

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

INDIANA  
REALTY



COMMERCIAL ADVISORS<sup>SM</sup>

# Marion Surgery Center

711 W Gardner Dr, Marion, IN 46952



Exclusively Represented By:

**Rakesh Kapur**

Broker

O: 317 762 8019 // C: 917 417 2702

[rkapur@bhhsin.com](mailto:rkapur@bhhsin.com)

OFFICE SPACE FOR SALE



# Marion Surgery Center

711 W Gardner Dr, Marion, IN 46952

FOR SALE

Property Summary



## VIDEO

### Property Description

Presenting a remarkable office building at 711 W Gardner Dr, Marion, IN. This expansive +/- 11k SF commercial property, historically home to an Optometrist and an Eye Surgery Center, boasts exceptional visibility and high traffic. With a flexible layout, public-friendly design, and ample on-site parking, it is suitable for a multitude of uses, including flex, medical office, executive office, and multi-tenant suites. Perfectly situated on a state highway, it offers ease of access and a high traffic count, making it an ideal location for business operations. The interior floor plan was renovated in 2007 and features 10 exam lanes, multiple procedure rooms, and 2 surgery/operating rooms along with recovery rooms, allows for diverse operational options.

### Location Description

Discover the charm of Marion, IN – a dynamic city steeped in history and brimming with opportunity. This vibrant community offers a blend of small-town appeal and modern amenities, making it an attractive location for Flex / Medical Office / Retail / Office / Office Building investors. With a range of parks, cultural attractions, dining and shopping options, as well as easy access to major transportation routes, the location provides convenience for businesses and employees alike. Embrace the potential of this thriving locale for your next commercial venture.

### Property Highlights

- 10,972 SF office building
- Built in 1985 and Renovated in 2007
- 57 Parking spots available
- Zoned General Business
- Located on a state highway with high visibility and traffic
- Flexible layout for multiple uses with ample on-site parking
- Strategic location for investment opportunities

### Offering Summary

|             |           |
|-------------|-----------|
| Sale Price: | \$800,000 |
| Lot Size:   | 49,021 SF |

Rakesh Kapur  
Broker  
O: 317 762 8019 // C: 917 417 2702  
rkapur@bhhsin.com

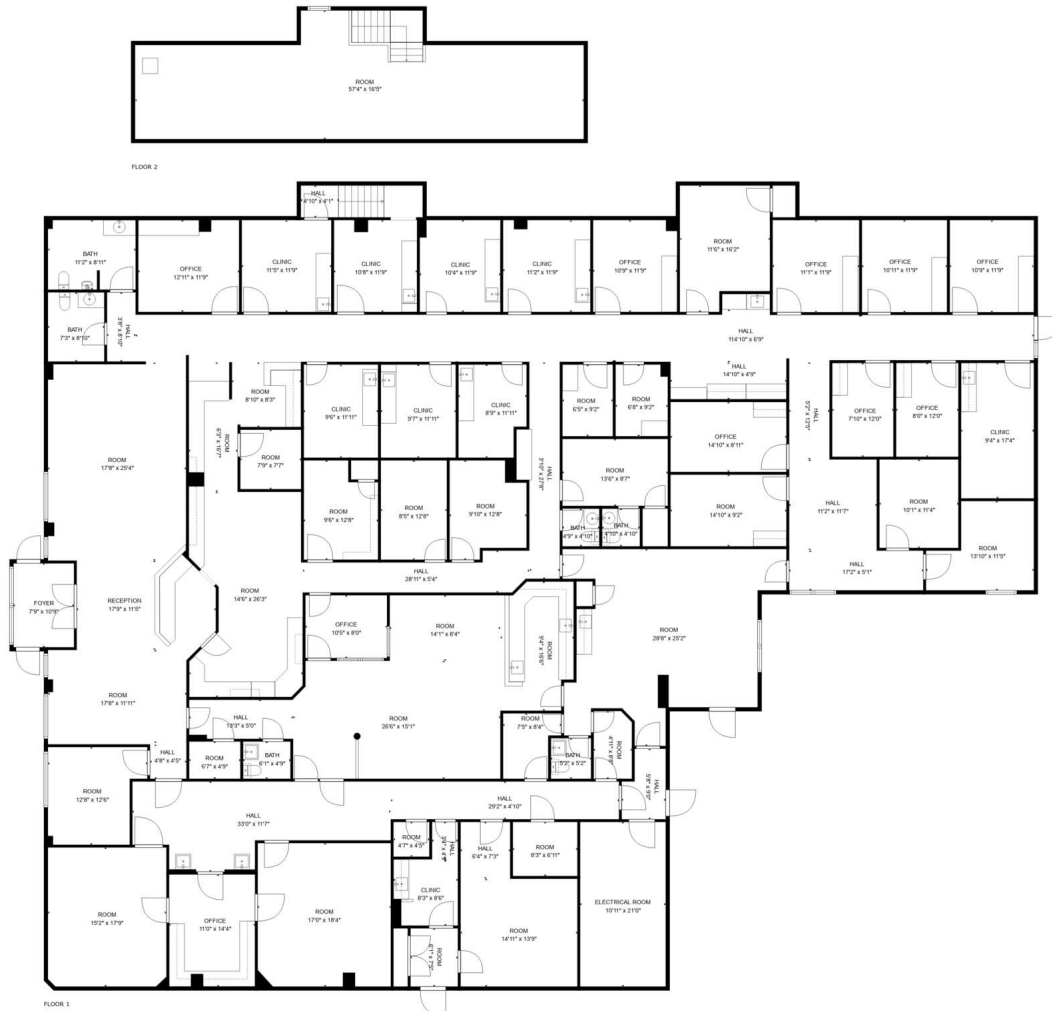
Indiana Realty  
3801 E. 82nd St  
Indianapolis, IN 46240  
317.595.2100  
<https://www.bhhsindianacommercial.c...>

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES | INDIANA  
REALTY  
 COMMERCIAL ADVISORS™

711 W Gardner Dr, Marion, IN 46952

FOR SALE

## Floor Plans



**TOTAL: 10787 sq. ft**

BELOW GROUND: 10028 sq. ft, FLOOR 2: 759 sq. ft

EXCLUDED AREAS: ELECTRICAL ROOM: 230 sq. ft, ROOM: 45 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

**Rakesh Kapur**  
Broker  
O: 317 762 8019 // C: 917 417 2702  
rkapur@bhhsin.com

**Indiana Realty**  
3801 E. 82nd St  
Indianapolis, IN 46240  
317.595.2100  
<https://www.bhhsindianacommercial.com>

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

INDIANA  
REALTY



COMMERCIAL ADVISORS<sup>SM</sup>

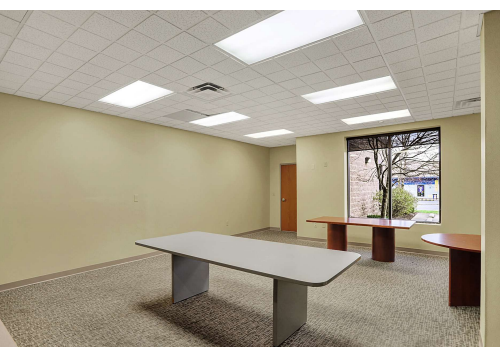
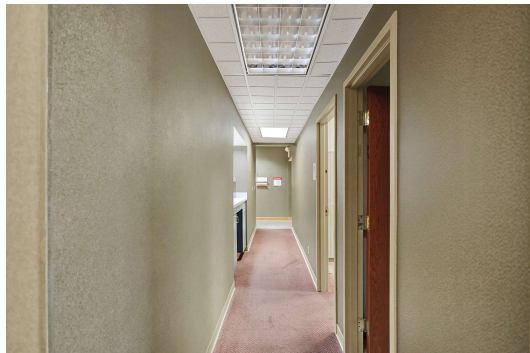


# Marion Surgery Center

711 W Gardner Dr, Marion, IN 46952

FOR SALE

Additional Photos



Rakesh Kapur  
Broker  
O: 317 762 8019 // C: 917 417 2702  
rkapur@bhhsin.com

Indiana Realty  
3801 E. 82nd St  
Indianapolis, IN 46240  
317.595.2100  
<https://www.bhhsindianacommercial.c...>

**BERKSHIRE**  
**HATHAWAY**  
HOMESERVICES | INDIANA  
REALTY  
COMMERCIAL ADVISORS™

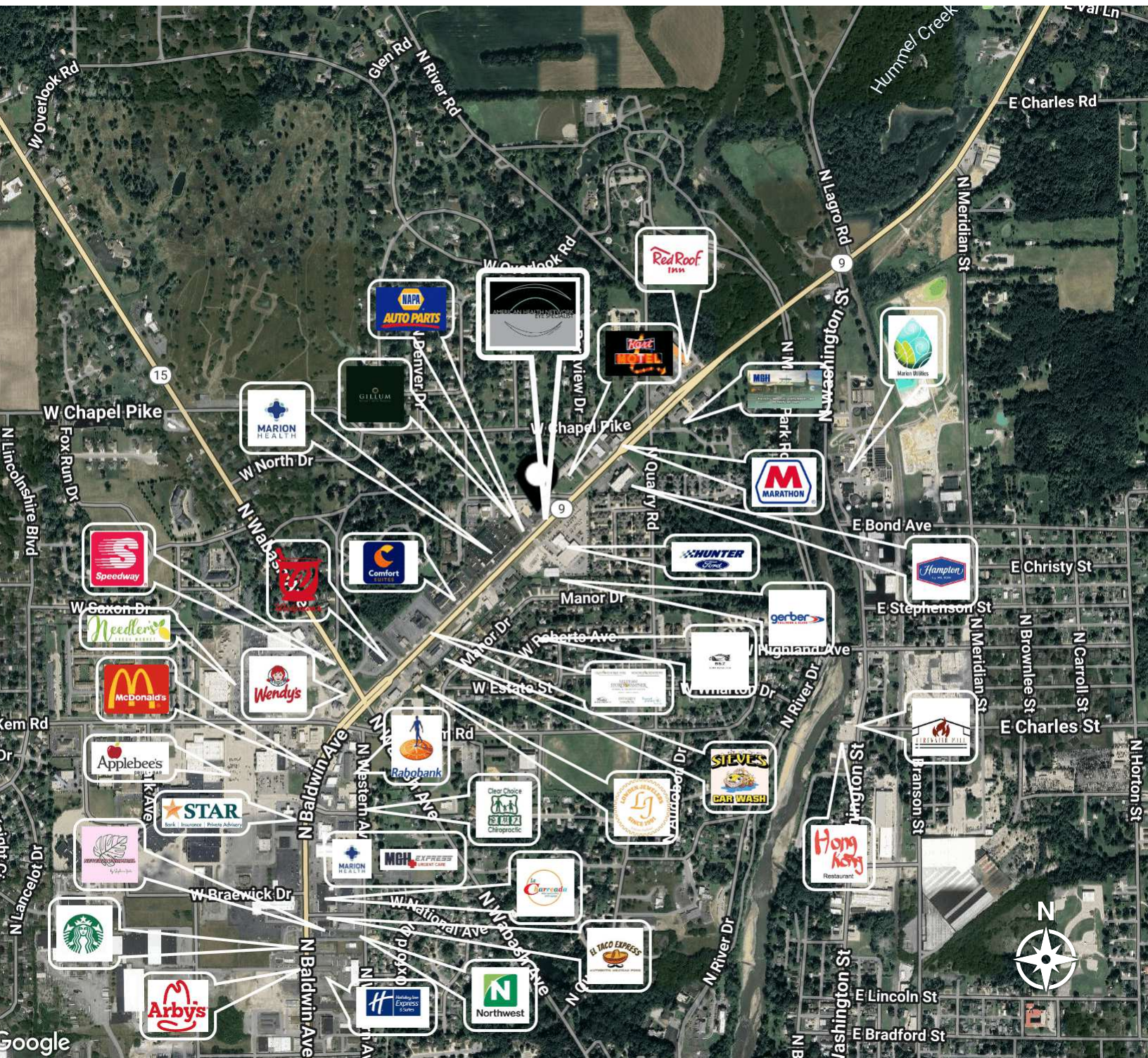


# Marion Surgery Center

711 W Gardner Dr, Marion, IN 46952

FOR SALE

Location Map



Rakesh Kapur  
Broker  
O: 317 762 8019 // C: 917 417 2702  
rkapur@bhhsin.com

Indiana Realty  
3801 E. 82nd St  
Indianapolis, IN 46240  
317.595.2100  
<https://www.bhhsindianacommercial.c...>

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES | INDIANA  
REALTY  
COMMERCIAL ADVISORS™

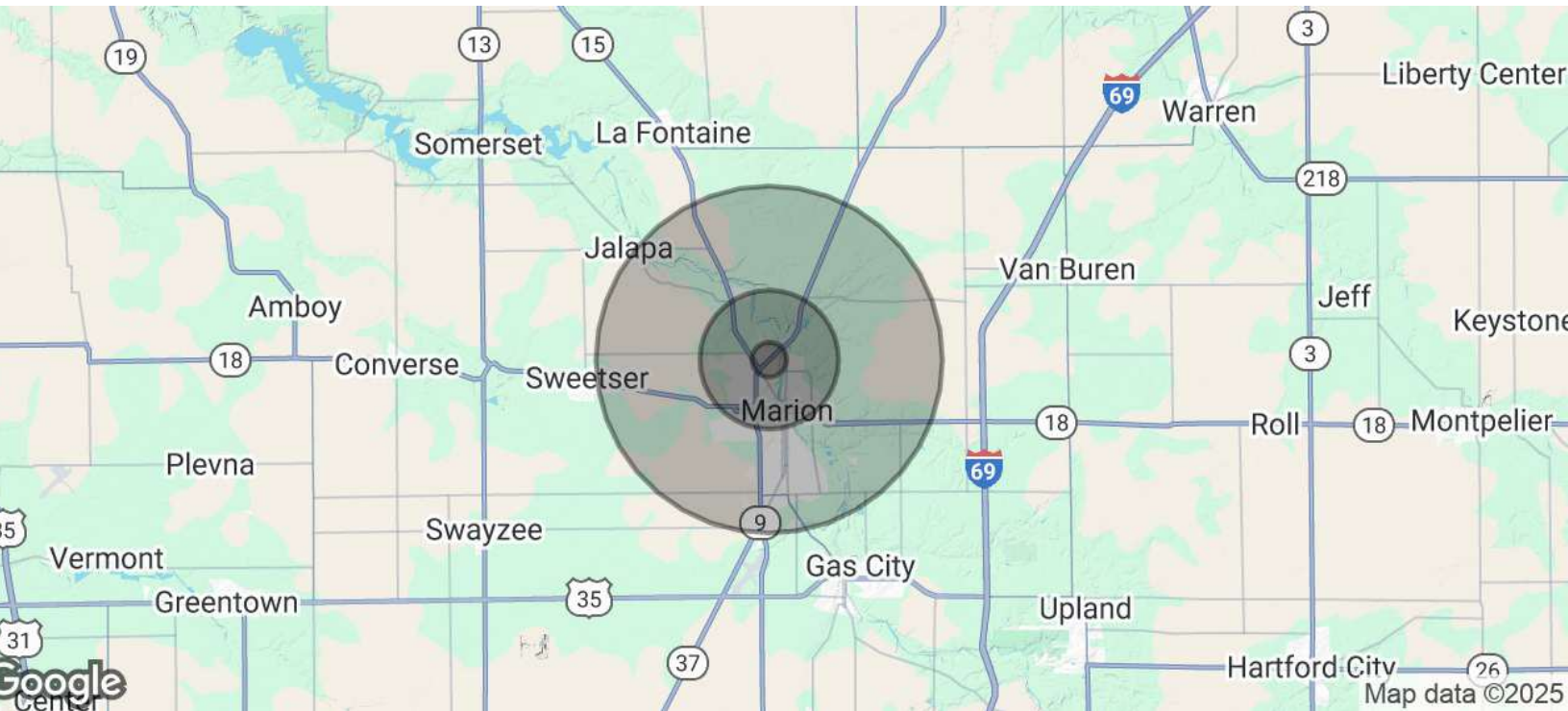


# Marion Surgery Center

711 W Gardner Dr, Marion, IN 46952

FOR SALE

Demographics Map & Report



| Population           | 0.5 Miles | 2 Miles | 5 Miles |
|----------------------|-----------|---------|---------|
| Total Population     | 1,450     | 16,173  | 35,361  |
| Average Age          | 49        | 43      | 42      |
| Average Age (Male)   | 46        | 41      | 41      |
| Average Age (Female) | 51        | 45      | 43      |

| Households & Income | 0.5 Miles | 2 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 666       | 7,100     | 14,414    |
| # of Persons per HH | 2.2       | 2.3       | 2.5       |
| Average HH Income   | \$78,069  | \$64,912  | \$62,339  |
| Average House Value | \$183,221 | \$144,523 | \$151,760 |

Demographics data derived from AlphaMap

Rakesh Kapur  
Broker  
O: 317 762 8019 // C: 917 417 2702  
rkapur@bhhsin.com

Indiana Realty  
3801 E. 82nd St  
Indianapolis, IN 46240  
317.595.2100  
<https://www.bhhsindianacommercial.c...>

BERKSHIRE  
HATHAWAY  
HOMESERVICES

INDIANA  
REALTY

 COMMERCIAL ADVISORS™