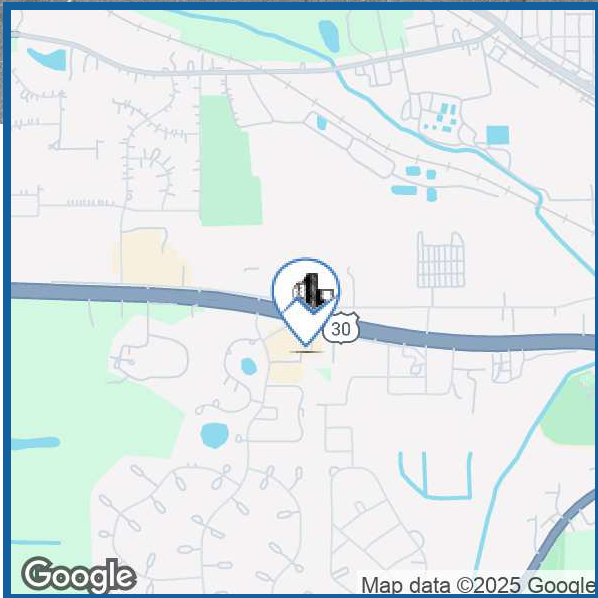


1651 Thornapple Cir

Valparaiso, IN



FOR LEASE | 1,800 SF OF MEDICAL OFFICE

PROPERTY HIGHLIGHTS

- 1,800 SF Medical Office
- Four Versatile Office/Exam Rooms
- Right Off US HWY 30
- Daily Traffic Count Is 29,000
- Valparaiso Is A Desirable City For Families

FOR MORE INFORMATION

Ryan Peters
219.510.3720
ryan@streetfrontre.com

1651 Thornapple Cir

Valparaiso, IN



OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	5,376 SF
Available SF:	1,800 SF
Lot Size:	0.73 Acres
Year Built:	1992
Zoning:	General Commerical

PROPERTY OVERVIEW

Located in the south part of the building, this 1,800 SF medical office space offers an optimal layout and features designed to enhance the functionality and efficiency of healthcare professionals. The space is configured to facilitate a smooth patient flow and an effective work space for staff. The shared lobby has a reception window for each tenant and a restroom for waiting patients. The reception area is larger and well-designed to manage patient traffic efficiently, connected conveniently to a small private office for administrative use. The office boasts four versatile rooms, adaptable to serve as either exam rooms or offices according to your specific needs. Two lab rooms provide additional flexibility, with one able to function as a staff breakroom. A private in-suite restroom offers added convenience for staff and patients. With 43 shared parking spots available, including two handicap spaces, patients and staff enjoy ample parking, ensuring accessibility and convenience.

LOCATION OVERVIEW

Built in a central location, this medical office is easily accessible, promising both visibility and convenience for patients and staff alike. This suite is on the south side of highly trafficked US Highway 30. With the property one mile from State Road 2 and three miles from State Road 49, the location is easily reachable to more patients and staff.

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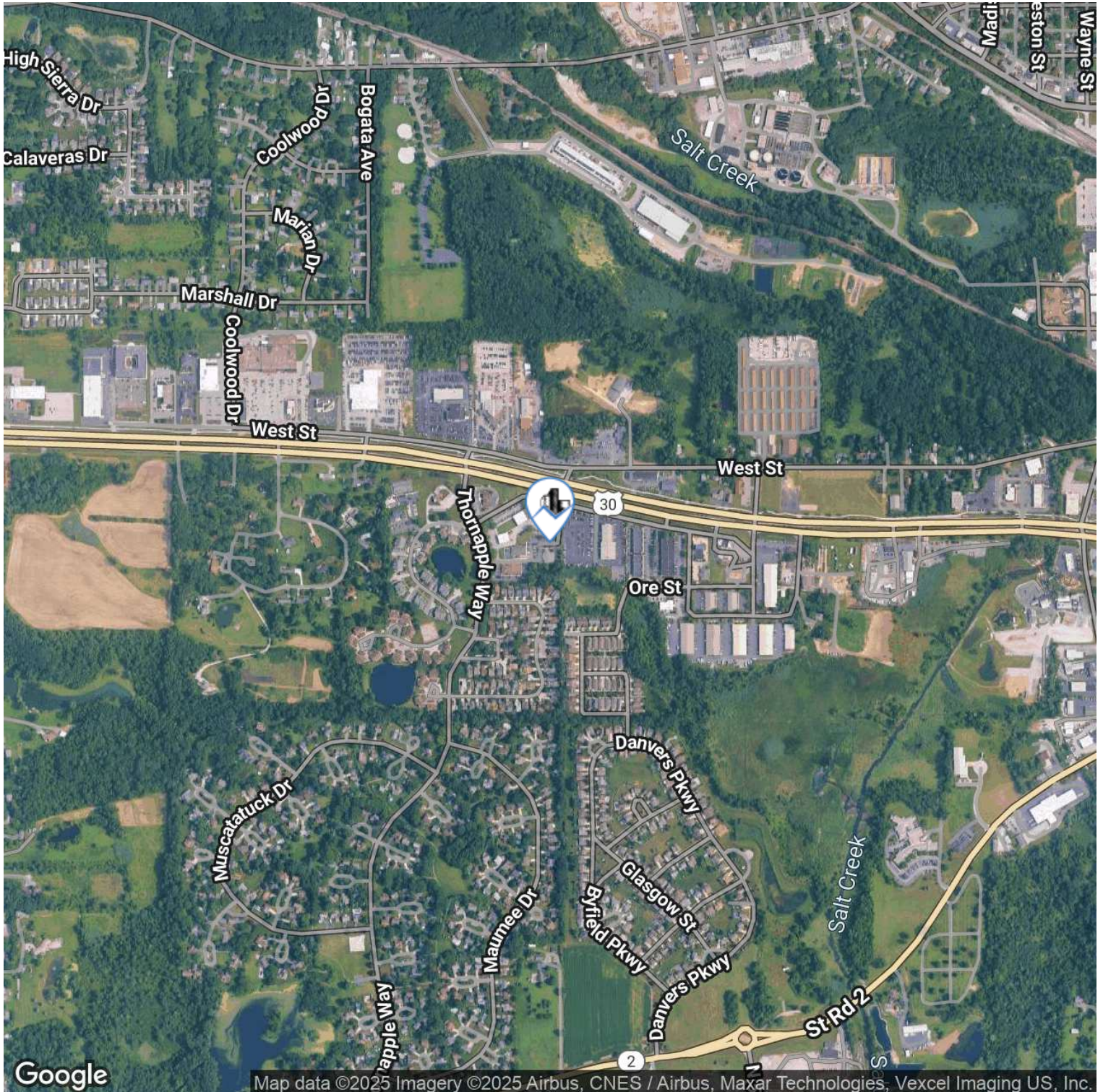
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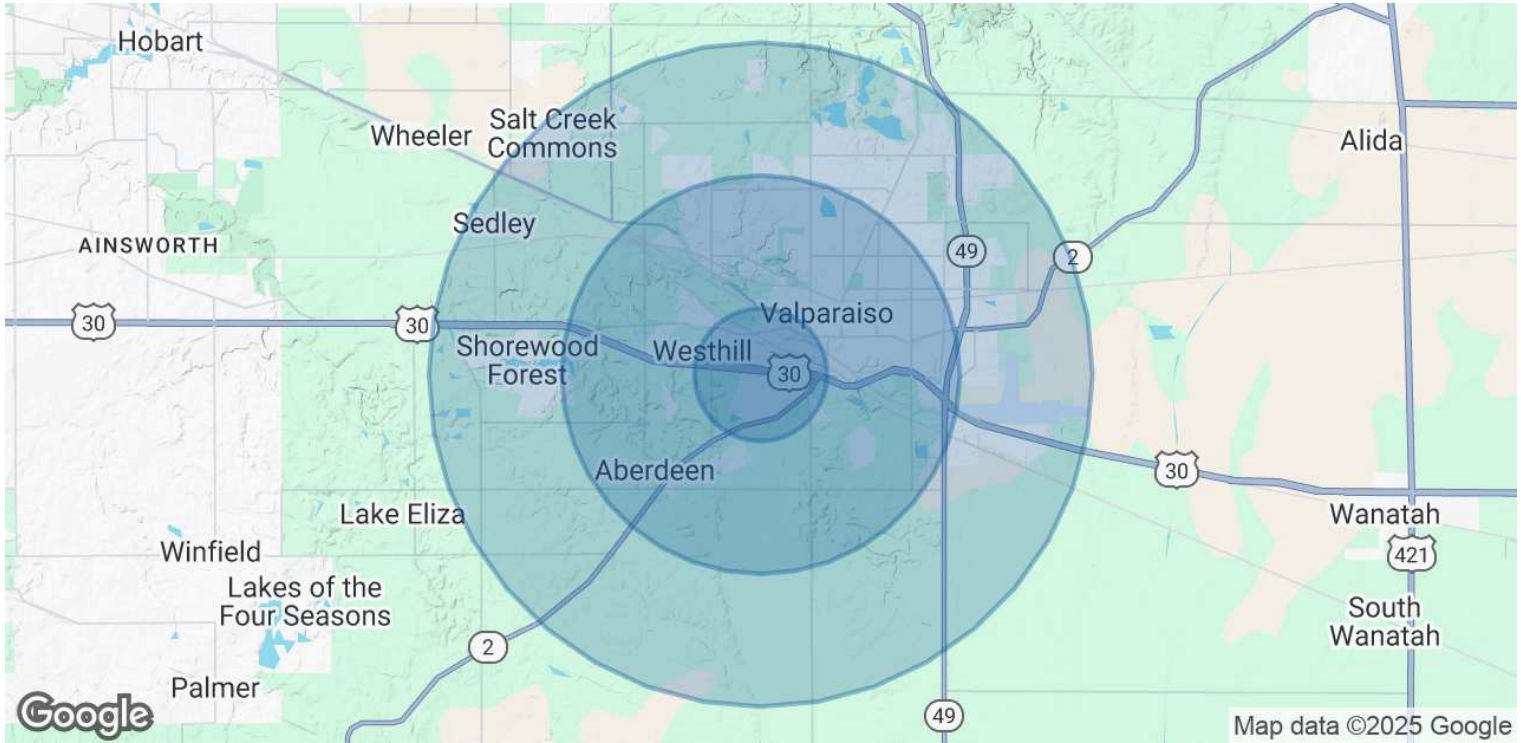
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Valparaiso, IN



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,092	34,374	58,436
Average Age	38.3	40.1	40.9
Average Age (Male)	37.8	39.9	40.0
Average Age (Female)	40.1	41.0	42.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,696	14,484	24,451
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$71,607	\$91,494	\$92,085
Average House Value	\$203,419	\$218,379	\$231,395

2020 American Community Survey (ACS)

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