

VIKING
MEDICAL CENTER

1425 E. Glendale
Blvd
Valparaiso, IN 46383



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Viking

Medical Center

1425 E. Glendale Blvd
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VIKING MEDICAL CENTER

PROPERTY INFORMATION

Call for Rate

Property Address

*1425 E. Glendale Blvd
Valparaiso, IN 46383*

Year Built

2025

Rentable Area

33,000 Sq. Ft.

COMPANY DISCLAIMER



McCOLLY BENNETT
COMMERCIAL *advantage*

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PROPERTY OVERVIEW

Viking Medical Center is a newly renovated, 43,500 SF Class A medical facility in Valparaiso with up to 33,000 SF available for lease. The space is divisible and delivered as a gray shell, ready for custom medical buildouts. Located on Glendale Ave across from ValPlayso Park, it offers high visibility, ample parking, and excellent access to SR-49.

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Viking Medical Center – Valparaiso, IN

Newly Renovated Class A Medical Office | Up to 33,000 SF Available for Lease

Property Overview

- **43,500 SF Class A medical facility** (estimated completion August 30, 2025)
 - Up to **33,000 SF available for lease**, divisible for multiple tenants
 - Approx. 10,500 SF on 1st floor; approx. 22,000 SF on 2nd floor.
 - Delivered as **gray shell**—ready for custom medical-grade buildouts
 - Tenant improvement (TI) package available
 - **Two-story design** with bright central atrium and natural light
 - Ideal for medical groups, specialists, or healthcare providers looking to expand
-

Building Features

- **Three elevators** and **two stairwells**
 - **ADA-compliant design** throughout both floors
 - Covered patient drop-off canopy and **dedicated physician/staff parking**
 - Rear loading zone for clinical deliveries or support functions
 - Modern infrastructure with shaft space for vertical utilities, electrical, IT, and water risers
-

Location Highlights

- Located **on Glendale Ave**, directly across from **ValPlayso Park**
- Just **one block from Calumet Avenue** with direct access to **SR-49**
- Positioned along high-traffic corridors with **12,000 vehicles per day**
- Excellent visibility and convenience for patients and staff alike



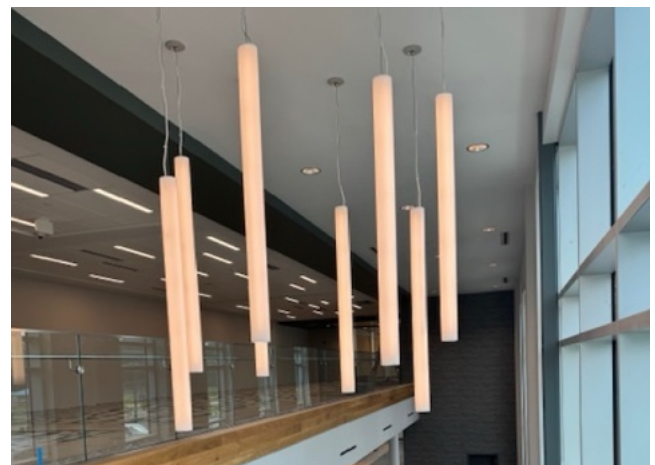
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS

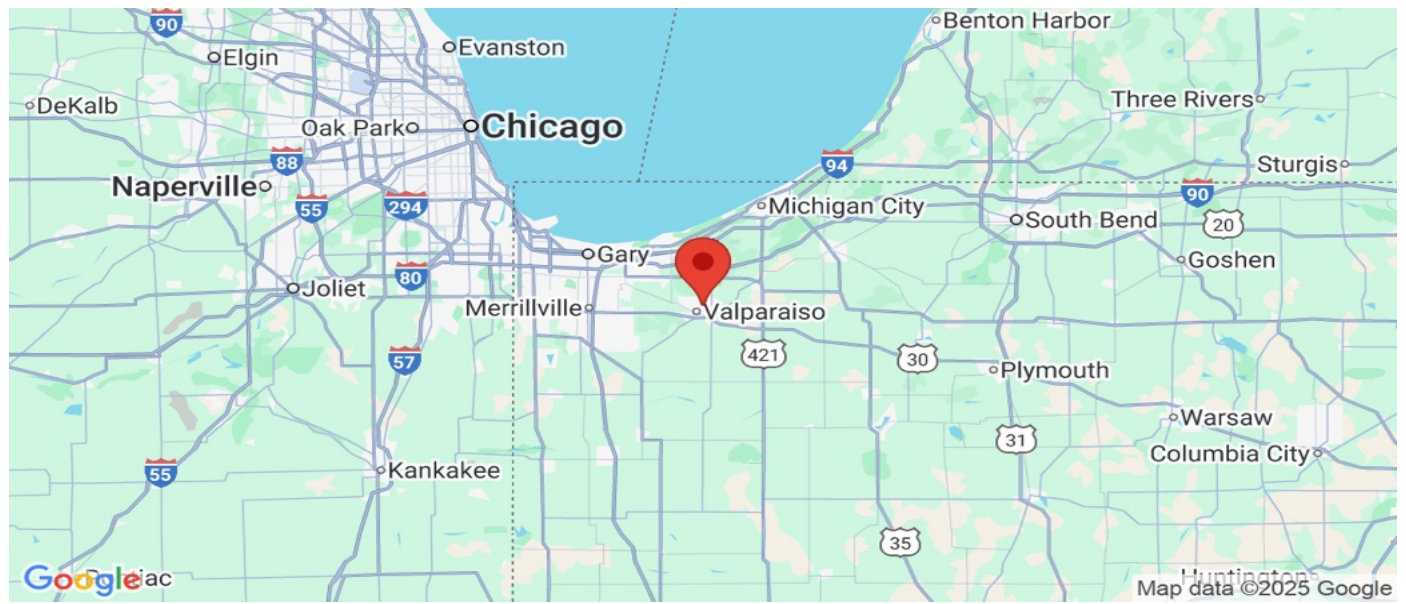


VIKING MEDICAL CENTER



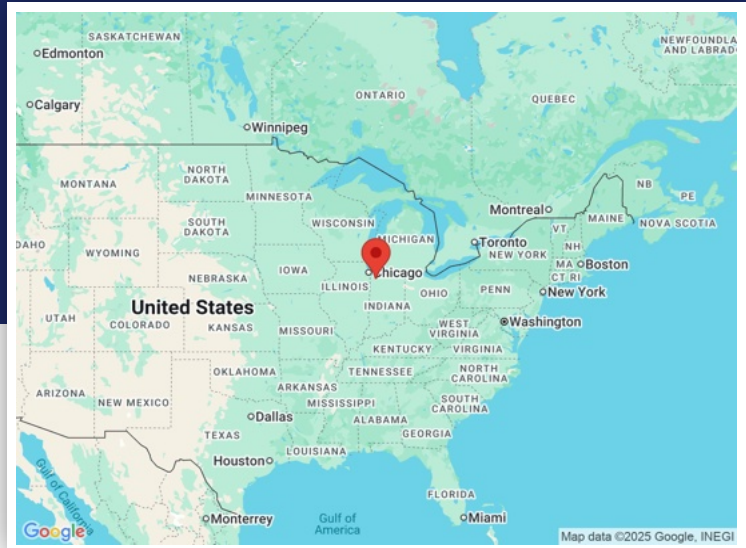
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AREA LOCATION MAP



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AERIAL ANNOTATION MAP



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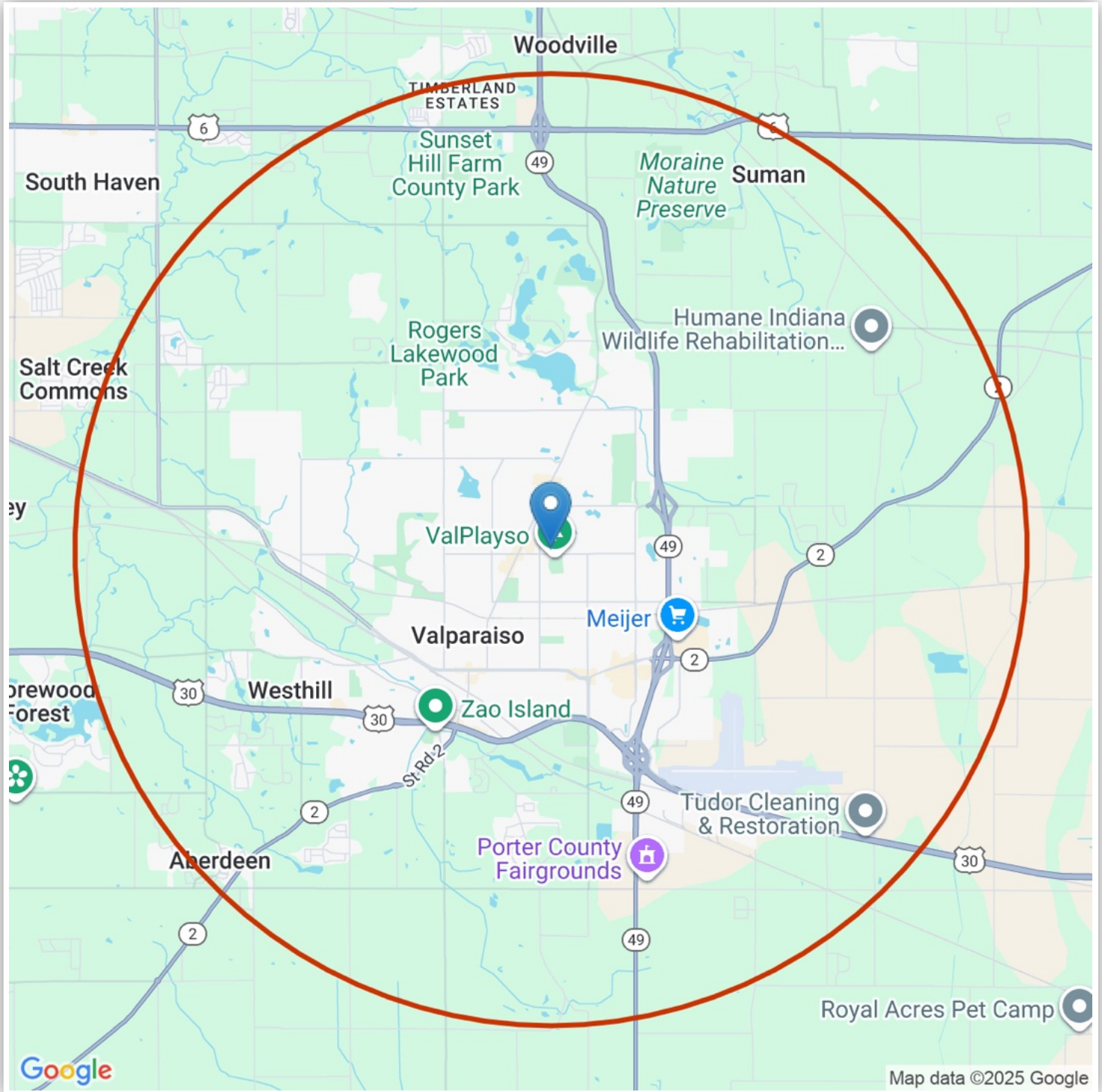
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LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

59,707
Population

40 Median Age

2.38
Average Household Size

23,187
Total Households

EDUCATION

2.81%

No High
School
Diploma

17.35%

High School
Graduate

18.15%

Some College

24.83%

Bachelor's/
Grad

BUSINESS

2,830
Total Businesses

31,779
Total Employees

EMPLOYMENT

7,385

Retail Trade
Employees

2,315
Manufacturing
Employees

2,606

Eating &
Drinking
Employees

1,946

Finance/Ins/Real
Estate Emp

2.4%

Unemployment Rate

INCOME

\$81,971
Median Household Income

\$44,141
Per Capita Income

\$296,639
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (17.49%) ■

The smallest group : \$25,000 - \$34,999 (6.39%) ■

Indicator	Value(%)	
< \$15,000	6.76	■
\$15,000 - \$24,999	6.62	■
\$25,000 - \$34,999	6.39	■
\$35,000 - \$49,999	10.77	■
\$50,000 - \$74,999	14.68	■
\$75,000 - \$99,999	14.01	■
\$100,000 - \$149,999	17.49	■
\$150,000 - \$199,999	12.02	■
\$200,000+	11.25	■



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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

59,707

Population

23,955

Households

40

Median Age

2.38

Avg Size Household

\$81,971

Median Household
Income

\$322,169

Median Home Value

105

Wealth Index

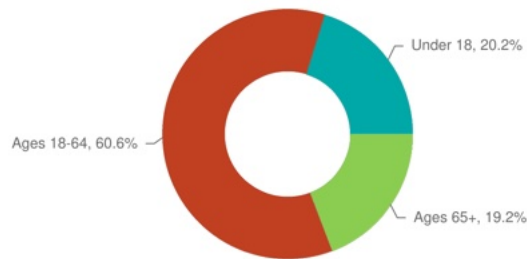
100

Housing Affordability

41.6

Diversity Index

POPULATION BY AGE



Under 18 Ages 18-64 Ages 65+

POPULATION BY GENERATION



5.13%

Greatest Gen: Born
1945/Earlier



20.37%

Baby Boomer: Born
1946 to 1964



19.12%

Generation X: Born
1965 to 1980



22.77%

Millennial: Born 1981
to 1998



24.12%

Generation Z: Born
1999 to 2016



8.51%

Alpha: Born 2017 to
Present

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

0.51%



2024-2029
Forecasted
Growth Rate

0.13%



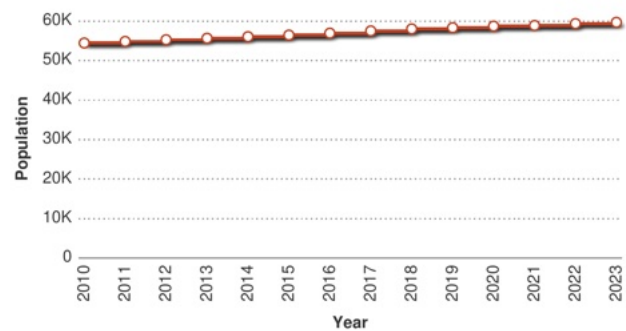
Household
Population

57,674



Population
Density

768



DAYTIME POPULATION



63,556

2024 Total Daytime Population



30,363

2024 Daytime Pop: Residents



33,193

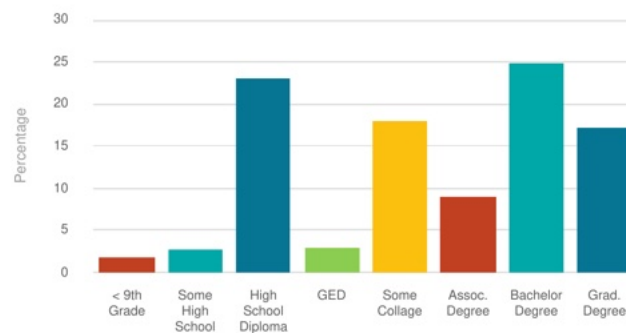
2024 Daytime Pop: Workers



809

2024 Daytime Pop Density

POPULATION BY EDUCATION



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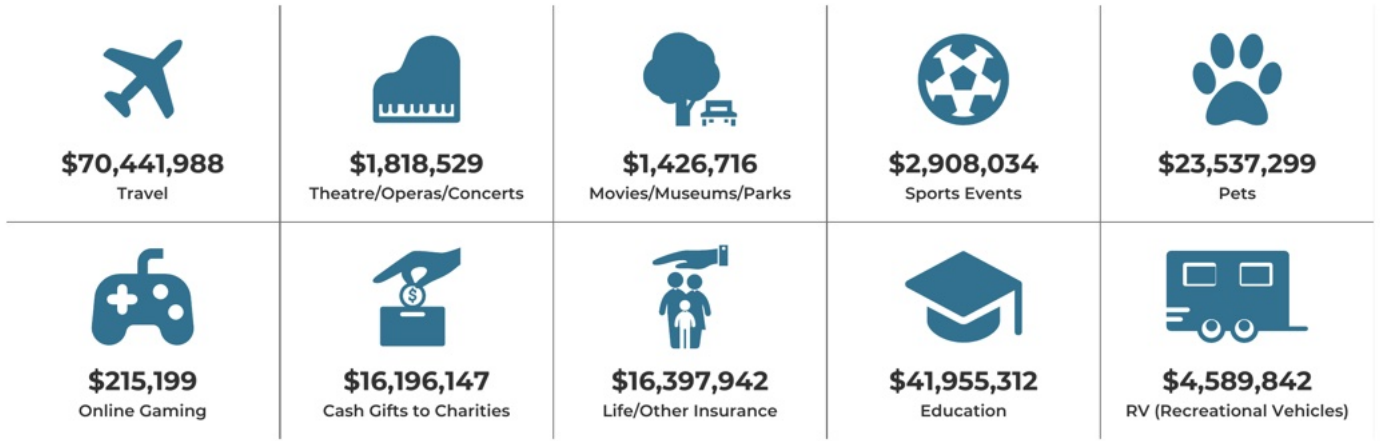
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

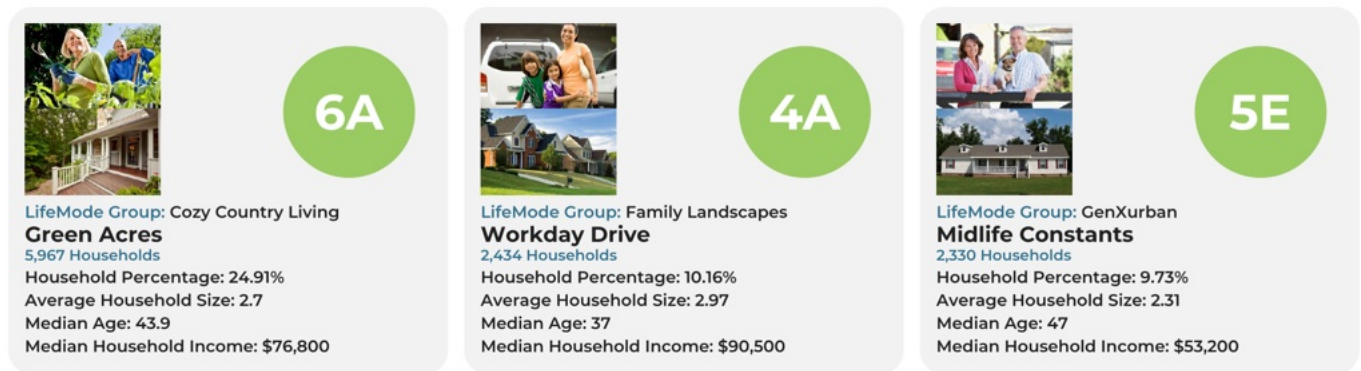
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)	Segment 8C (Bright Young Professionals)
Segment 1B (Professional Pride)	Segment 8D (Downtown Melting Pot)
Segment 1C (Boomburbs)	Segment 8E (Front Porches)
Segment 1D (Savvy Suburbanites)	Segment 8F (Old and Newcomers)
Segment 1E (Exurbanites)	Segment 8G (Hardscrabble Road)
Segment 2A (Urban Chic)	Segment 9A (Silver & Gold)
Segment 2B (Pleasantville)	Segment 9B (Golden Years)
Segment 2C (Pacific Heights)	Segment 9C (The Elders)
Segment 2D (Enterprising Professionals)	Segment 9D (Senior Escapes)
Segment 3A (Laptops and Lattes)	Segment 9E (Retirement Communities)
Segment 3B (Metro Renters)	Segment 9F (Social Security Set)
Segment 3C (Trendsetters)	Segment 10A (Southern Satellites)
Segment 4A (Soccer Moms)	Segment 10B (Rooted Rural)
Segment 4B (Home Improvement)	Segment 10C (Diners & Miners)
Segment 4C (Middleburg)	Segment 10D (Down the Road)
Segment 5A (Comfortable Empty Nesters)	Segment 10E (Rural Bypasses)
Segment 5B (In Style)	Segment 11A (City Strivers)
Segment 5C (Parks and Rec)	Segment 11B (Young and Restless)
Segment 5D (Rustbelt Traditions)	Segment 11C (Metro Fusion)
Segment 5E (Midlife Constants)	Segment 11D (Set to Impress)
Segment 6A (Green Acres)	Segment 11E (City Commons)
Segment 6B (Salt of the Earth)	Segment 12A (Family Foundations)
Segment 6C (The Great Outdoors)	Segment 12B (Traditional Living)
Segment 6D (Prairie Living)	Segment 12C (Small Town Simplicity)
Segment 6E (Rural Resort Dwellers)	Segment 12D (Modest Income Homes)
Segment 6F (Heartland Communities)	Segment 13A (International Marketplace)
Segment 7A (Up and Coming Families)	Segment 13B (Las Casas)
Segment 7B (Urban Villages)	Segment 13C (NeWest Residents)
Segment 7C (American Dreamers)	Segment 13D (Fresh Ambitions)
Segment 7D (Barrios Urbanos)	Segment 13E (High Rise Renters)
Segment 7E (Valley Growers)	Segment 14A (Military Proximity)
Segment 7F (Southwestern Families)	Segment 14B (College Towns)
Segment 8A (City Lights)	Segment 14C (Dorms to Diplomas)
Segment 8B (Emerald City)	Segment 15 (Unclassified)



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