



**FOR LEASE**  
**1011 N Main St**  
**Speedway IN**

## The Only “Class A” Medical Office in Speedway

- Exceptional opportunity in the heart of Speedway Indiana
- Limited medical competition within a 5-mile radius
- Strategically located to serve growing population and major employers

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**TOTAL POPULATION**

1 mi	8,515
3 mi	102,744
5 mi	233,486

**TOTAL HOUSEHOLDS**

1 mi	3,683
3 mi	39,599
5 mi	95,509

**MEDIAN HOUSEHOLD INCOME**

1 mi	\$53,211
3 mi	\$50,636
5 mi	\$54,439

**ANNUAL HOUSEHOLD HEALTHCARE SPENDING**

1 mi	\$5,187
3 mi	\$4,789
5 mi	\$5,236



### Indianapolis Motor Speedway

Home to the legendary Indianapolis 500 Race, NASCAR Brickyard 400, IndyCar Grand Prix – plus numerous other circuits and large events.

## THE PROPERTY

1011 N Main St.

Main St

10th St




**Allison Transmission** Global Headquarters  
 Designer / Manufacturer of vehicle transmission systems, with locations in 150 countries and regional headquarters in Netherlands, China, and Brazil

## Growth Projections

### Strong 10-Year Growth Projections for Practice Specialties:

Growth trending makes location ideal to capitalize on rising healthcare demands.

- Physical Therapy 31.2%
- Orthopedics 20.6%
- Nephrology 14%
- Lab Services 13.9%
- ENT 13.7%

Source: Advisory Board Research

## Adjacent to Underserved Residential Market

Rare opportunity to access a high-demand and large underserved market.

### Surrounding Amenities & Companies

- |  |                                  |
|--|----------------------------------|
| ● Wilshaw Apartments<br>90 upscale units | ● AJ Foyt Racing                 |
| ● Linde Technologies                     | ● Charlie Brown's Pancake House  |
| ● PRI Performance Racing Industry        | ● Big Woods                      |
| ● Dallara IndyCar Factory                | ● Barbecue & Bourbon             |
| ● Daredevil Brewing                      | ● Spark Coffee                   |
| ● Speedway Indoor Karting                | ● Leo's Barbershop               |
| ● Brozinni Pizzeria                      | ● Tolen's Florist                |
| ● O'Reilly's Pub                         | ● Tacos & Tequila on Main        |
| ● Wilcox Engineering                     | ● USAC Racing Headquarters       |
| ● Dawson's on Main                       | ● Sundae's Ice Cream             |
| ● LePeep                                 | ● 3 Sisters & A Trunk            |
| ● IMS Museum                             | ● Founders Coffee Co             |
| ● Foyt Wine Vault                        | ● Speedway Trophy & Clock Center |
|  | ● The Voom Room                  |



**1011 N Main St.**

● Dining / Retail   ● Business   ● Multifamily

**Speedway** has seen a renaissance and continued growth of its downtown core — new restaurants, businesses and venues creating a vibrant community for residents and employers. The immediate vicinity offers a multitude of options.

- Purdue University Motorsports Engineering Program
- Indianapolis Motor Speedway – Car restoration and event facility

**Exclusive Location:** Rare opportunity to access a high-demand market with minimal competition. Nearly 3,500 employees of the Indianapolis Motor Speedway and Allison Transmission help boost the daytime population.

**DOWNTOWN SPEEDWAY**  
A City Within a City



## AN EXCEPTIONAL OPPORTUNITY

As the **only "Class A" medical office in Speedway**, 1011 N. Main St. sits the in heart of downtown. A growing population and expanding healthcare needs make this an ideal location for practices in urgent care, orthopedics, ENT, physical therapy, nephrology, and other in-demand specialties, with **limited medical competition within a 5-mile radius**.

# FLOOR PLAN / AVAILABILITIES

## Floor 1

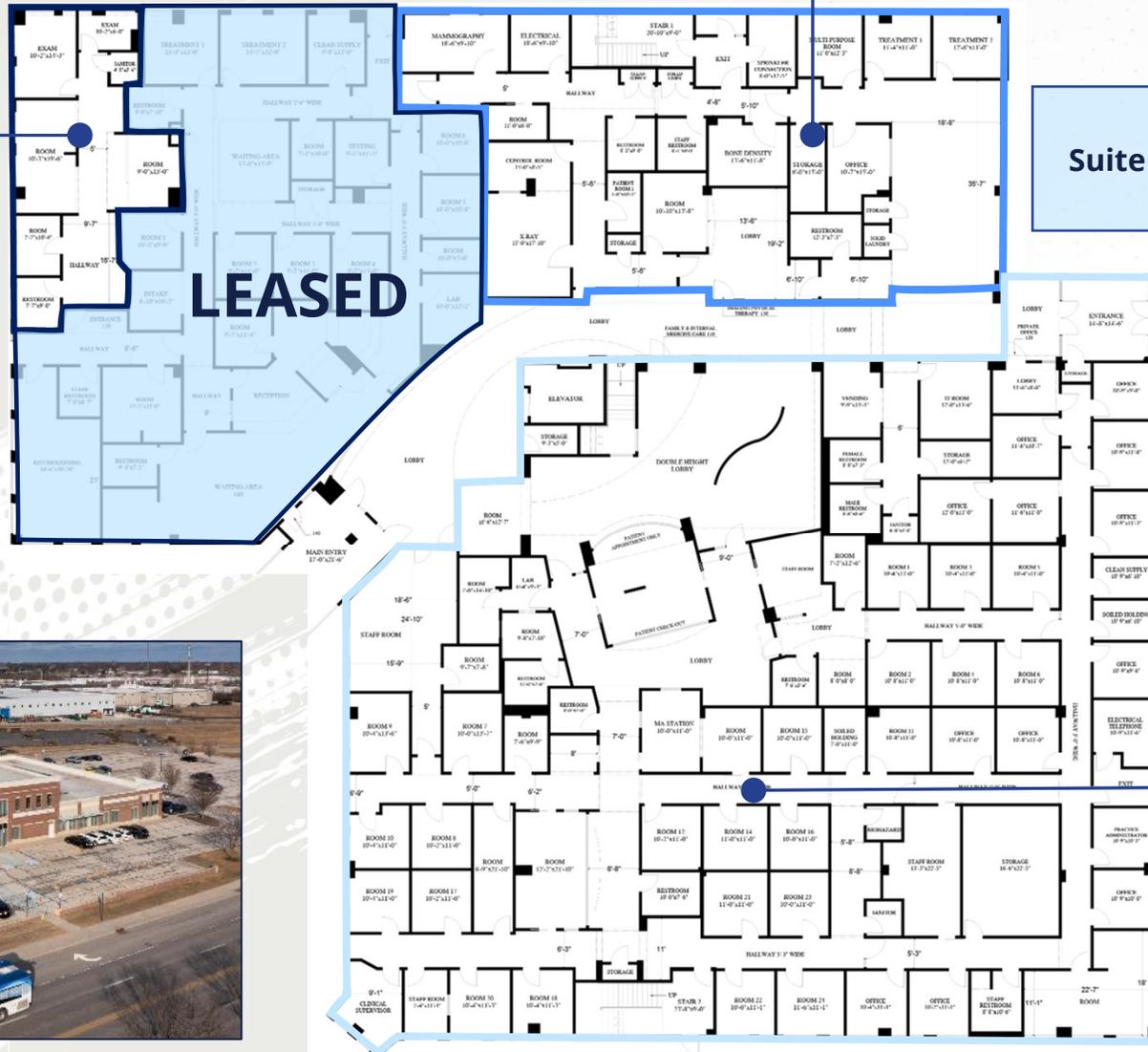
### AVAILABLE SUITES

Suite 110	16,027 SF
Suite 120	(divisible)
Suite 130	4,827 SF
Suite 150	1,390 SF

**AVAILABLE**  
Suite 150 - 1,390 SF

**AVAILABLE**  
Suite 130 - 4,827 SF

**AVAILABLE**  
Suite 110/120 - 16,027 SF  
(divisible)

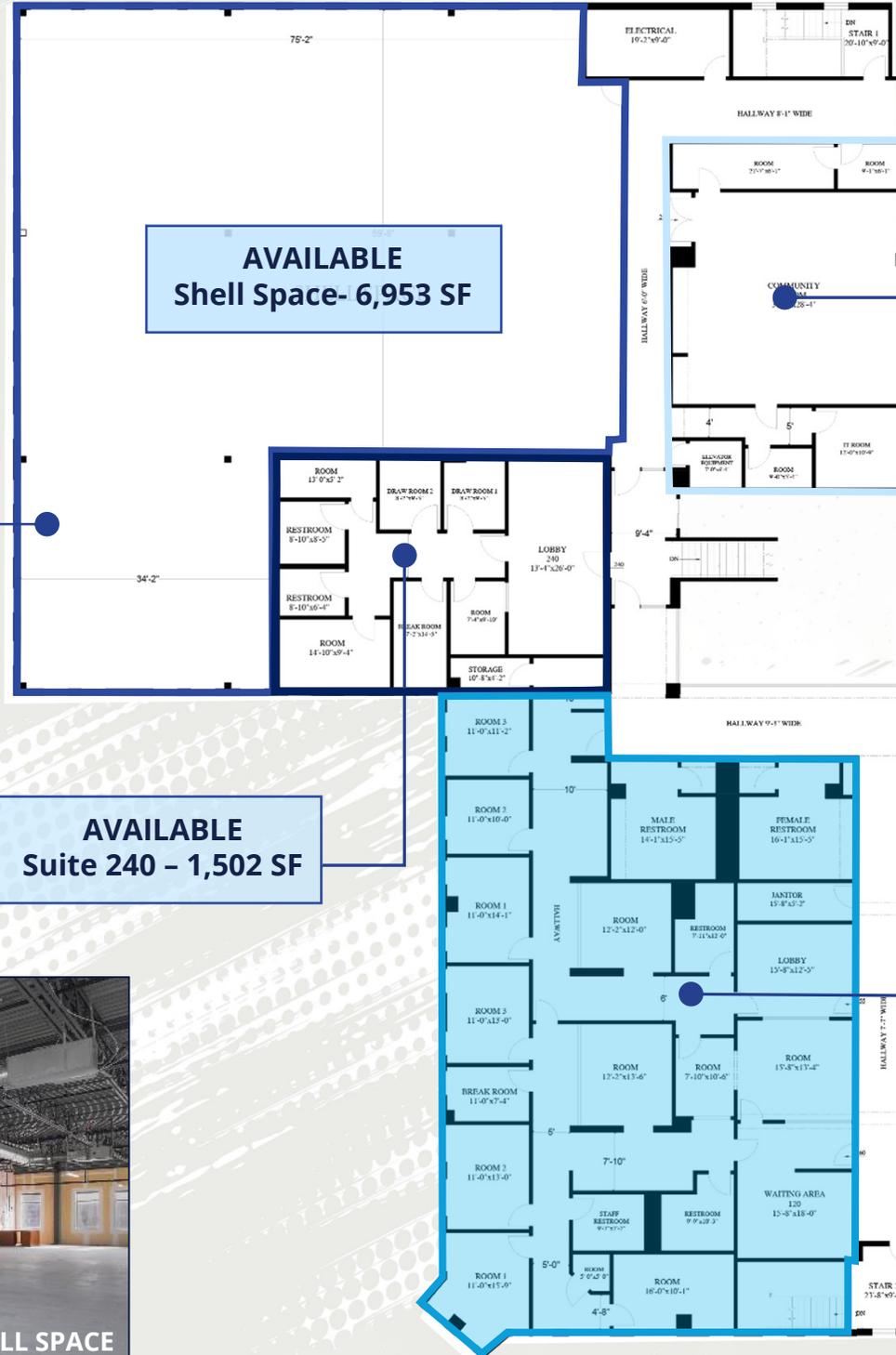


# FLOOR PLAN / AVAILABILITIES

## Floor 2

### AVAILABLE SUITES

Shell Space	6,953 SF
Suite 210	1,267 SF
Suite 240	1,502 SF
Suite 260 - Spec suite immediately available	2,532 SF

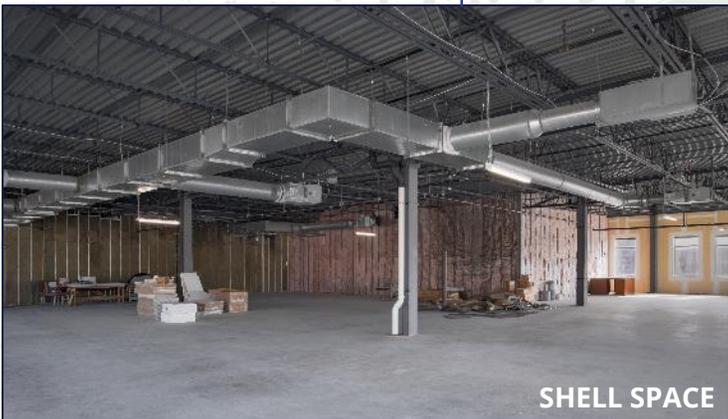


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SHELL SPACE

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**CONTACT US TODAY!**

**REAR EAST ENTRANCE**

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