

Medical Clinic for Sublease

FORMER FAST PACE HEALTH
293 GRAND VALLEY BLVD. | MARTINSVILLE, IN 46151

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

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Sublease:

Expiration is 6/30/2029, Rate and FF&E are Negotiable



Land:

1.21 AC



Property Gross SF:

3,700 SF



Zoning:

Commercial



Year Built:

2022



Parking:

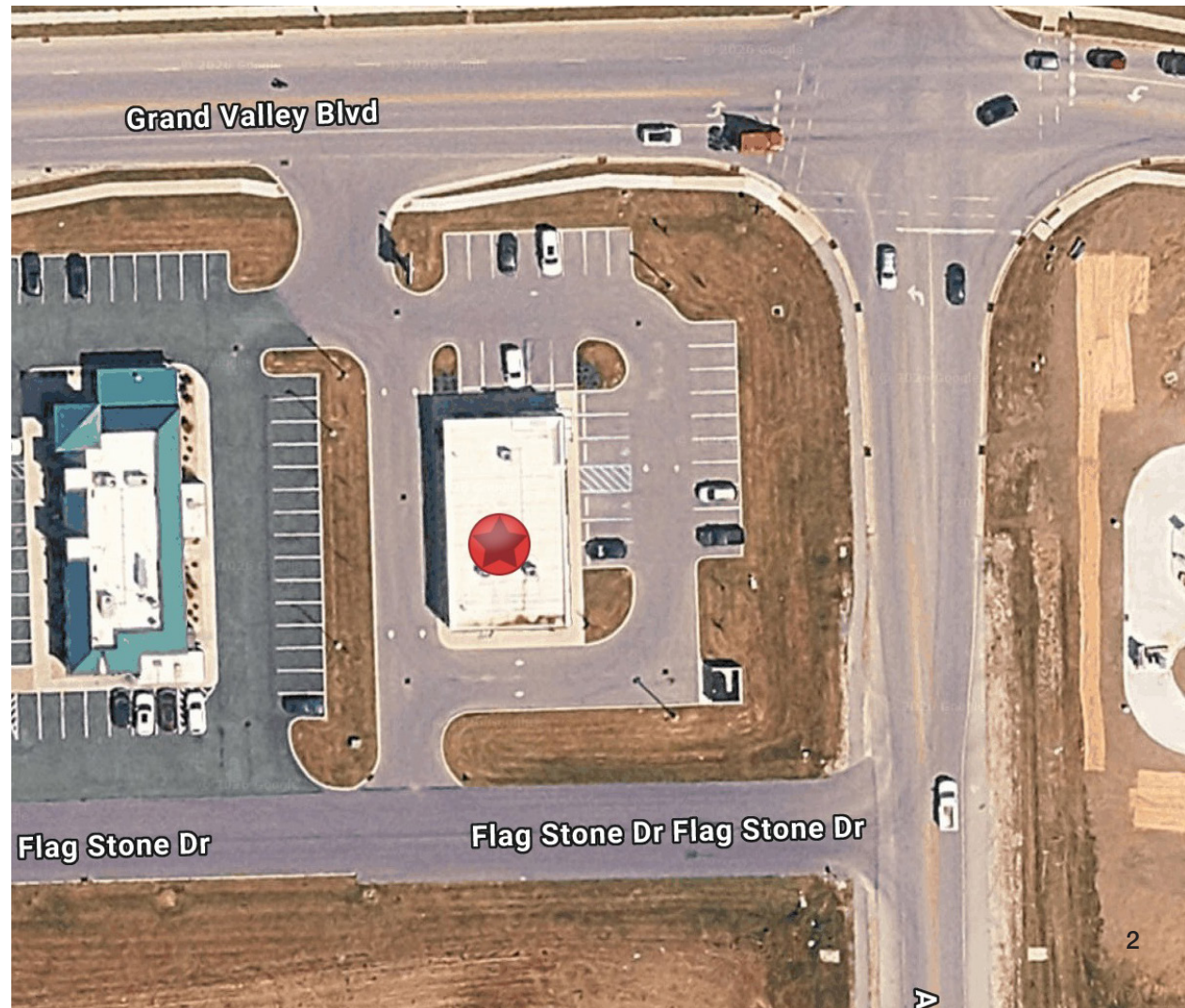
27 Spaces

Property Overview

293 Grand Valley Boulevard is located within Martinsville's primary commercial corridor along Grand Valley Boulevard, one of the city's busiest retail and service areas. The property benefits from excellent visibility and accessibility, with direct access to major transportation routes including Interstate 69 and State Road 37, providing convenient connections to both the Indianapolis metropolitan area and south-central Indiana.



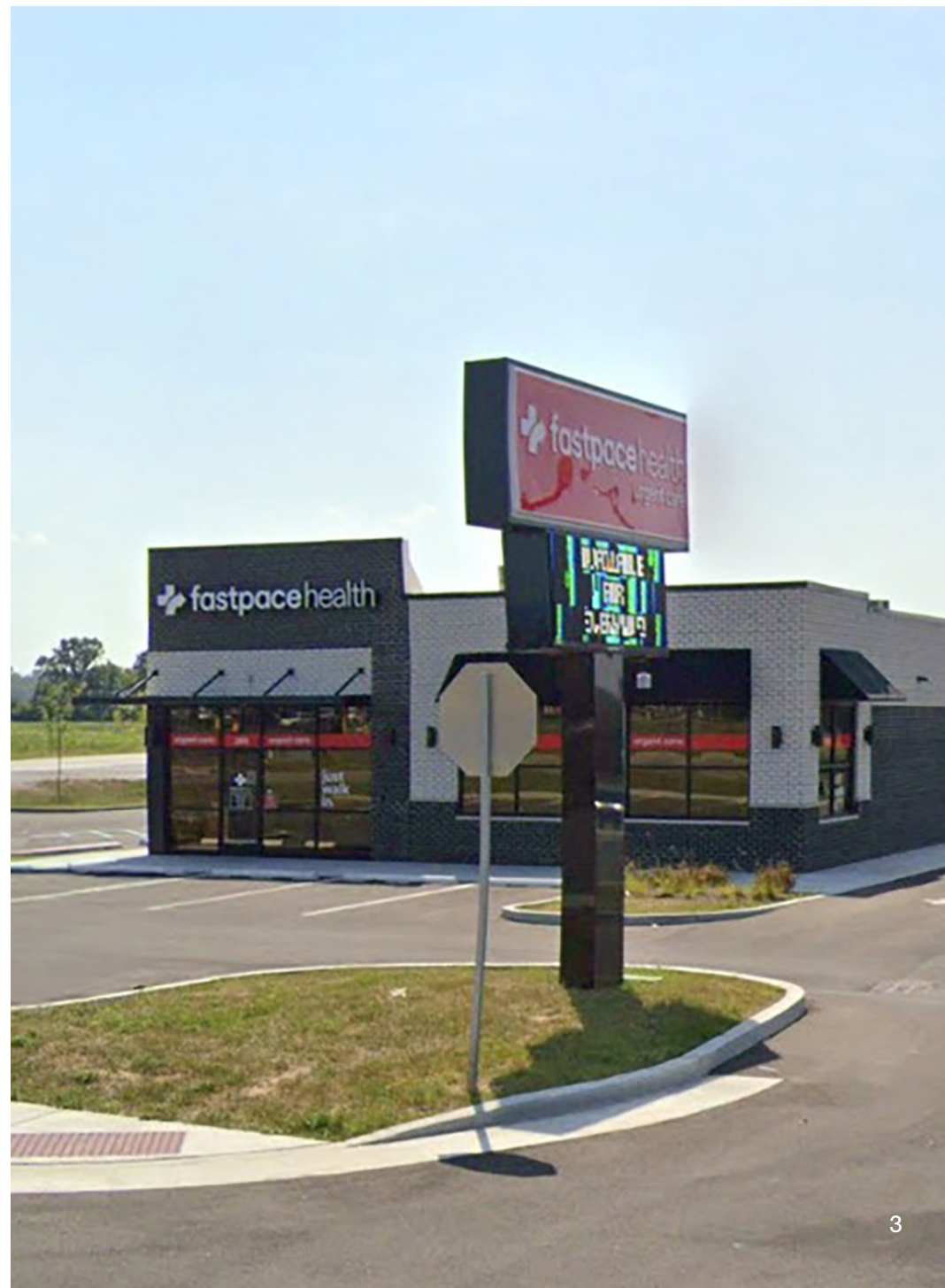
[VIEW LISTING ONLINE](#)



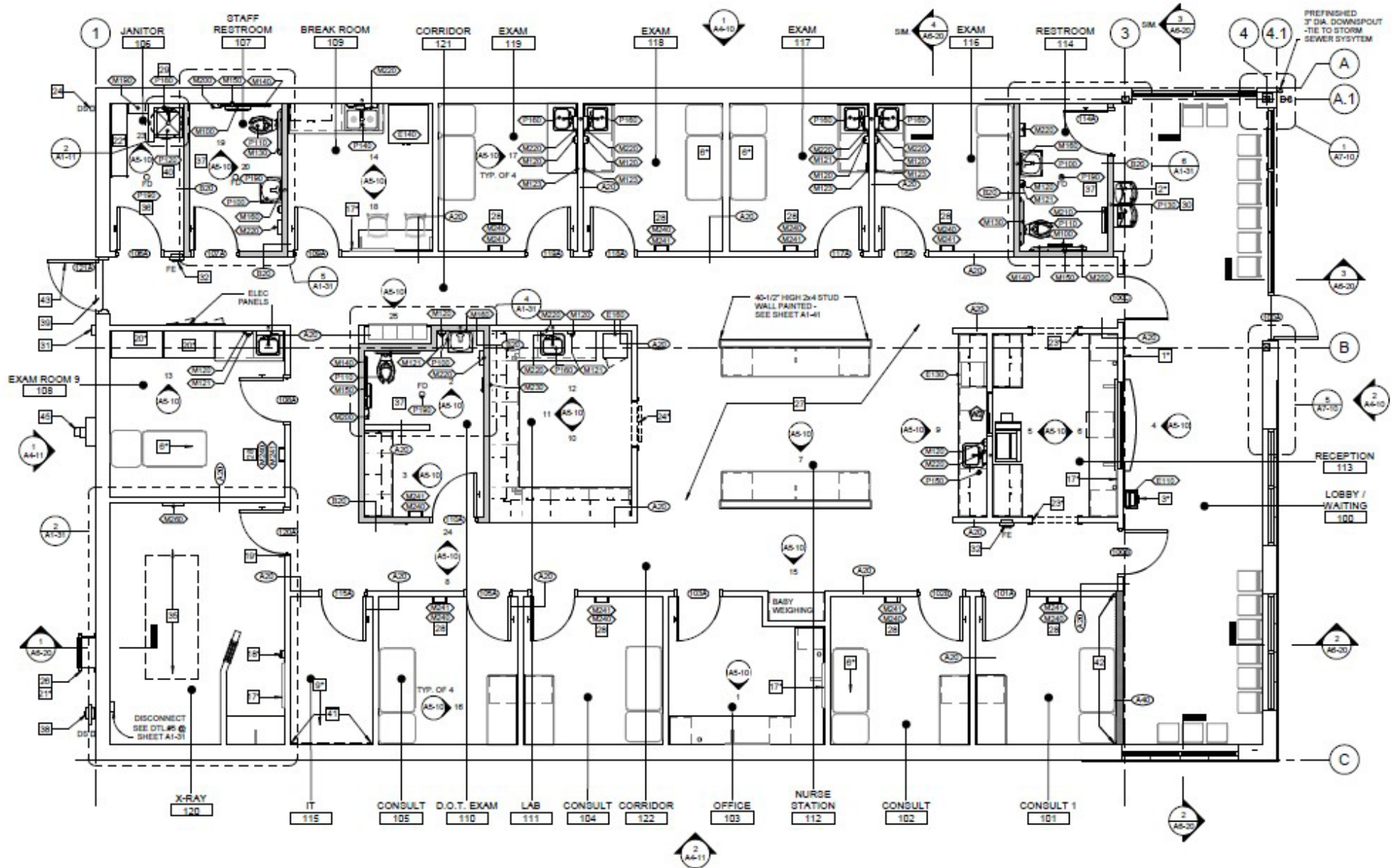
Property Photos



Sample interior photo, may differ from actual conditions.



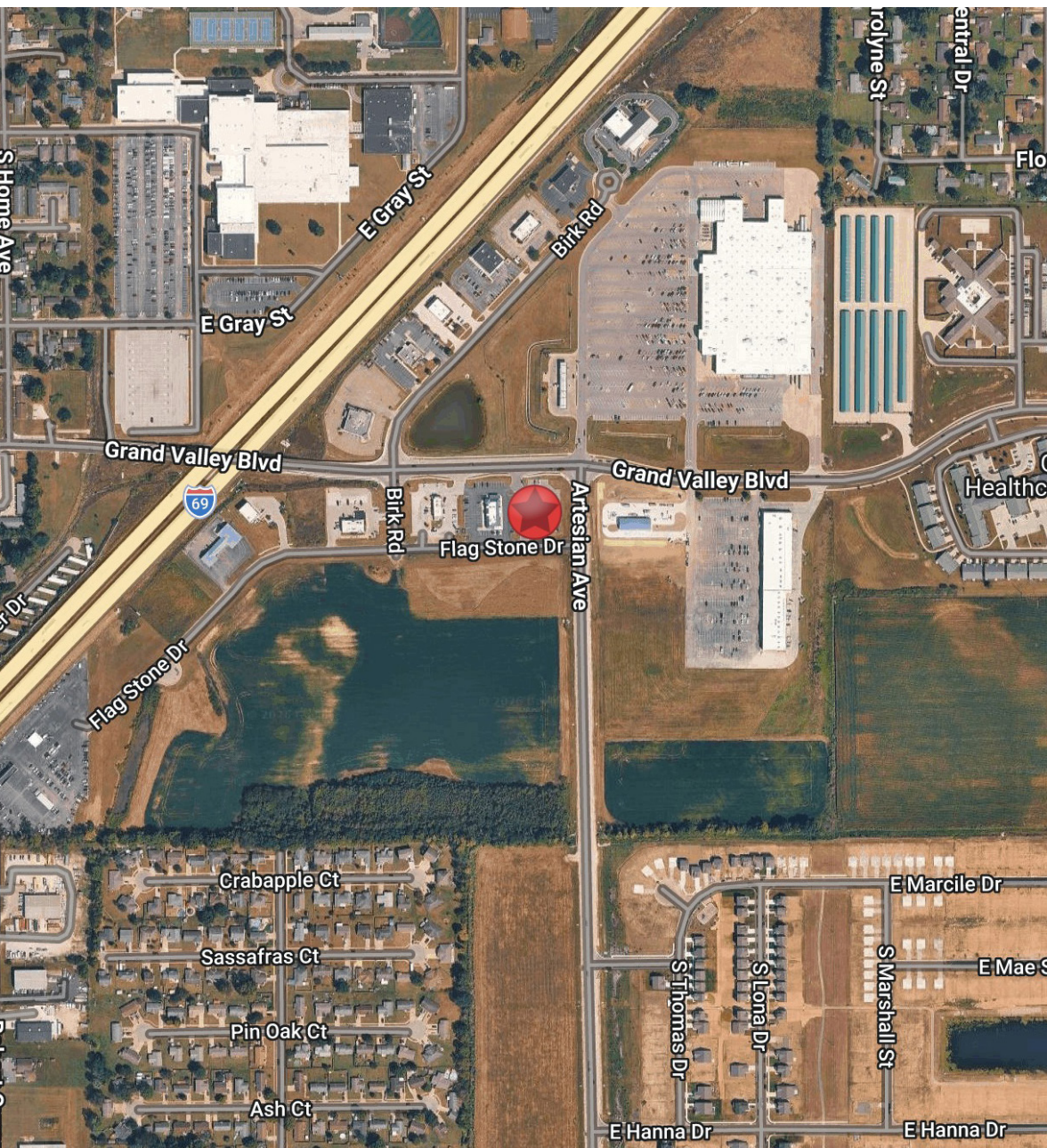
Floor Plan



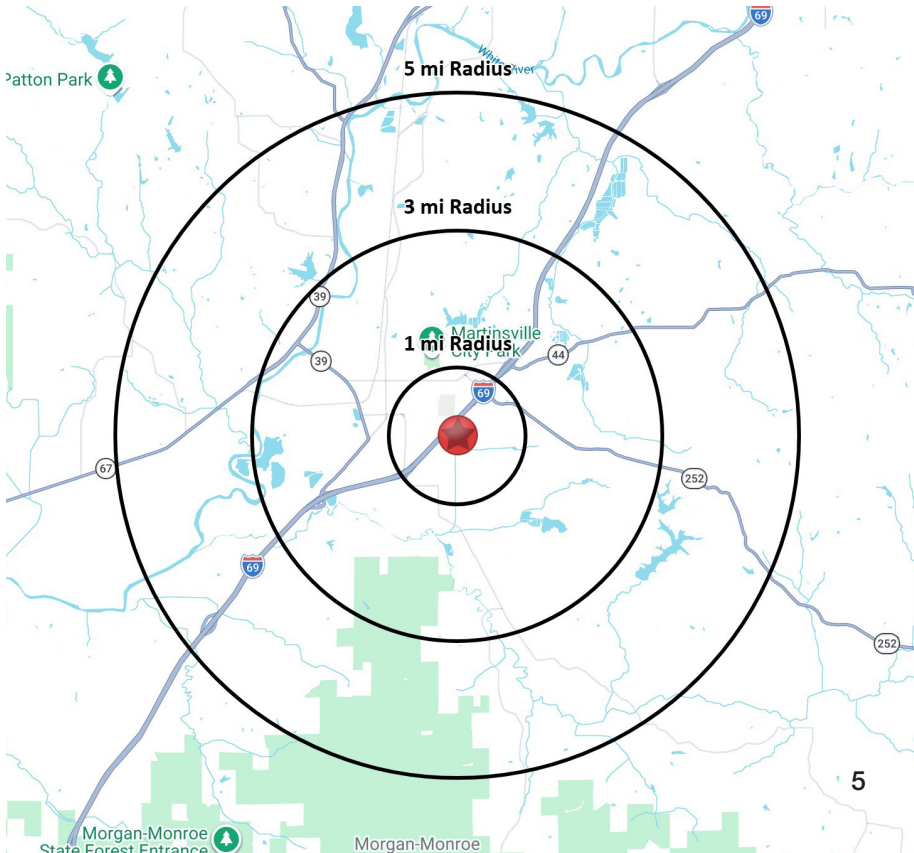
*Sample floor plan, as-built conditions may vary.

Location Overview

The area serves as a regional shopping and service destination for residents throughout Morgan County, benefiting from steady local traffic as well as commuters traveling between Indianapolis and Bloomington. Continued commercial growth along the Grand Valley corridor and improved regional access via I-69 have strengthened the area's position as Martinsville's premier retail and healthcare district.



2026 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,482	14,514	21,681
HOUSEHOLDS	1,321	3,614	6,023
AVERAGE HOUSEHOLD INCOME	\$82,703	\$85,675	\$103,548
MEDIAN HOME VALUE	\$198,702	\$230,126	\$276,896



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CONTACT:

Andrew Follman, CCIM

Market President

317.566.5614 | afollman@cressy.com

3502 Woodview Trace, Suite 250

Indianapolis, IN 46268

317.875.8888



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