

# Medical Clinic for Sublease

FORMER FAST PACE HEALTH  
3704 N. OPPORTUNITY DR. | CONNERSVILLE, IN 47331

This class A medical office clinic offers newer construction and a turnkey build-out.

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**Sublease:**

Expiration is 4/30/2039, Rate and FF&E are Negotiable

**Land:**

1.1 AC

**Property Gross SF:**

3,726 SF

**Zoning:**

Commercial

**Year Built:**

2023

**Parking:**

25 Spaces

# Property Overview

Strategically located along North Opportunity Drive in Connersville's primary commercial corridor, 3704 N. Opportunity Drive is a modern medical and professional services property. This former Fast Pace Urgent Care offers excellent visibility, convenient access, and strong traffic exposure in a growing retail and healthcare trade area. The property benefits from ample on-site parking, professional curb appeal, and proximity to national retailers, restaurants, and major transportation routes serving Fayette County. The location is designed to support healthcare, medical office, and other professional commercial uses.

Offered as-is for sublease with immediate availability.

[VIEW LISTING ONLINE](#)

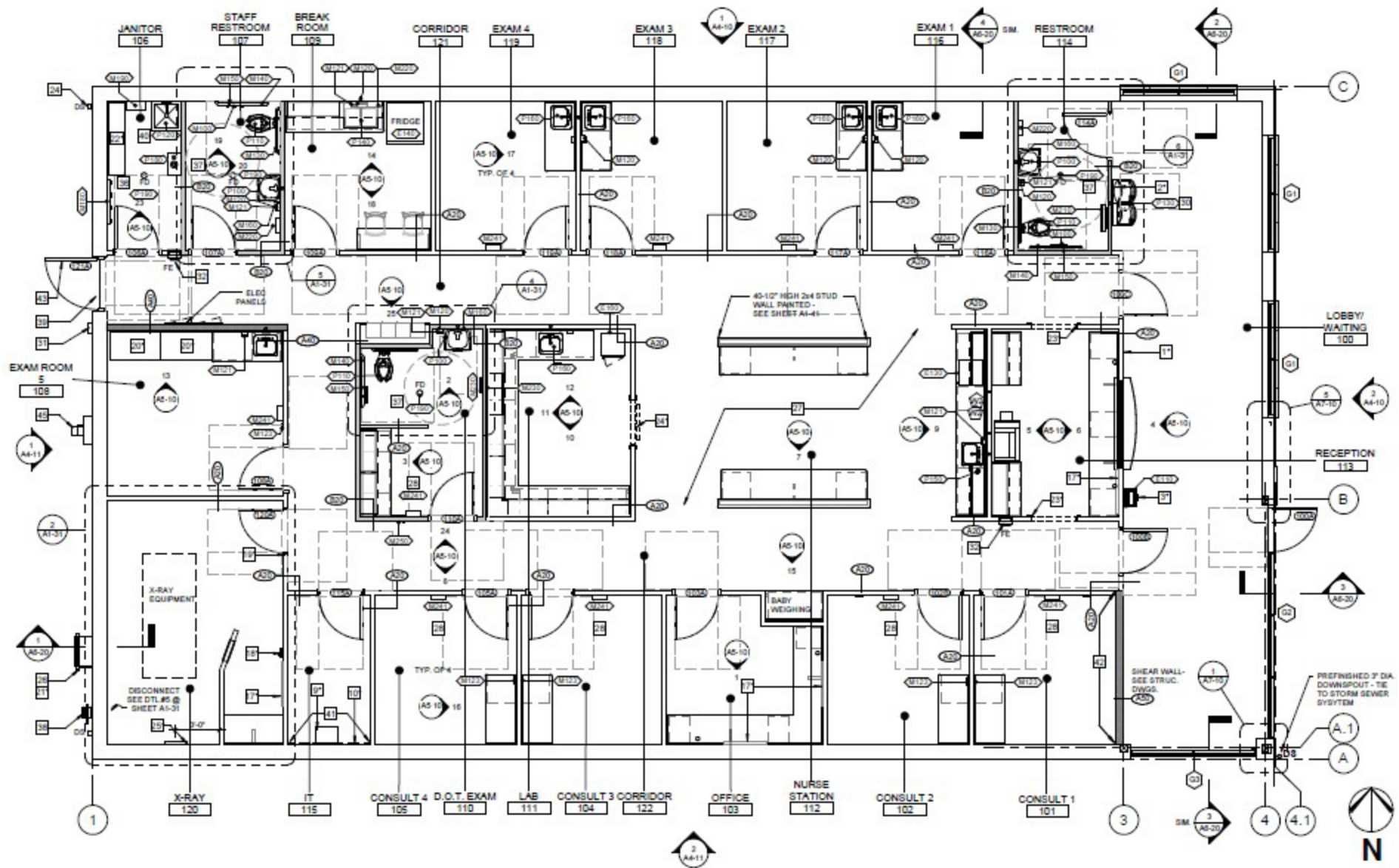
# Property Photos



Sample interior photo, may differ from actual conditions.

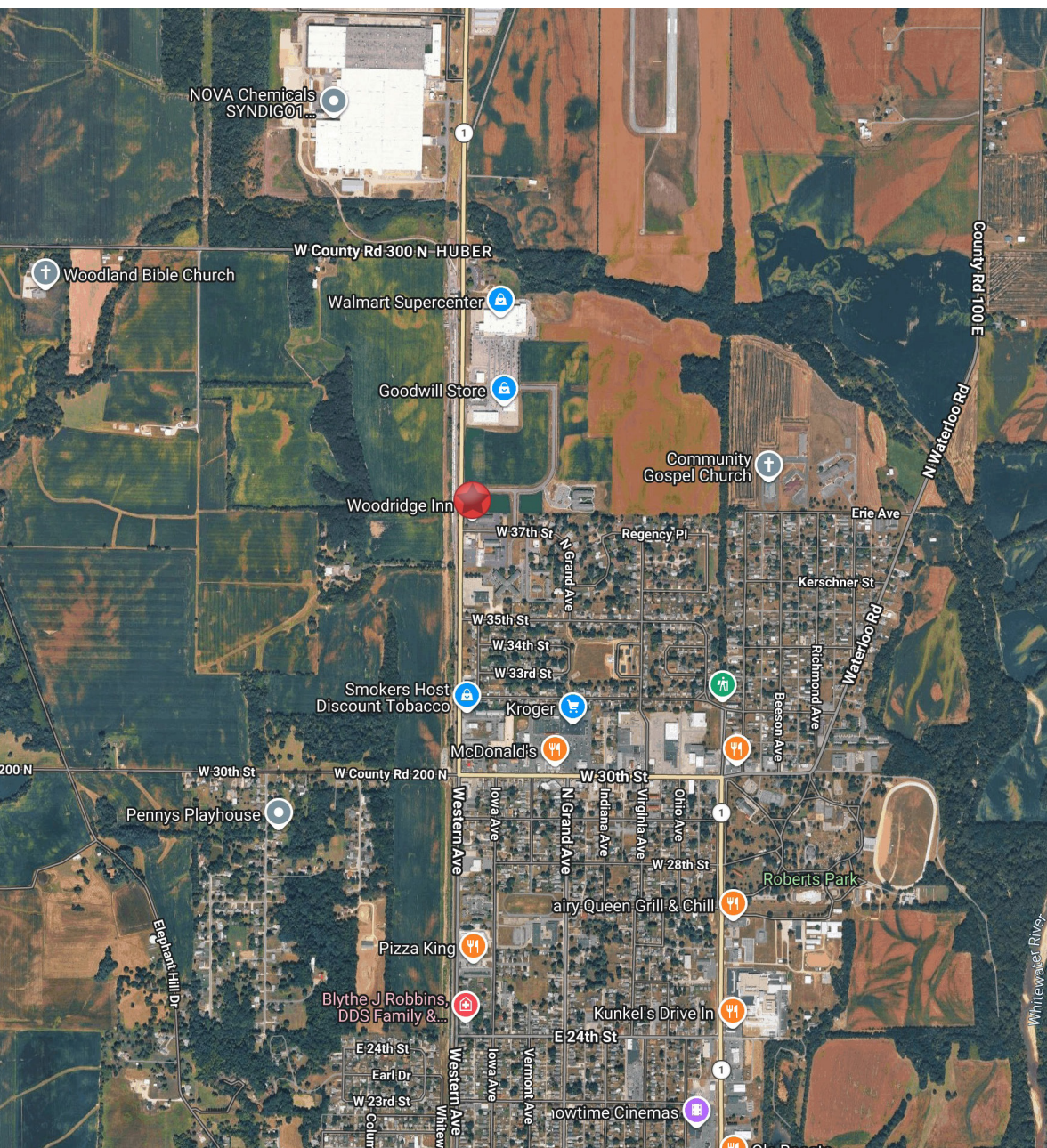


# Floor Plan

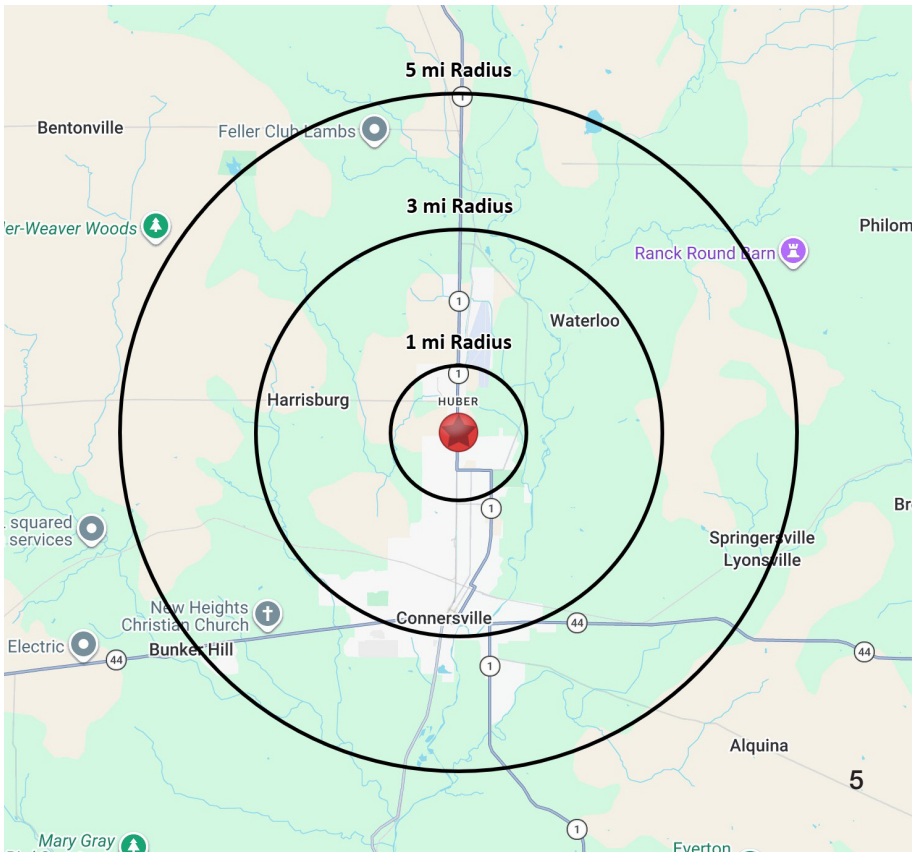


# Location Overview

3704 N. Opportunity Drive is situated in Connersville's primary commercial growth corridor on the city's north side. The area serves as a regional retail, healthcare, and service destination for Fayette County and surrounding communities, drawing consumers from throughout east-central Indiana. The location benefits from strong visibility, convenient vehicular access, and proximity to major community amenities.



| 2026 DEMOGRAPHICS        | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------------|-----------|-----------|-----------|
| POPULATION               | 2,879     | 13,206    | 18,128    |
| HOUSEHOLDS               | 1,316     | 5,655     | 7,702     |
| AVERAGE HOUSEHOLD INCOME | \$60,504  | \$70,812  | \$77,556  |
| MEDIAN HOME VALUE        | \$126,058 | \$128,154 | \$147,271 |



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