

For Lease

5,724 SF of Office Space Available



Northwood Development

Nappanee, IN, 46550

This property offers a variety of flexible spaces, including former medical suites with 5,724 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

Highlights

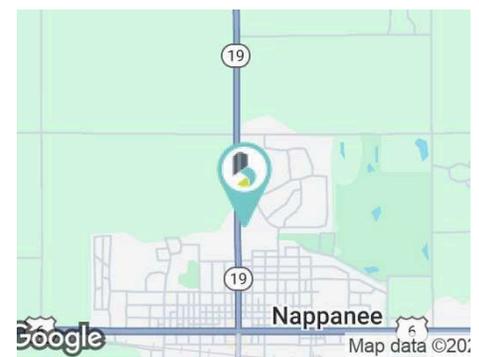
- Multi-tenant, individual private offices
- 5,724 SF Medical Space – Main Level, Handicapped Accessible, Business Office with Reception Area & Waiting Room 2 Consultation Rooms, Employee Lounge, 8 Exam Rooms, X-Ray Room, and Emergency Room
- 4 Restrooms, Convenient Drop-Off with Canopy
- Easy Access from Main St. (SR 19) – Traffic Count: 9,740 (2024)

Lease Rate \$12-16/NNN

Available SF 371-5,724 SF

Lot Size 3.19 AC

Building Size 13,165 SF



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Available Spaces

1001 N. Main St., Nappanee, IN 46550



Spaces	Lease Rate	Space Size	Description
Suite 1	\$16/SF/Year	5,724 SF	Former MedStat medical space with 5,725 SF, including exam rooms, consultation areas, X-ray room, an emergency room, and convenient drop-off access
Suite 4	\$12/SF/Year	1,206 SF	Prime location with easy access from Main St. (SR 19), professionally landscaped grounds, and flexible multi-tenant private office spaces.
Suite 6	\$12/SF/Year	371 SF	Professionally landscaped property features flexible multi-tenant office spaces.
Suite 8	\$12/SF/Year	1,073 SF	Prime location with easy access from Main St. (SR 19), professionally landscaped grounds, and flexible multi-tenant private office spaces.

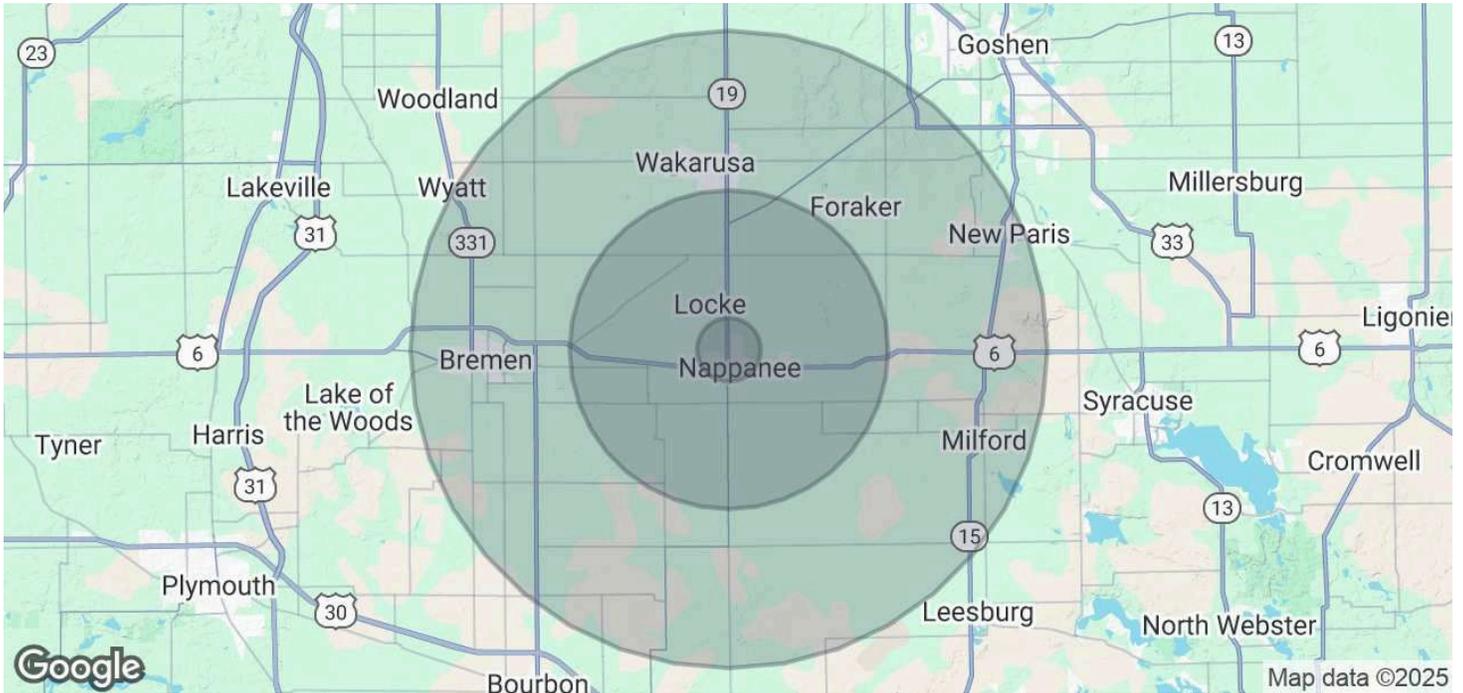
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Demographics

	1 Miles	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
Total Households	89	2,257	10,424
# of Person 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