

For Sale/Lease

5,724 SF of Office Space Available

Virtual Tour



Northwood Development

Nappanee, IN, 46550

This property features a 5,724 SF former medical office suite with exam rooms, consultation areas, and an emergency room, alongside additional private offices for multiple tenants. Conveniently located with easy access from Main St. (SR 19), the property offers professionally landscaped grounds and ample parking, creating an inviting professional environment. With flexible spaces and multiple layout options, it's an ideal setting for a variety of business uses. business.

Highlights

- **300-1,300 SF Retail/Office** – flexible layout options to accommodate entrepreneurs, start-ups, & remote workers
- **5,724 SF Medical Office Space** – ADA accessible with 8 exam rooms, emergency room, X-ray room, & waiting/reception space
- **Easy Access from Main St. (SR 19)** – Traffic Count: 9,740 (2024)

Sale Price	\$1,325,000
Lease Rate (Retail/Office)	\$550 Per/Mo
Lease Rate (Medical Space)	\$16.00 NNN
Leasable	300 - 5,724 SF
Building size (SF)	13,165

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Available Spaces

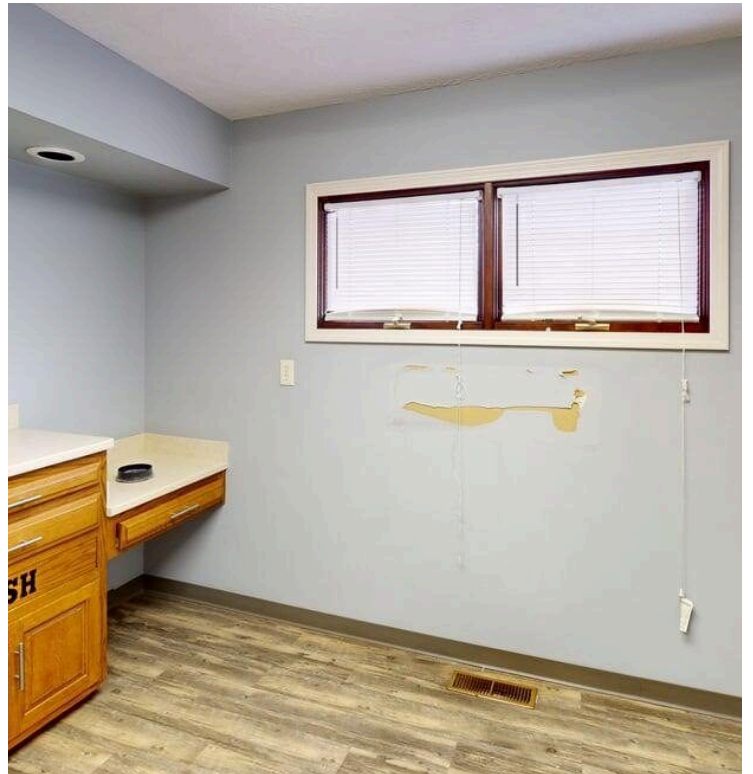
1001 N. Main St., Nappanee, IN 46550



Spaces	Lease Rate	Space Size	Description
Suite 1 (Medical Office)	\$16/SF/YR NNN	5,724 SF	Former MedStat medical office space with 5,725 SF, including exam rooms, consultation areas, X-ray room, an emergency room, and convenient drop-off access
Lower Level Office Suites	Starting at \$550 Per/Mo	300-1,300 SF	Flexible professional office suites ideal for entrepreneurs, startups, and remote workers, with layouts suited for both retail and office use.

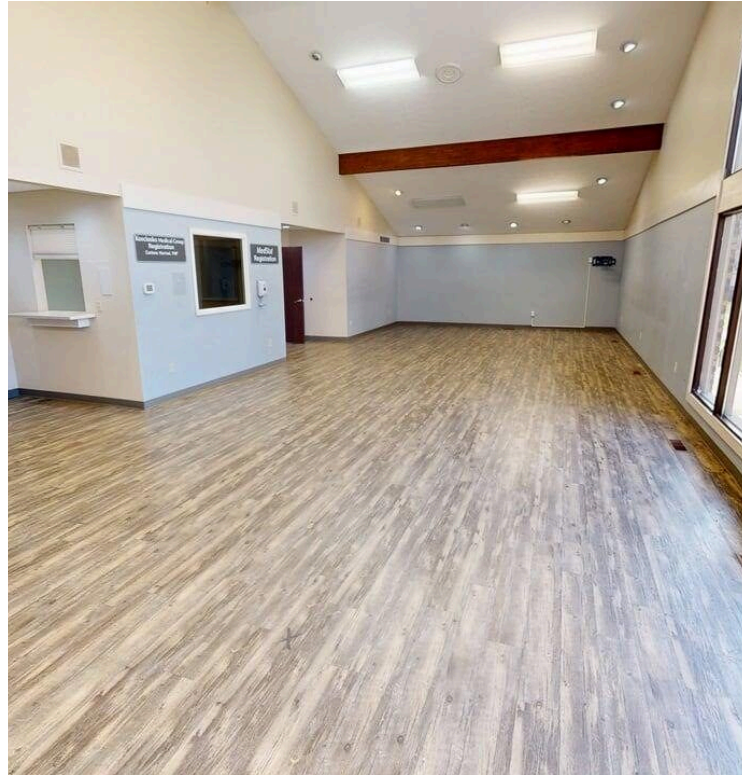
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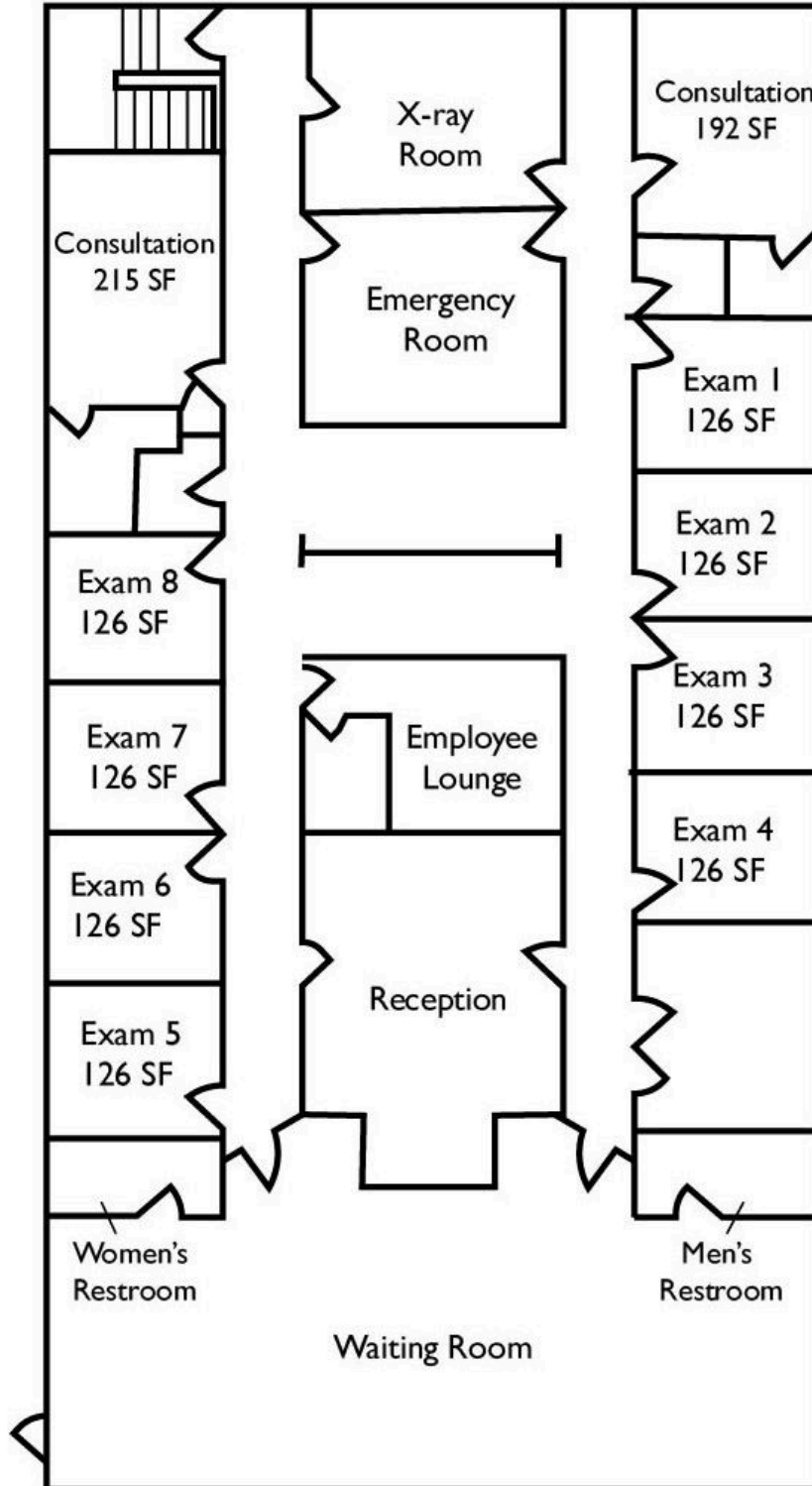
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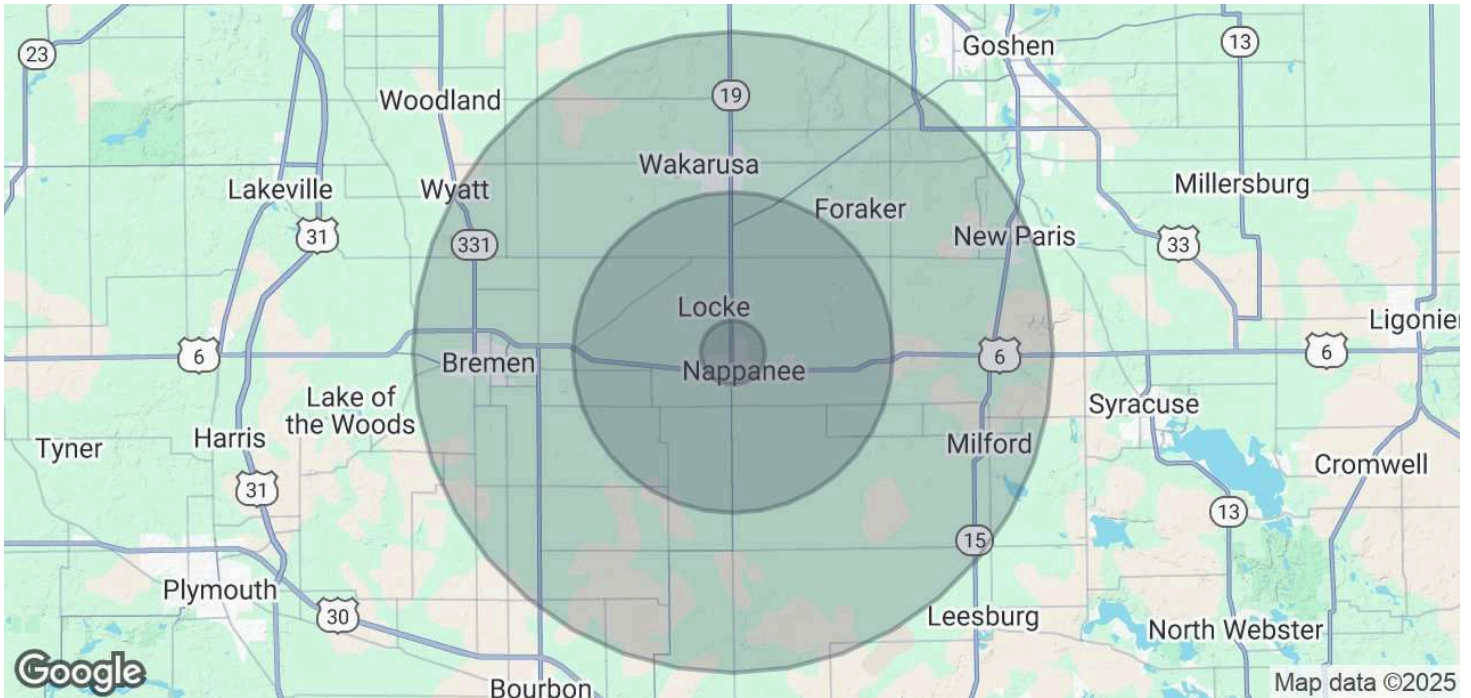
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Demographics

	1 Miles	5 miles	10 Miles
Total Population	298	7,185	31,388
Average Age	30.7	30.5	32.8
Average Age (Male)	26.2	26.8	30.8
Average Age (Female)	34.4	33.6	35.1
Total Households	89	2,257	10,424
# of Person per HH	3.3	3.2	3.0
Average HH Income	\$66,483	\$62,198	\$66,469
Average House Value	\$197,282	\$184,392	\$181,546