

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$255,000
Price / SF: \$172.76
Gross Unit Size: 1,476 SF
Lot Size: 1.16 Acres
Zoning: PB - Professional Business District
Parking: 85 spaces
'25 Pay '26 RE Taxes: \$3,735.80

Year Built: 1985

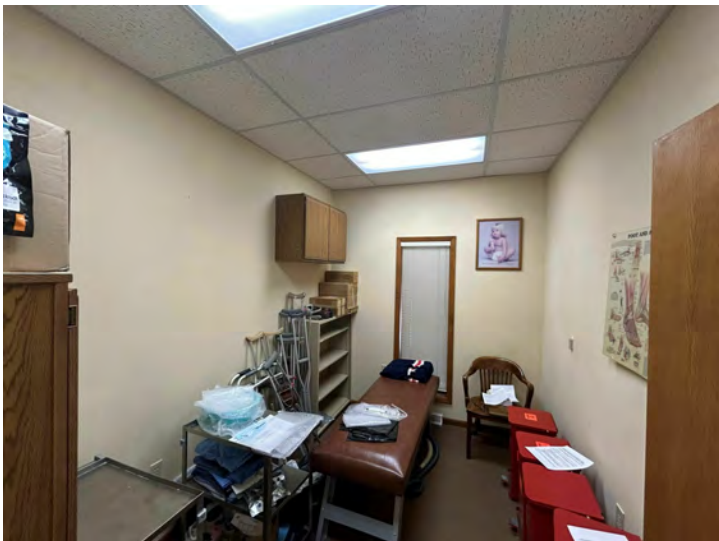
PROPERTY OVERVIEW

This is a 5 unit medical office building with one condo unit for sale. Property is ideal for a single practice or part of a medical group. Unit #1 on the east side of the building is +/- 1,476 Gross SF and includes a Tenant storage area in a detached garage on site. Interior build out features a waiting room, business office in front, patient file area, 3 exam rooms, Surgical room, consultation office and lab/office room, kitchen, 2 bathrooms. Utility room has a sink. Plenty of parking in front and rear of building (85 spaces). Building has a Property Owners Association.

LOCATION OVERVIEW

Located in Highland on the northwest corner of Ridge Road and Orchard Ave. 1 mile East of Kennedy Avenue and 1/3 mile West of Cline Avenue which provides direct access to Interstate 80/94. 2 miles to I-80/90, 1.4 miles east of Indianapolis Blvd., 6 miles N of U.S. Highway 30. 2025 INDOT traffic counts 16,940 cars/day.

INTERIOR OFFICE PHOTOS



INTERIOR OFFICE PHOTOS



For Information Contact:

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RETAILER MAP



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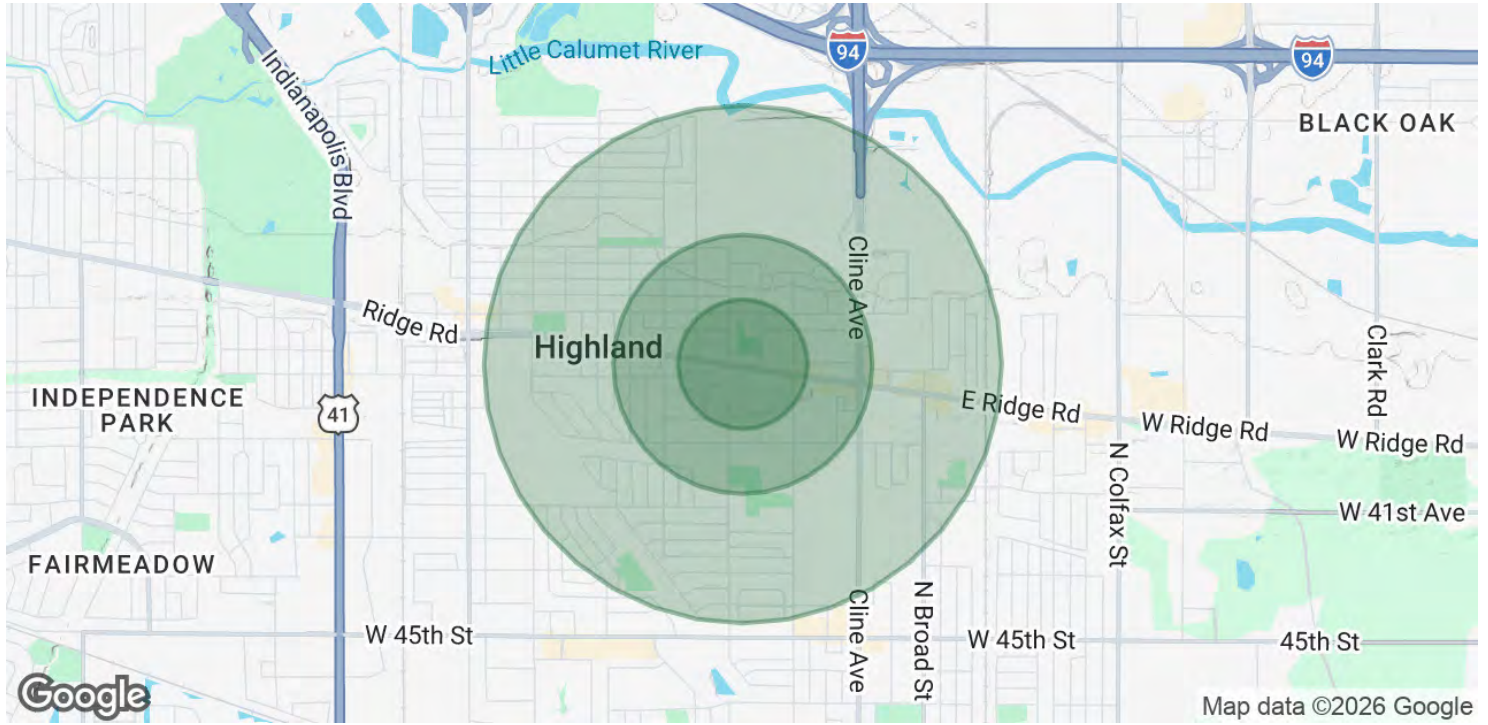
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	490	2,183	10,631
Average Age	43.0	41.4	42.2
Average Age (Male)	34.6	36.9	40.8
Average Age (Female)	48.0	44.1	43.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	188	870	4,434
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$108,668	\$98,871	\$92,613
Average House Value	\$230,140	\$223,251	\$218,319

2023 American Community Survey (ACS)