

LEASE



OFFICE

## NORTHWOOD DEVELOPMENT



1001 N. MAIN ST, NAPPANEE, IN 46550

### PROPERTY OVERVIEW

This property offers a variety of flexible spaces, including former medical suites with 5,725 SF of well-appointed space, featuring exam rooms, consultation areas, and an emergency room. With easy access from Main St. (SR 19), the property also provides professionally landscaped grounds, multi-tenant private offices, and ample parking. This inviting opportunity welcomes your clients to a professional environment, with multiple options to make this an ideal space for your business.

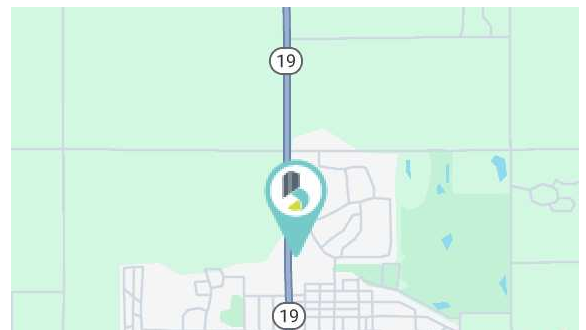
### PROPERTY HIGHLIGHTS

- Multi-Tenant Space with Private Offices
- 5,725 SF Medical Space – Main Level, Handicapped Accessible, Business Office with Reception Area & Waiting Room 2 Consultation Rooms, Employee Lounge 8 Exam Rooms, X-Ray Room, and Emergency Room
- 4 Restrooms, Convenient Drop-Off with Canopy
- Easy Access from Main St. (SR 19) – Traffic Count: 9,740 (2024)
- Professionally Landscaped Grounds

### LEASE RATE

\$12.00 - \$20.40 SF/YR  
(NNN)

Available SF:	371 - 5,725 SF
Lot Size:	3.19 Acres
Year Built:	1970
Building Size:	13,165 SF
Market:	Elkhart County



### BRADLEY COMPANY

112 W. Jefferson Blvd., Suite 300  
South Bend, IN 46601  
574.237.6000

### THERESE GEISE

Senior Broker  
574.522.7100  
tgeise@bradleyco.com



BRADLEYCO.COM



1001 N. MAIN ST, NAPPANEE, IN 46550

LEASE

OFFICE



## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1	Available	5,725 SF	NNN	\$20.40 SF/yr	Former MedStat medical space with 5,725 SF, including exam rooms, consultation areas, X-ray room, an emergency room, and convenient drop-off access
4	Available	1,206 SF	NNN	\$12.00 SF/yr	Prime location with easy access from Main St. (SR 19), professionally landscaped grounds, and flexible multi-tenant private office spaces.
6	Available	371 SF	NNN	\$12.00 SF/yr	Professionally landscaped property features flexible multi-tenant office spaces.
8	Available	1,073 SF	NNN	\$12.00 SF/yr	Prime location with easy access from Main St. (SR 19), professionally landscaped grounds, and flexible multi-tenant private office spaces.

## THERESE GEISE

Senior Broker

574.522.7100

tgeise@bradleyco.com





1001 N. MAIN ST, NAPPANEE, IN 46550

LEASE

OFFICE



**THERESE GEISE**

Senior Broker

574.522.7100

[tgeise@bradleyco.com](mailto:tgeise@bradleyco.com)

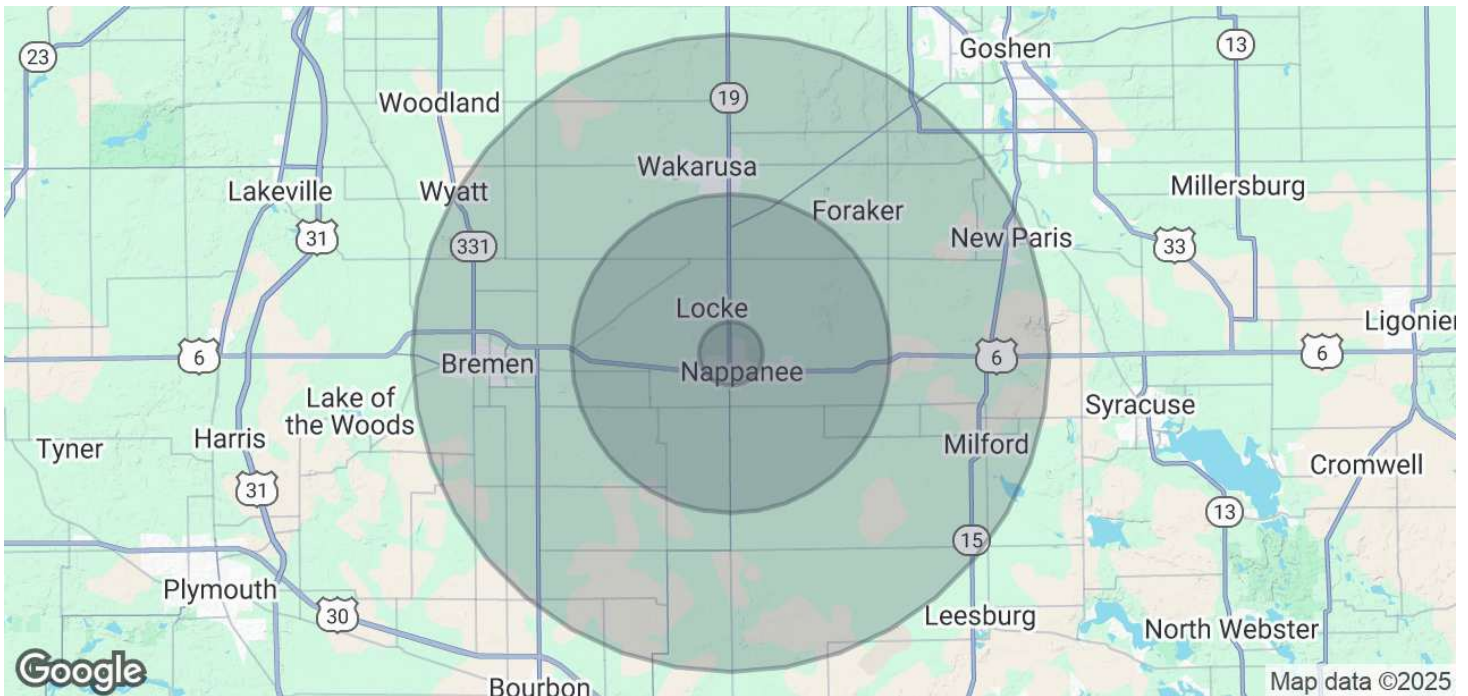


# DEMOGRAPHICS MAP & REPORT

1001 N. MAIN ST, NAPPANEE, IN 46550

LEASE

OFFICE



## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	298	7,185	31,388
Average Age	30.7	30.5	32.8
Average Age (Male)	26.2	26.8	30.8
Average Age (Female)	34.4	33.6	35.1

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	89	2,257	10,424
# of Persons per HH	3.3	3.2	3.0
Average HH Income	\$66,483	\$62,198	\$66,469
Average House Value	\$197,282	\$184,392	\$181,546

2020 American Community Survey (ACS)

## THERESE GEISE

Senior Broker  
574.522.7100  
tgeise@bradleyco.com