

FOR LEASE

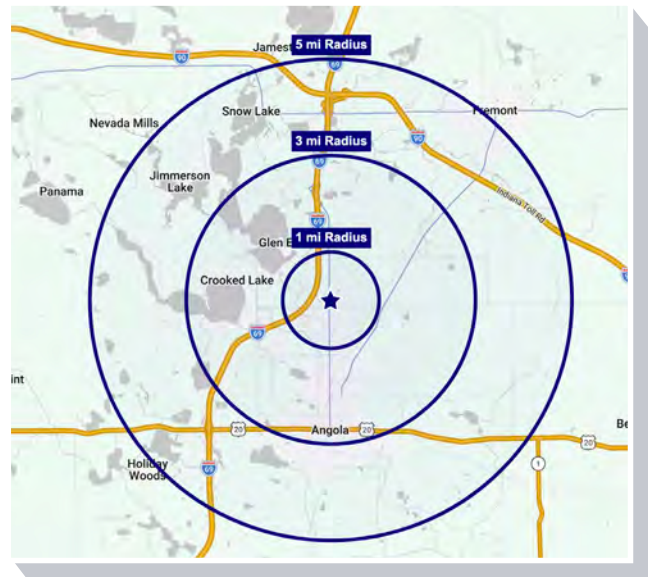


Former Fast Pace Urgent Care

3150 MENARDS DRIVE ■ ANGOLA, IN 46703

PROPERTY HIGHLIGHTS

- Newly constructed former Fast Pace Urgent Care
- 2,745 sq. ft. freestanding building on 0.71 AC parcel
- Excellent visibility and access from N. Wayne St. with 20,086 VPD
- Anchored by Menards with nearly 1M annual visitors
- 23 exclusive parking spaces





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AERIAL LOOK



DEMOGRAPHICS SNAPSHOT – (2025)	 1 MILE	 3 MILE	 5 MILE
POPULATION	1,209	9,993	18,324
DAYTIME POPULATION	3,454	13,706	19,673
HOUSEHOLDS	560	4,195	7,378
MEDIAN HOUSEHOLD INCOME	\$76,390	\$71,411	\$74,466
AVG. HOUSEHOLD INCOME	\$93,069	\$96,811	\$100,014



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SITE PLAN





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PROPERTY VIEWS



Jacob Davidson ■ 317-381-9333 (ext. 112) ■ jdavidson@equivis.com
equivis.com ■ 8395 Keystone Crossing, Suite 215 ■ Indianapolis, IN 46240



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