



PROPERTY DESCRIPTION

Located at 510 W Jackson Street, this property presents a strong opportunity for medical and healthcare providers seeking a practical, accessible, and patient-friendly location in Mulberry, Indiana. The building is well suited for outpatient medical use, including primary care, specialty clinics, therapy providers, and other healthcare services. While the property is ideally suited for medical practices, it is also available for lease as a traditional office space, offering an opportunity for businesses beyond healthcare.

The building can be configured to support exam rooms, consultation offices, treatment areas, and administrative space. Additionally, the property is located adjacent to Mulberry Health, an assisted living and skilled nursing facility, providing a unique opportunity for practitioners to establish a potential referral base.

PROPERTY HIGHLIGHTS

- **Medical & Healthcare-Oriented Space:** Well-suited for outpatient medical, therapy, behavioral health, and specialty healthcare practices
- **Adjacency to Assisted Living & Skilled Nursing:** Located next to Mulberry Health, offering direct access to a potential patient population and referral opportunities
- **Community-Based Patient Draw:** Serves Mulberry residents and surrounding rural Clinton County communities with consistent demand for local healthcare services
- **Convenient Patient Access:** Easily accessible by car with nearby parking and a low-traffic, patient-friendly setting
- **Cost-Effective Medical Leasing:** Attractive alternative to larger medical markets such as Lafayette, with lower occupancy costs and limited local competition
- **Regional Connectivity:** Centrally located between Frankfort and Lafayette, supporting both local care delivery and regional referrals

OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (Gross)
Available SF:	4,963 SF
Lot Size:	127,288 SF
Building Size:	4,963 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	470	687	897
Total Population	1,319	1,914	2,487
Average HH Income	\$82,165	\$85,488	\$88,195

EMILY GINN

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OFFICE BUILDING FOR LEASE

510 W JACKSON ST

Mulberry, IN 46058

SHOOK COMMERCIAL
REAL ESTATE



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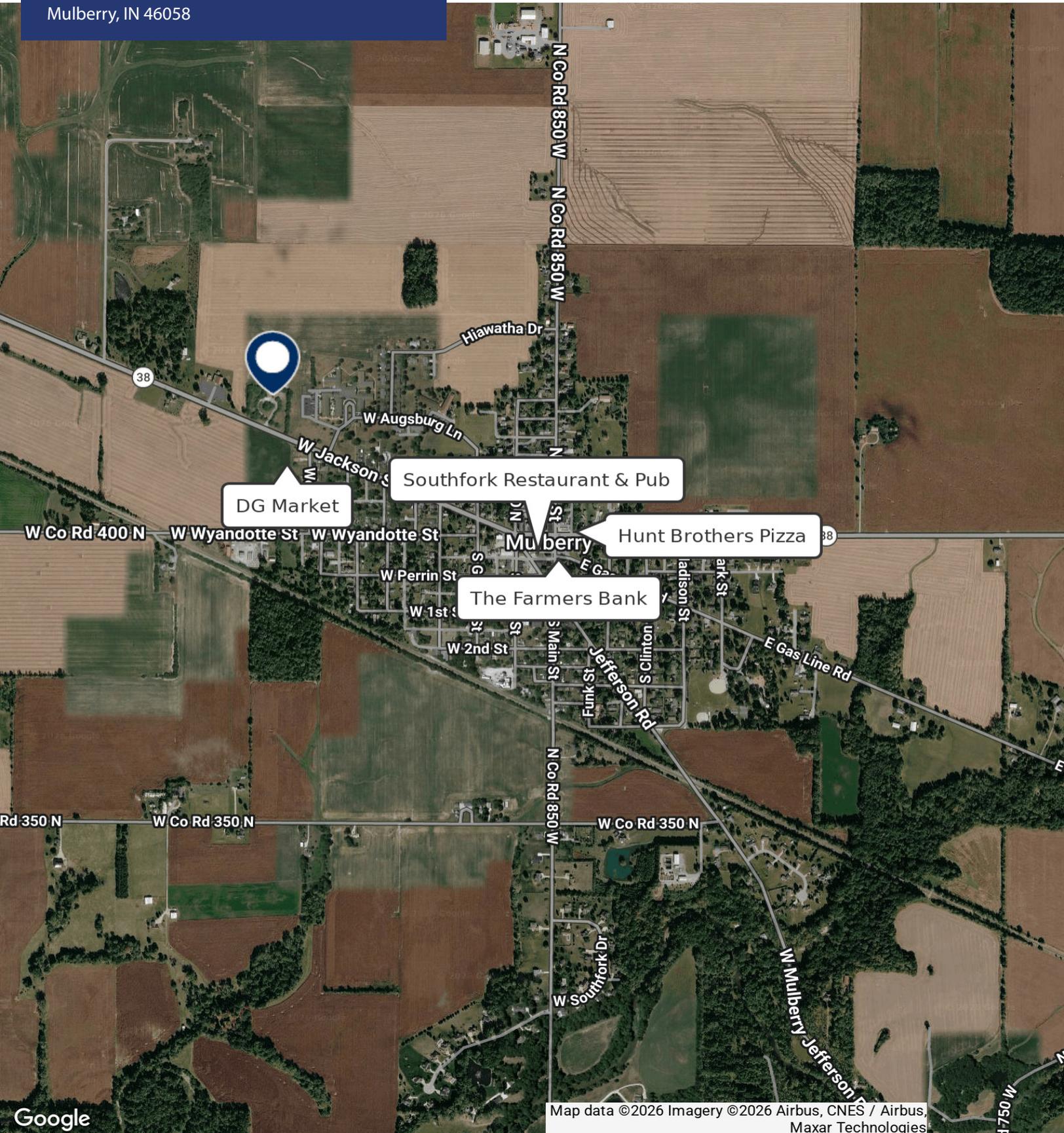
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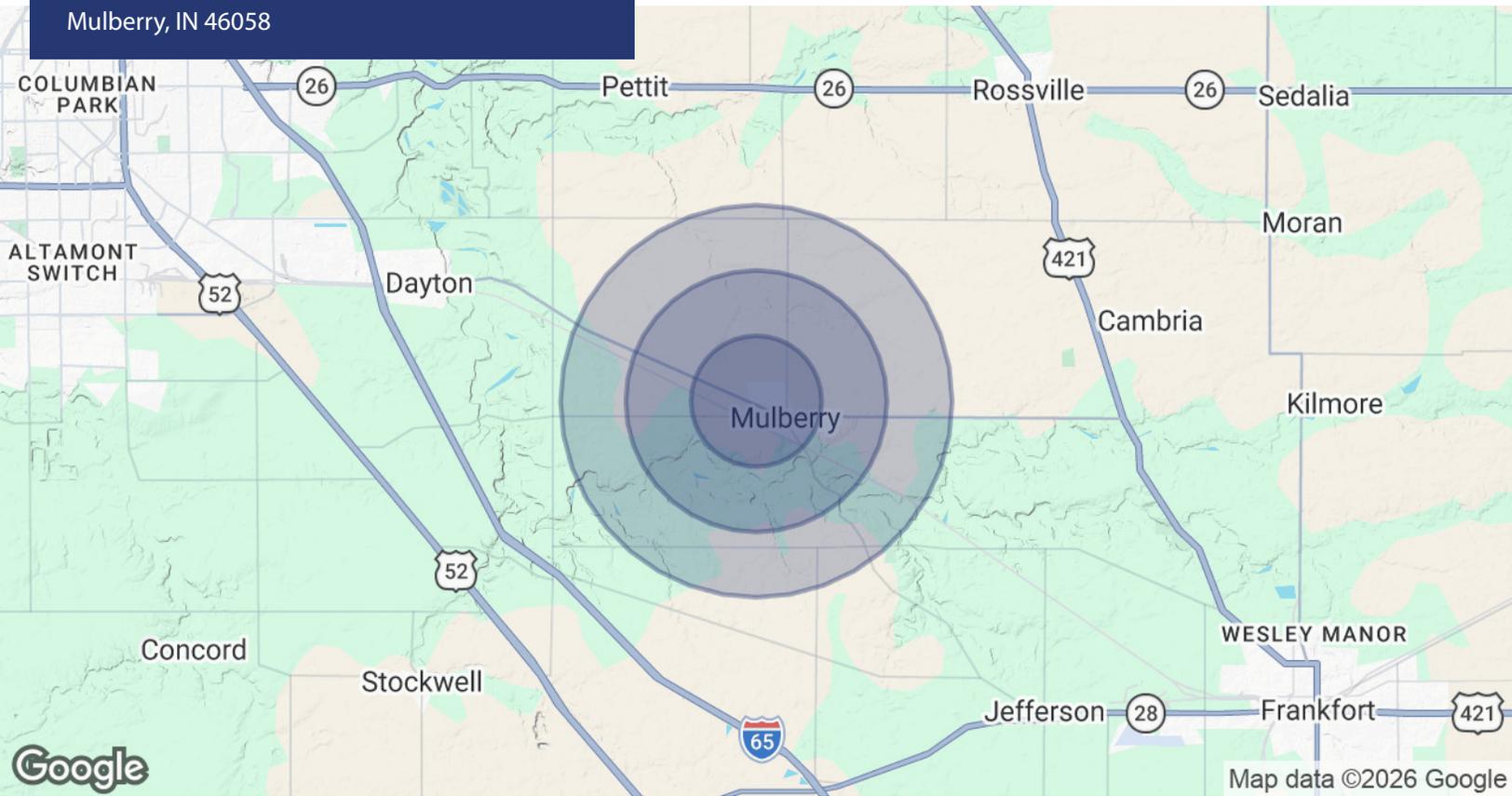
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,319	1,914	2,487
Average Age	44	44	43
Average Age (Male)	42	42	42
Average Age (Female)	46	45	45
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	470	687	897
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$82,165	\$85,488	\$88,195
Average House Value	\$251,184	\$261,323	\$274,802

Demographics data derived from AlphaMap

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