



FOR **SUBLEASE** RETAIL  
PROPERTY



1124 S 13th St  
Decatur, IN 46733

# 4,275 SF Medical Office Building Available For Sublease

## About The Property

- Built in 2022 for urgent care use
- Eleven exam rooms
- Lab and X-Ray rooms
- Spacious lobby and reception area
- Two nurses' stations
- Staff lounge and office
- Located on main business corridor
- Lease Rate: Call for details



**the**  
**Zacher**  
company

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*The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.*

# PROPERTY INFORMATION

## 4,275 SF MEDICAL OFFICE BUILDING AVAILABLE FOR SUBLEASE

### BUILDING LOCATION/SIZE/ZONING

Street Address	1124 S 13th St
City, State, Zip	Decatur, IN 46733
County/Township	Adams/Washington
City Limits	Inside
Total Building Size	4,275 SF
Site Acreage	0.92 Acres
Zoning	C1/Local Commercial District

### PRICE/AVAILABILITY

Lease Rate	Call for details
Lease Type	NNN
Master Lease Expires	3/31/33
Available	Immediately

### BUILDING DATA

Date of Construction	2022
Heat/Air Conditioning	3 rooftop units
Restrooms	3
Parking	36 spaces
Electrical	400 AMP 208/120V, 3 Phase

### FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Common Area Maintenance	Tenant
Roof & Structure	Landlord

### POPULATION DEMOGRAPHICS

3 Miles	11,657
5 Miles	14,864
10 Miles	28,506

### ESTIMATED OPERATING COSTS

	Cost (SF)
Taxes	\$4.24
Insurance	\$0.55
Total	\$4.79

### PROPERTY TAXES

Parcel Number	01-05-09-201-021.002-022
Assessment: Land	\$93,900
Improvements	\$545,600
Total Assessment	\$639,500
Annual Taxes	\$18,386 (\$4.24/sf)
Tax Year	2024 payable 2025

### UTILITIES

Electric Supplier	Indiana Michigan Power
Natural Gas Source	NIPSCO
Water & Sewer	City of Decatur

### GENERAL INFORMATION

11 Exam rooms with sinks  
 Lab and X-Ray rooms  
 Two nurses' stations  
 Spacious lobby and reception area  
 Staff Lounge



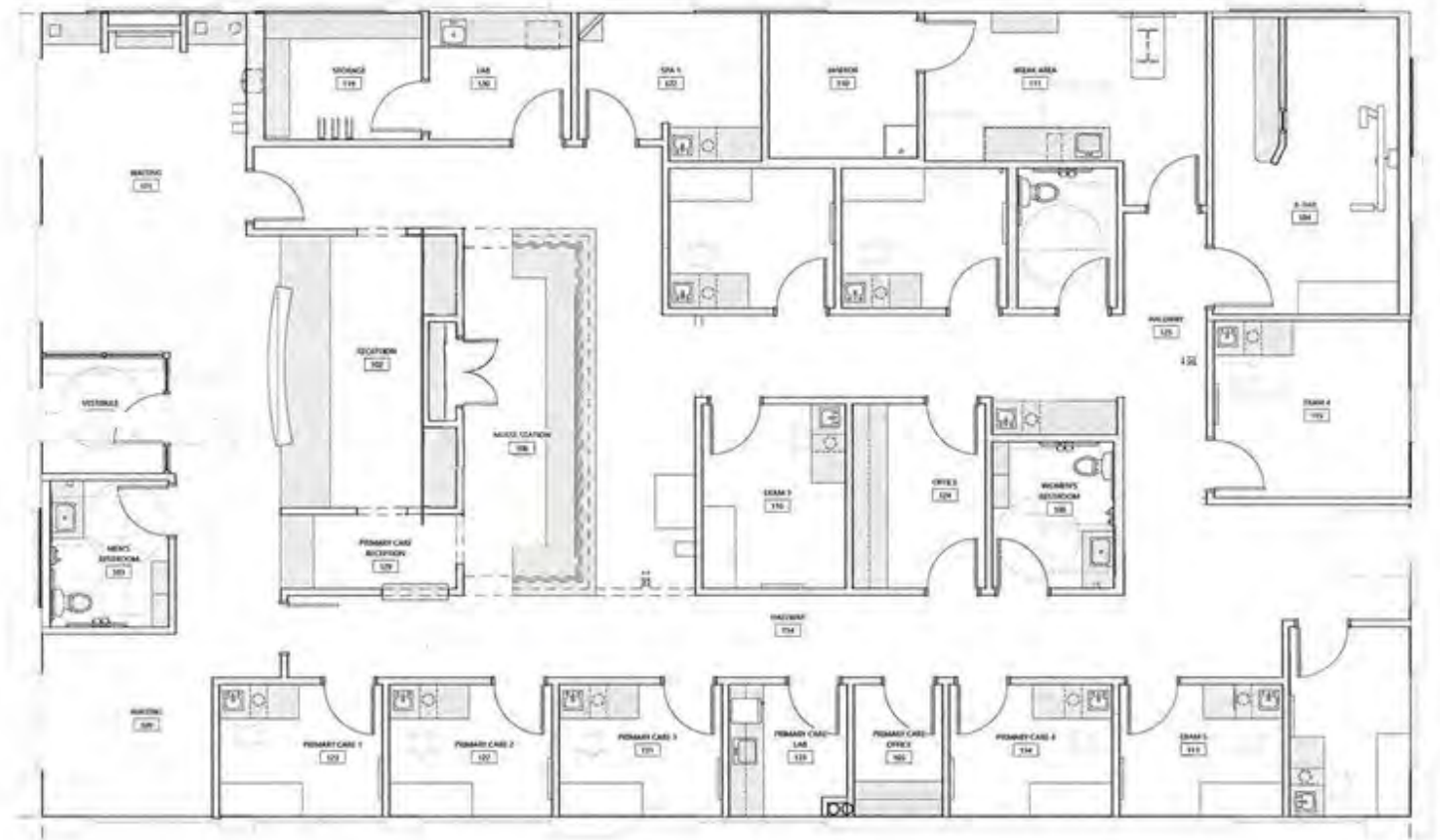
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# FLOOR PLAN

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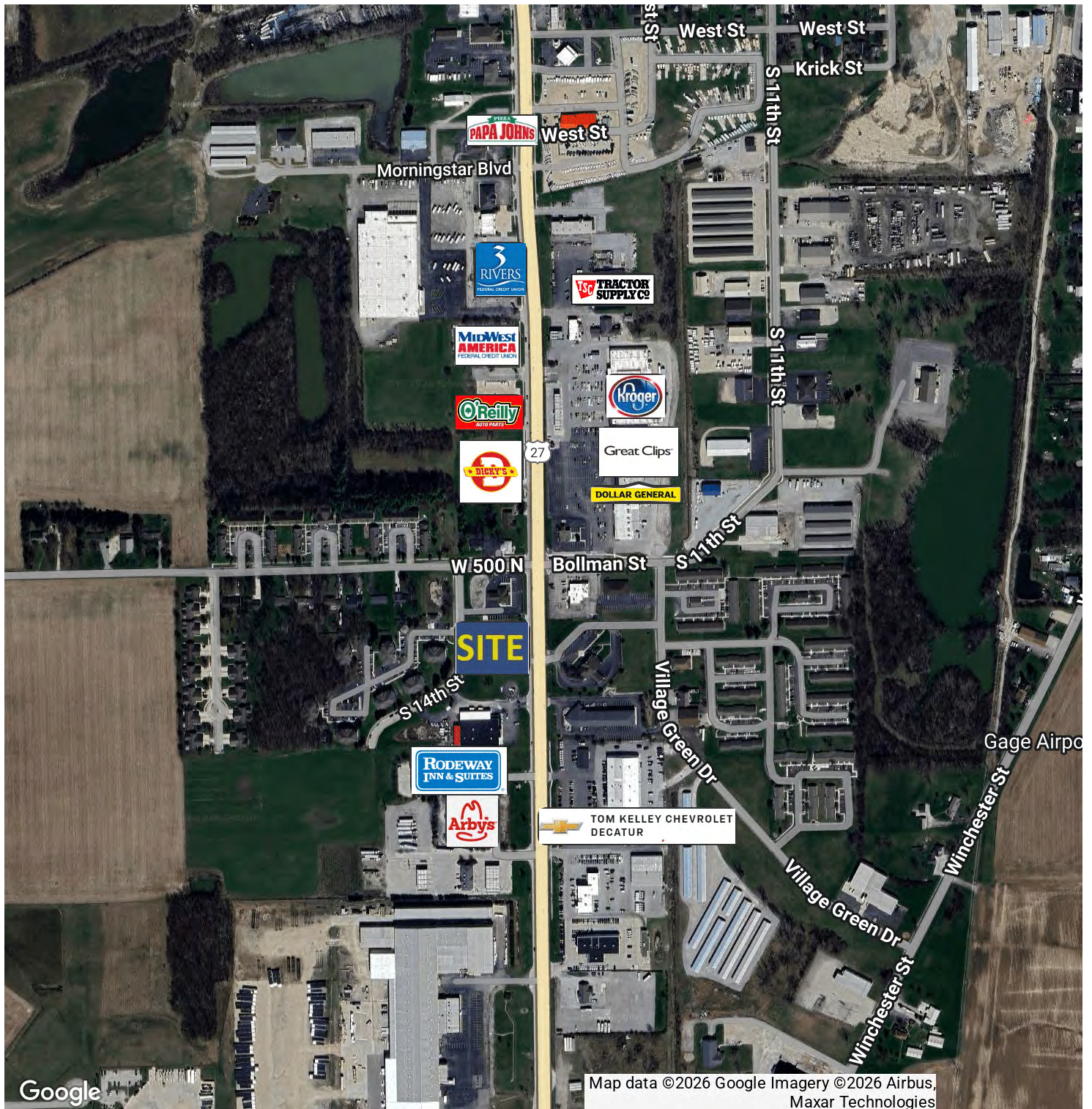


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# RETAILER MAP

## 4,275 SF MEDICAL OFFICE BUILDING AVAILABLE FOR SUBLEASE



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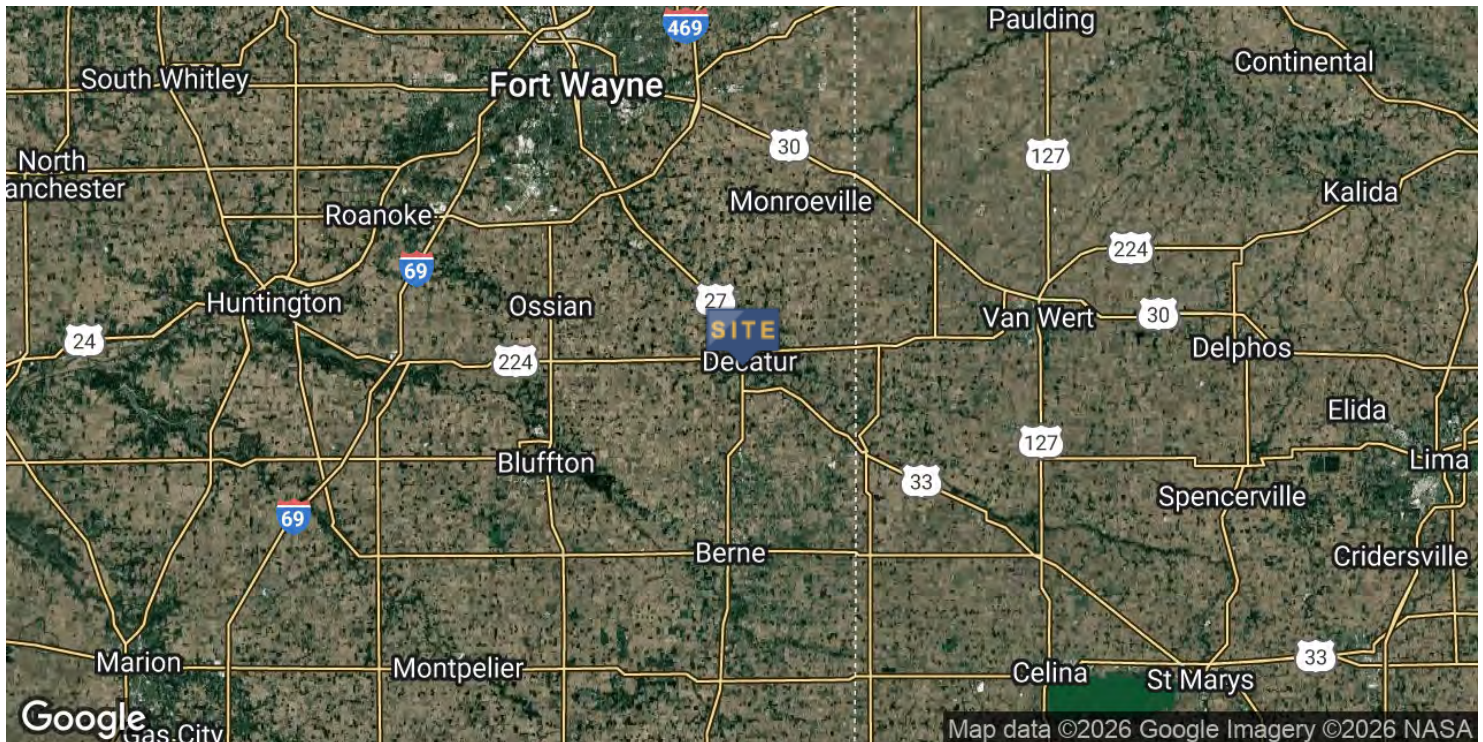


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# LOCATION MAP

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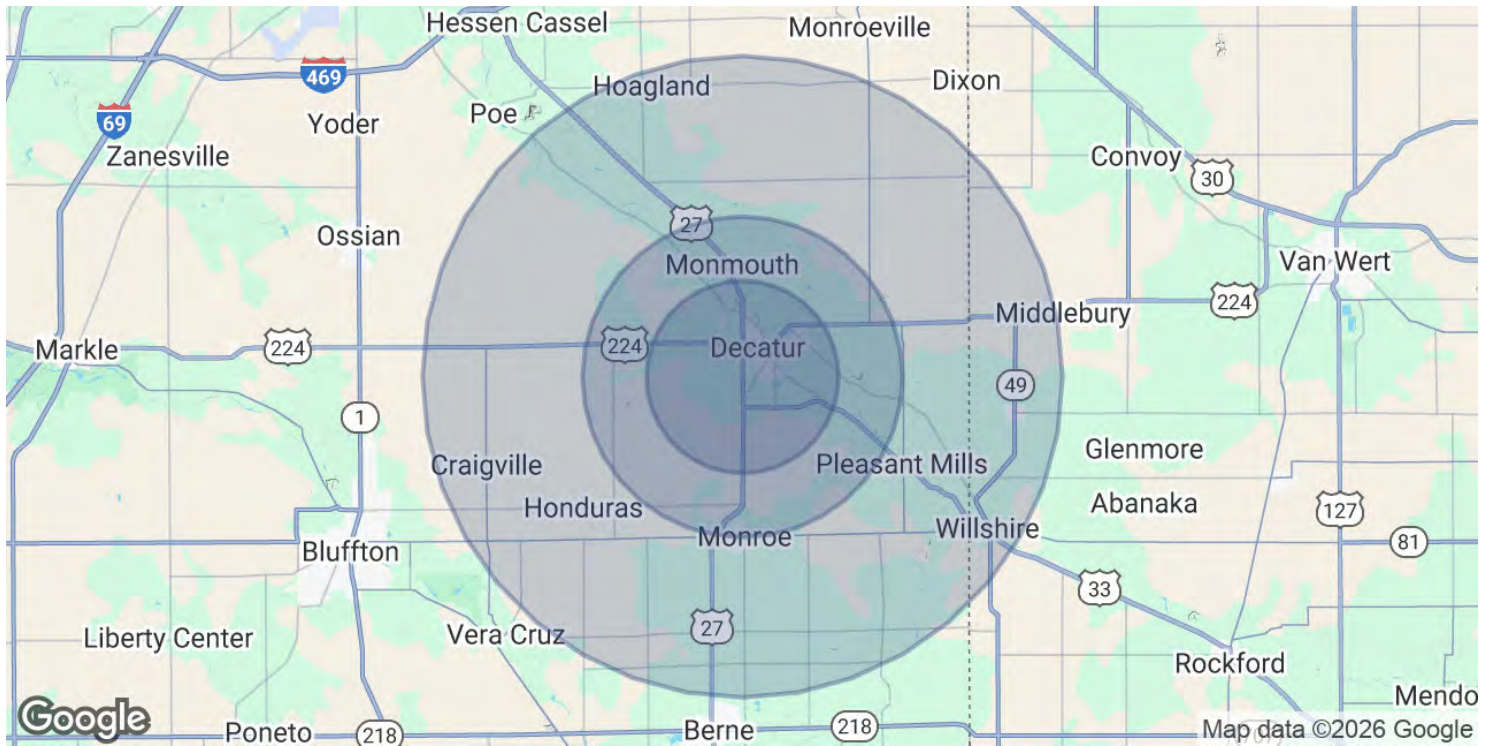


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# DEMOGRAPHICS MAP & REPORT

## 4,275 SF MEDICAL OFFICE BUILDING AVAILABLE FOR SUBLEASE



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	11,657	14,864	28,506
Average Age	41	41	39
Average Age (Male)	40	39	38
Average Age (Female)	43	42	39

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	4,908	6,091	10,459
# of Persons per HH	2.4	2.4	2.7
Average HH Income	\$66,273	\$72,622	\$84,823
Average House Value	\$174,977	\$191,391	\$228,264

Demographics data derived from AlphaMap



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