



**FOR SALE OR LEASE**

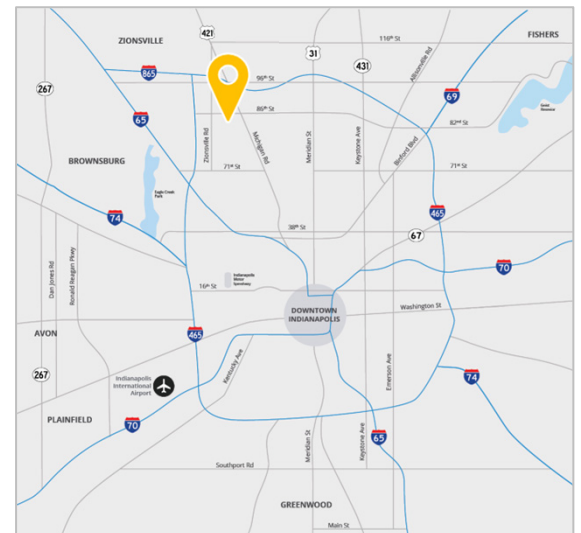
**8450 N Payne Rd**

Indianapolis, IN 46268

**Unique inpatient / medical opportunity on picturesque campus**

**Property Highlights**

- Suite 100 & 200 available totaling 30,888 SF
  - 25,376 SF inpatient center
  - 5,512 SF office
- 14.19 acres for future expansion
- Former hospice facility
- Ideal for behavioral health, post-acute, or assisted living uses
- 34 bedrooms with private lavatory and sink
  - Opportunity to increase bedroom count
- Private outdoor garden patios and meditation walking path
- Large meeting/congregating spaces
- Presently zoned CS



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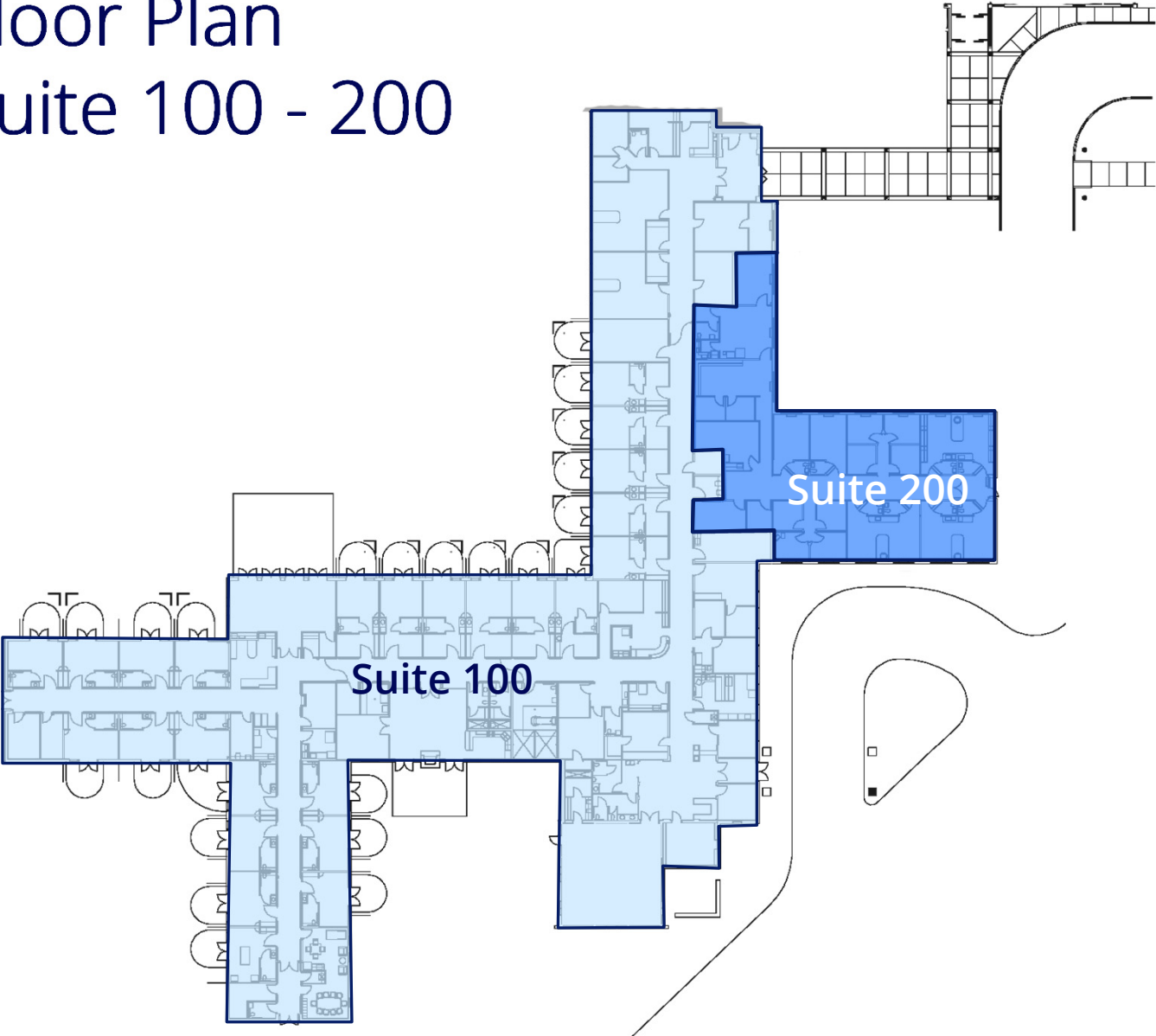
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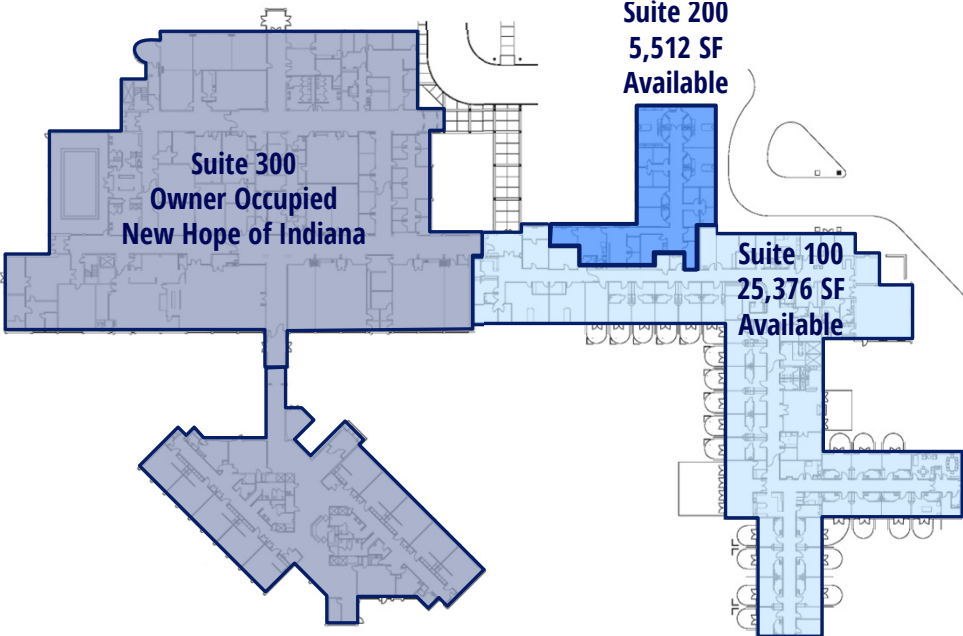
# Floor Plan

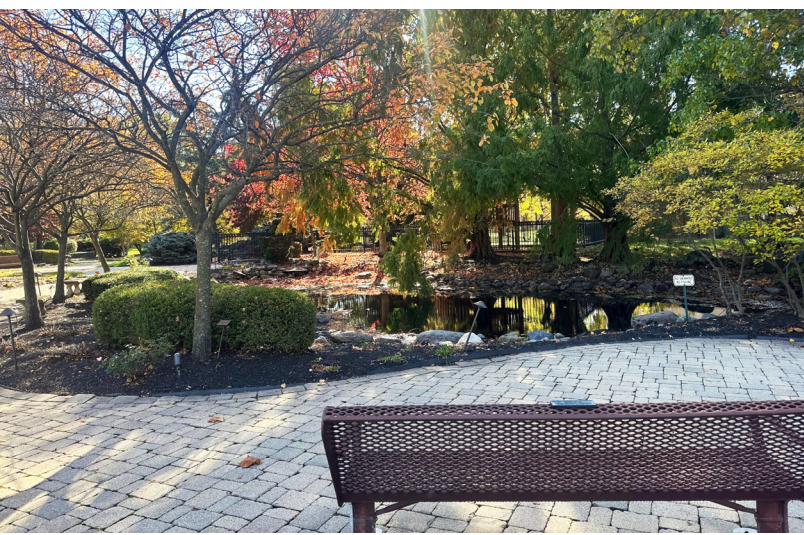
## Suite 100 - 200

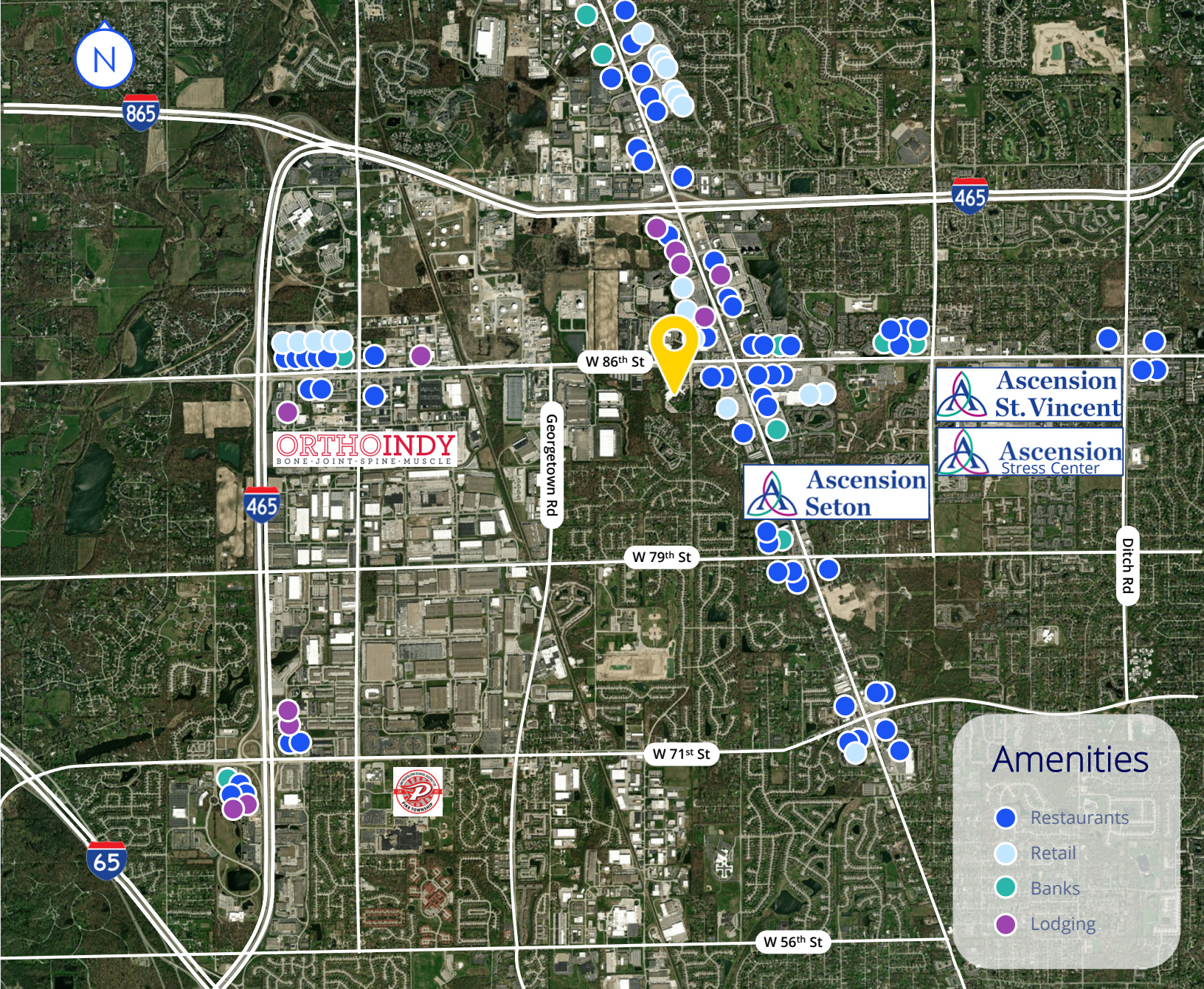


**SITE & BUILDING SPECS**

Total Building Area	87,809 SF
Total SF Available	30,888
Site Area	14.19 acres
Built	1973
Zoning	CS







## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population 2025	6,945	60,250	142,904
Population Projected 2030	6,886	60,910	146,416
Daytime Population	15,614	104,640	189,706
Population 65+ 2025	17.8%	17.9%	18.4%
Population 65+ Projected 2030	19.8%	19.8%	20.4%
Average HH Income	\$83,276	\$108,906	\$133,242
Total Households 2025	3,450	26,293	59,945
Households Project 2030	3,426	26,636	61,457



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