

OFFICE BUILDING FOR SALE

29101 Indiana 19

Atlanta, IN 46031

COOMBES
REAL ESTATE



PROPERTY DESCRIPTION

This well maintained medical office property delivers a functional environment for professional users. Generous parking and signage potential reinforce ease of access for clients and team members, establishing a dependable setting for long-term office occupancy.

PROPERTY HIGHLIGHTS

- Eight plumbed exam rooms + three private offices
- Existing lab/flex space and attached garage
- Two access points for circulation and tenant convenience
- Generous surface parking for employees and visitors
- Signage opportunities visible from drive approach
- Clean, well maintained exterior and site landscaping
- Strong appeal for long term office tenancy
- Adaptable infrastructure supports technology needs

OFFERING SUMMARY

Sale Price:	\$550,000
Building Size:	4,538 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	61	203	390
Total Population	187	614	1,163
Average HH Income	\$78,274	\$78,269	\$83,610

Robert Coombes

(765)-760-3189

rob@coombesrealestate.com

Coombes Real Estate

coombesrealestate.com

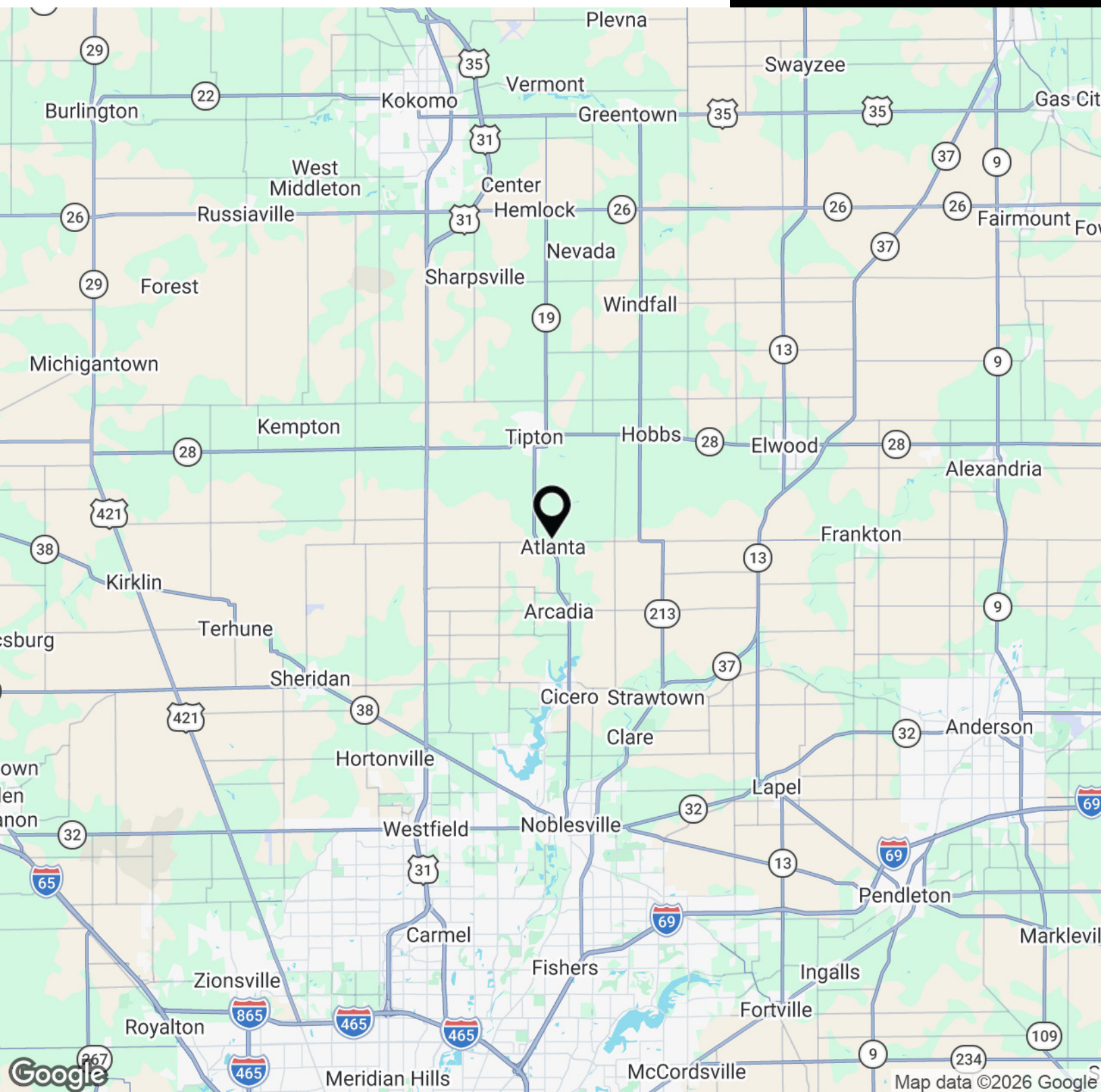
612 N Park Avenue, Indianapolis, IN 46204

OFFICE BUILDING FOR SALE

29101 Indiana 19

Atlanta, IN 46031

COOMBES REAL ESTATE



Robert Coombes

(765)-760-3189

rob@coombesrealestate.com

Coombes Real Estate

coombesrealestate.com

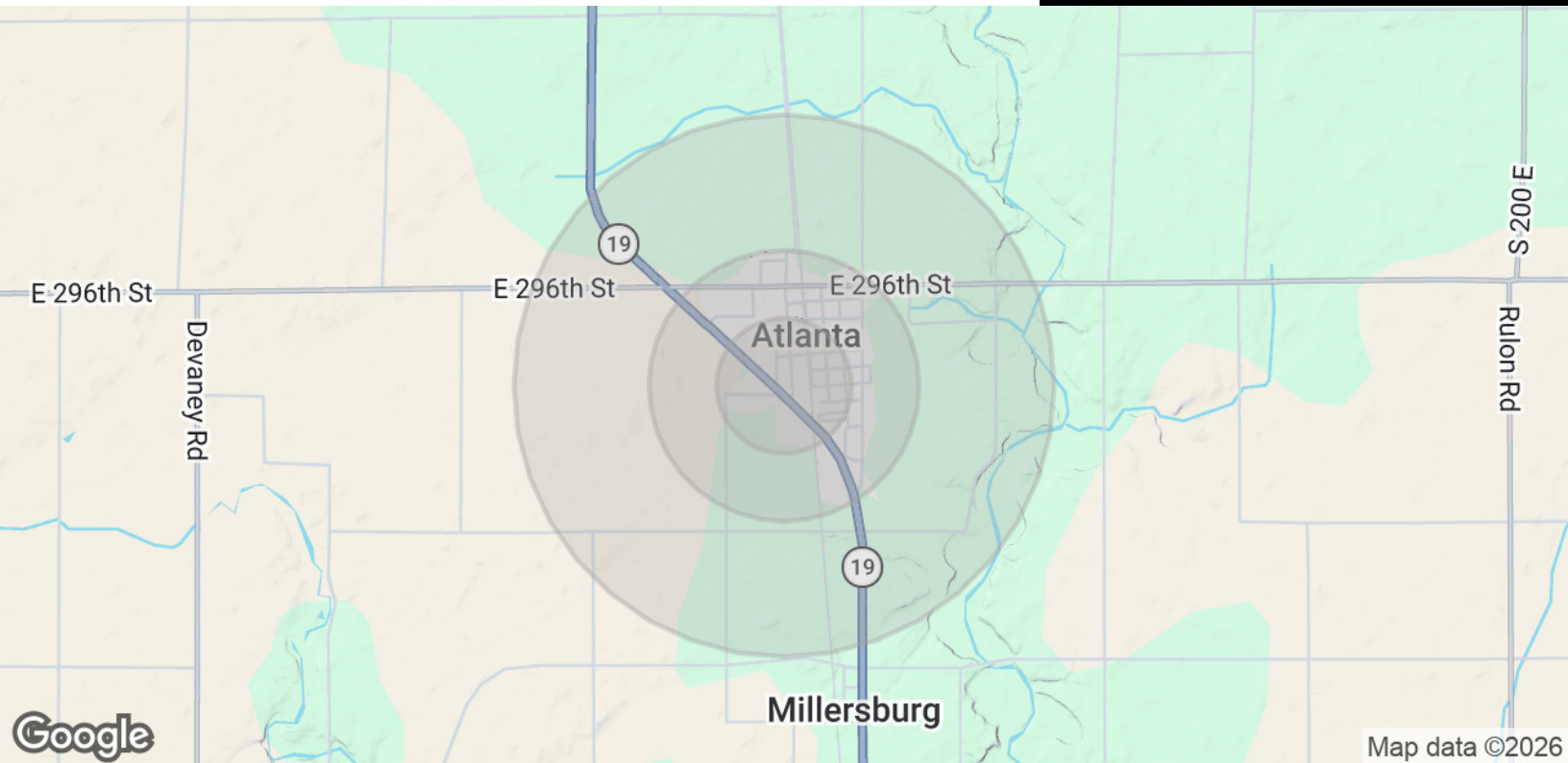
612 N Park Avenue, Indianapolis, IN 46204

OFFICE BUILDING FOR SALE

29101 Indiana 19

Atlanta, IN 46031

COOMBES REAL ESTATE



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	187	614	1,163
Average Age	38.1	38.2	38.5
Average Age (Male)	40.4	40.2	38.9
Average Age (Female)	32.6	32.9	34.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	61	203	390
# of Persons per HH	3.1	3.0	3.0
Average HH Income	\$78,274	\$78,269	\$83,610
Average House Value	\$146,927	\$142,556	\$131,416

2023 American Community Survey (ACS)

Robert Coombes

(765)-760-3189

rob@coombesrealestate.com

Coombes Real Estate

coombesrealestate.com

612 N Park Avenue, Indianapolis, IN 46204