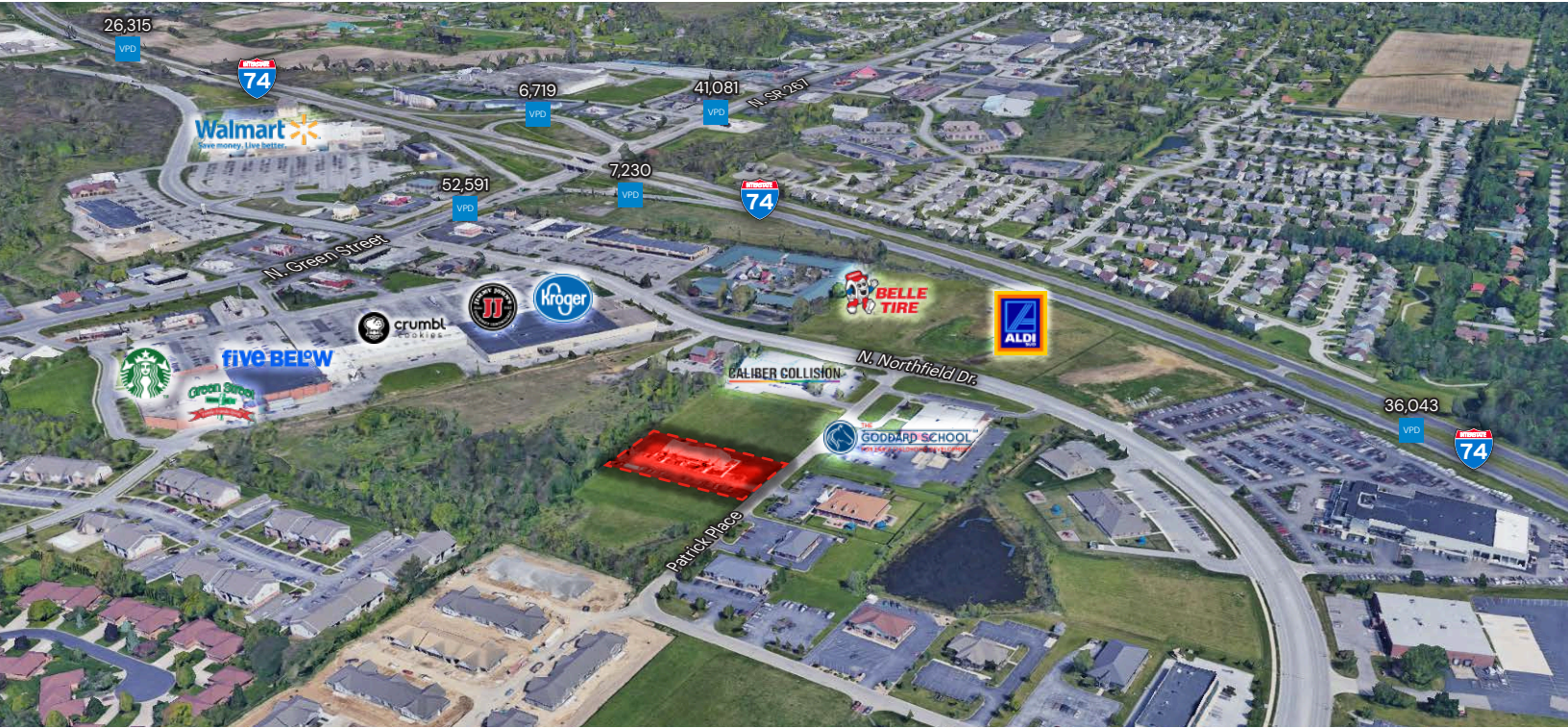




1040 Patrick Place

Brownsburg, IN 46112
For Lease



PROPERTY DESCRIPTION

•DO NOT DISTURB TENANT•

1,650 SF of Medical Space Available for Lease in Brownsburg, IN. Former Orthodontic Office/Oral Surgeon. Connectivity to recently expanded 4-way intersections along Northfield Drive. The Town of Brownsburg is one of the fastest-growing communities in the state (population increased 36% from 2010 – 2020 (US Census)).

Less than 2 miles to downtown Brownsburg and positioned along the core of Brownsburg’s primary retail corridor serving a large trade area including newly developed apartments, healthcare, manufacturing, hotels, car dealerships, retailers, restaurants, and more!

PROPERTY HIGHLIGHTS

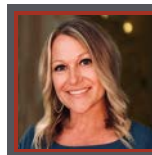
Suite A Highlights

- 3 Treatment Rooms – Plumbed
- 2 Restrooms with 1 Shower
- 4 Hygienist Rooms

OFFERING SUMMARY

Lease Rate:	Contact Broker
Available SF:	1,650 SF
Lot Size:	1 Acres
Building Size:	6,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,606	14,410	27,163
Total Population	9,283	40,147	74,449
Average HH Income	\$132,664	\$148,809	\$146,790



Crystal Kennard
VP, Brokerage
317.418.2464
ckennard@tharprealty.com

BROKERAGE | MANAGEMENT | DEVELOPMENT

Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com

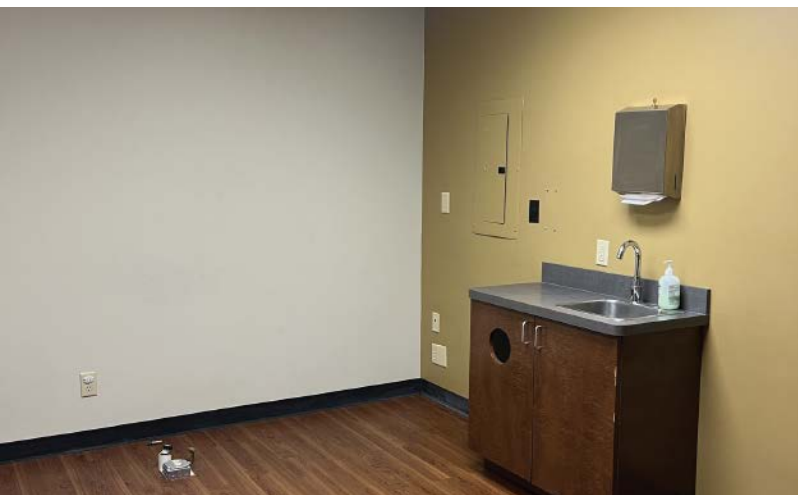
Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com



1040 Patrick Place

Brownsburg, IN 46112

For Lease



BROKERAGE | MANAGEMENT | DEVELOPMENT

Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com



1040 Patrick Place

Brownsburg, IN 46112
For Lease

Surrounding Businesses



BROKERAGE | MANAGEMENT | DEVELOPMENT

Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com

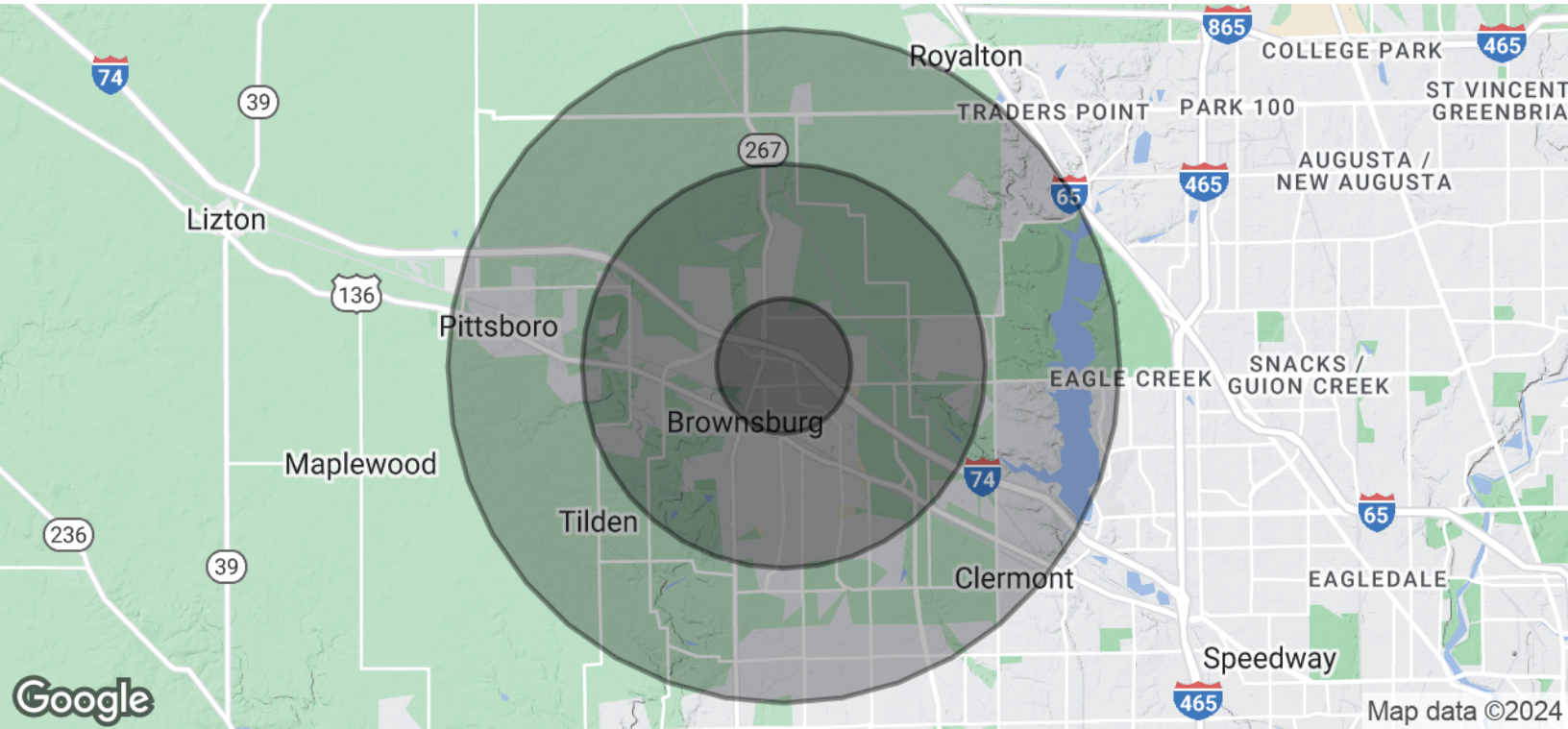


1040 Patrick Place

Brownsburg, IN 46112

For Lease

Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,283	40,147	74,449
Average Age	37	38	39
Average Age (Male)	36	37	38
Average Age (Female)	38	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,606	14,410	27,163
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$132,664	\$148,809	\$146,790
Average House Value	\$291,183	\$331,626	\$345,641

Demographics data derived from AlphaMap

BROKERAGE | MANAGEMENT | DEVELOPMENT

Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com