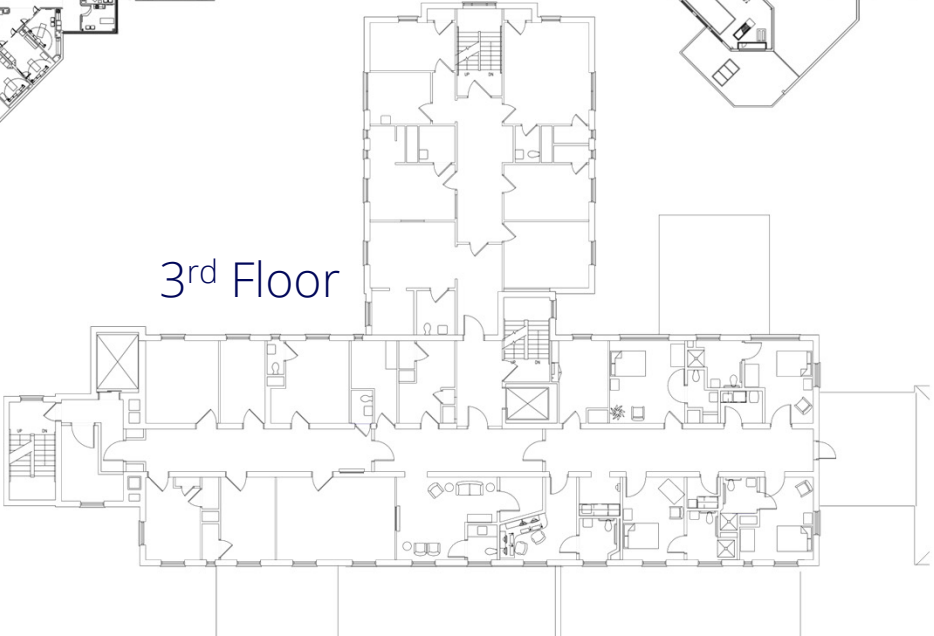
Basement



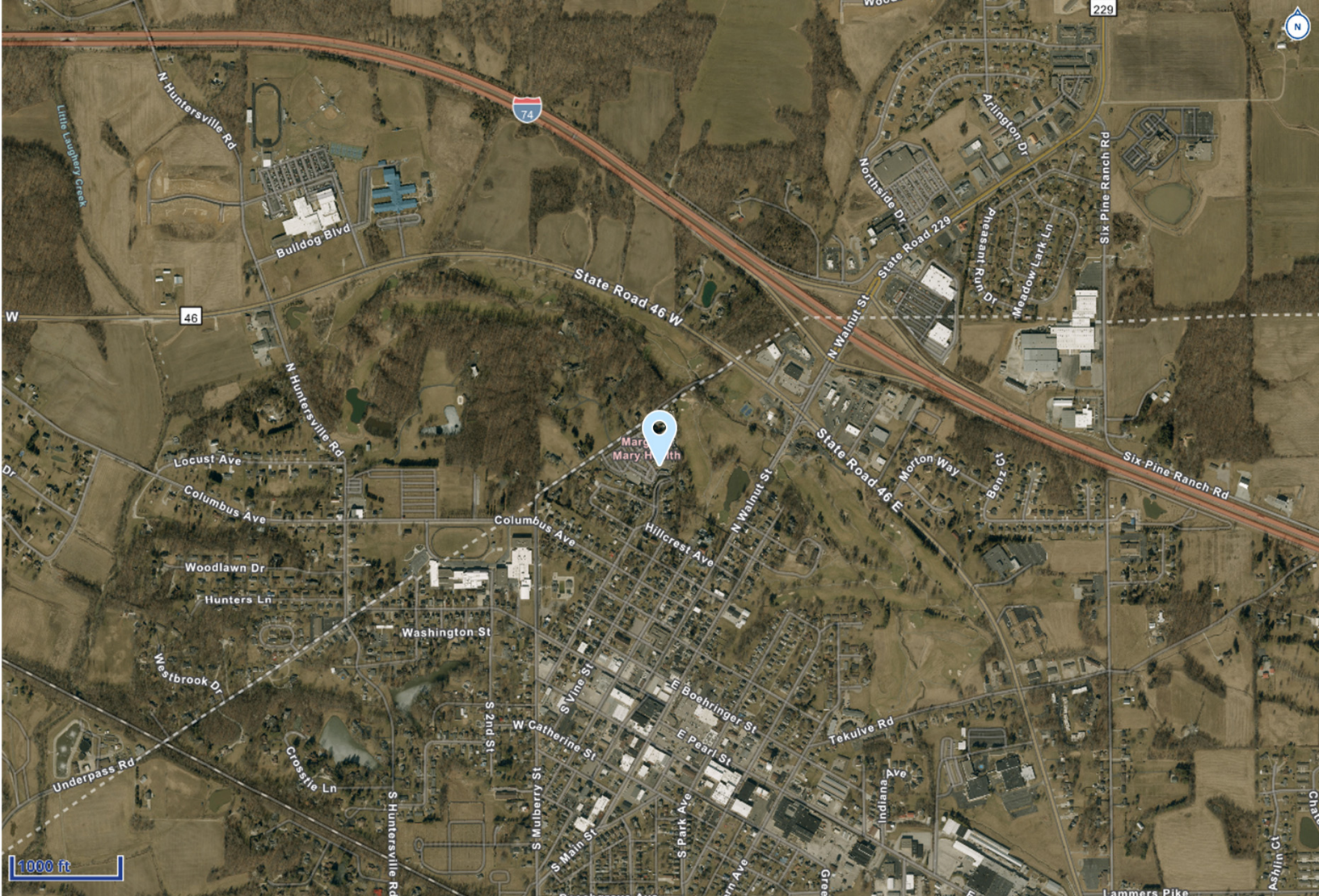
1st Floor



2nd Floor



3rd Floor



CONNECTIVITY

- Cincinnati, OH: ± 50 miles / 55 minutes
- Indianapolis, IN: ± 65 miles / 1 hr 10 min
- Greensburg, IN: ± 20 miles / 25 minutes
- Lawrenceburg, IN: ± 30 miles / 35 minutes
- Shelbyville, IN: ± 35 miles / 45 minutes
- Madison, IN: ± 50 miles / 1 hr 10 minutes

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population 2025	4,724	9,907	12,434
Population Projected 2030	4,869	10,076	12,608
Average HH Income	\$87,226	\$103,483	\$105,240
Total Households 2025	1,920	3,855	4,761
Households Project 2030	1,987	3,938	4,849

Service Line	2024 Volume	2029 Volume	2034 Volume	5 Yr Growth	10 Yr Growth	5 YR Compound Annual Growth Rate (CAGR)	2025 Volume Estimate	2026 Volume Estimate	2027 Volume Estimate	2028 Volume Estimate
Physical Therapy / Rehabilitation	15,482	17,816	20,228	15.1%	30.7%	2.85%	15,923	16,376	16,842	17,322
Psychiatry	7,894	9,262	10,054	17.3%	27.4%	3.25%	8,150	8,415	8,688	8,971
Spine	127	143	153	12.6%	20.6%	2.41%	130	133	136	139
Vascular	1,110	1,197	1,284	7.9%	15.7%	1.53%	1,126	1,143	1,161	1,179

Annual Volume Estimates Based on 5 YR CAGR

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