

2501 CUMBERLAND DRIVE, VALPARAISO, IN 46383

MEDICAL OFFICE BUILDING FOR SALE



Turnkey medical office building in Valparaiso's fastest-growing healthcare corridor



8,096 SF MEDICAL OFFICE BUILDING ON 1.29 AC



LISTING PRICE: \$700,000



DEMAO
- RETAIL -

Del DeMao
(317) 697-1048
Del@demaoretail.com

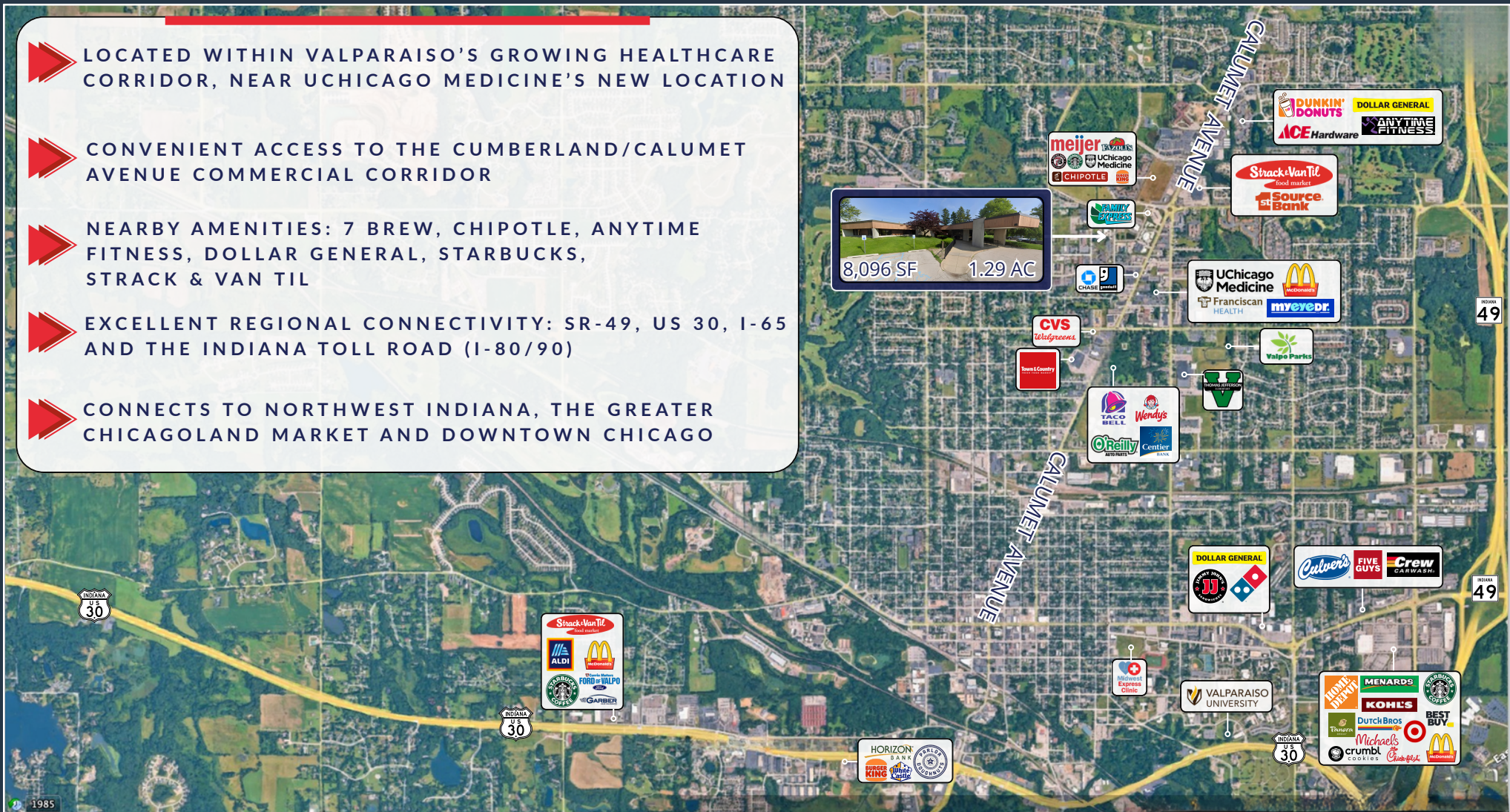


McCOLLY BENNETT
COMMERCIAL advantage

Adriana Gomez
(317) 431-6130
Adrianagomez@mccolly.com

VALPARAISO MARKET

- LOCATED WITHIN VALPARAISO'S GROWING HEALTHCARE CORRIDOR, NEAR UCHICAGO MEDICINE'S NEW LOCATION
- CONVENIENT ACCESS TO THE CUMBERLAND/CALUMET AVENUE COMMERCIAL CORRIDOR
- NEARBY AMENITIES: 7 BREW, CHIPOTLE, ANYTIME FITNESS, DOLLAR GENERAL, STARBUCKS, STRACK & VAN TIL
- EXCELLENT REGIONAL CONNECTIVITY: SR-49, US 30, I-65 AND THE INDIANA TOLL ROAD (I-80/90)
- CONNECTS TO NORTHWEST INDIANA, THE GREATER CHICAGOLAND MARKET AND DOWNTOWN CHICAGO



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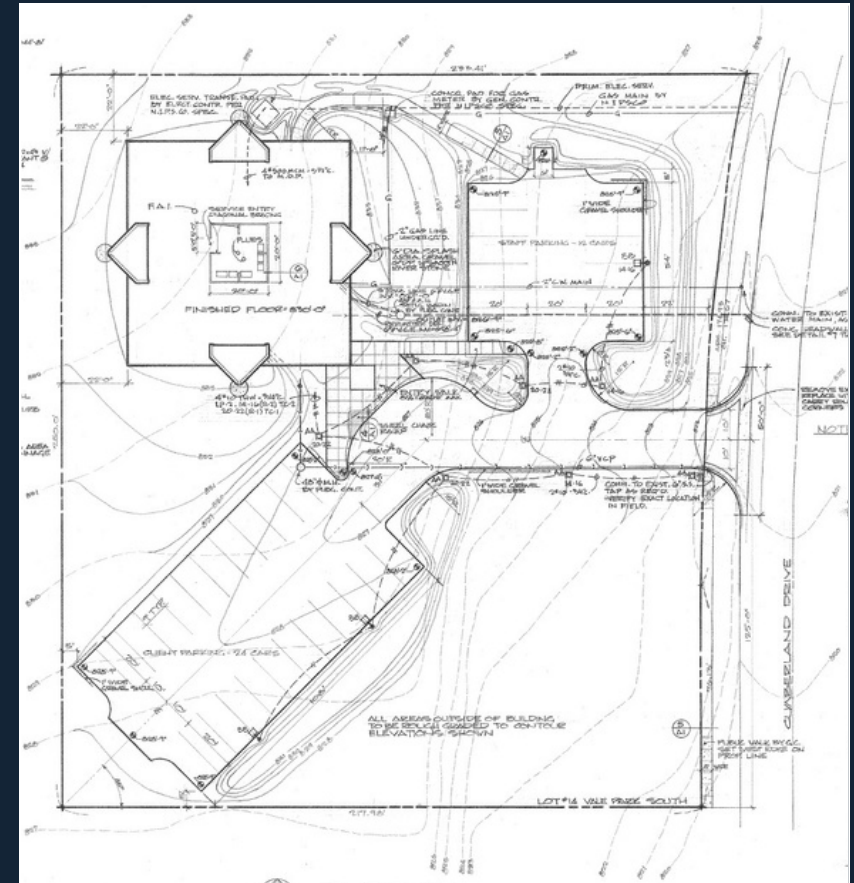
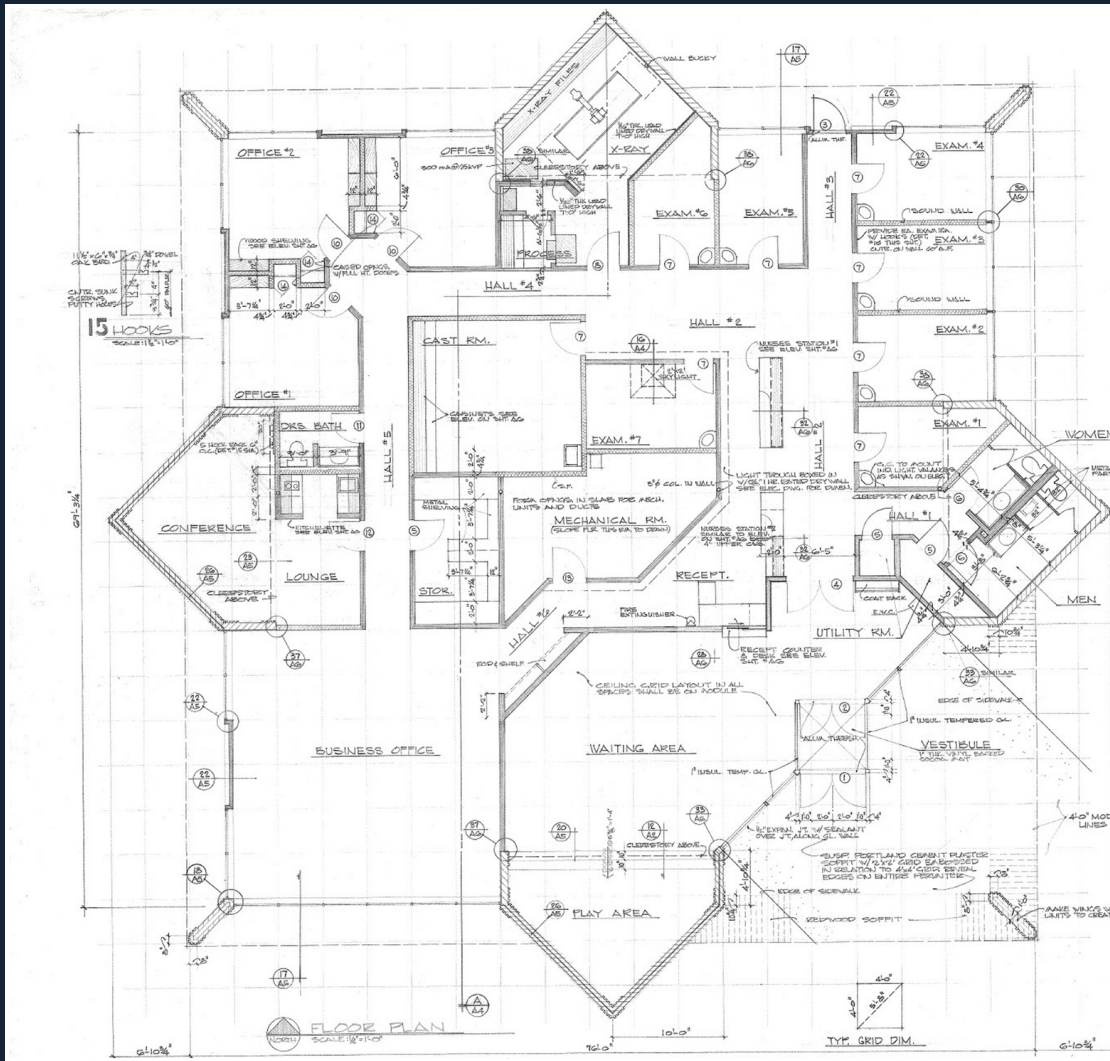
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FLOOR PLAN



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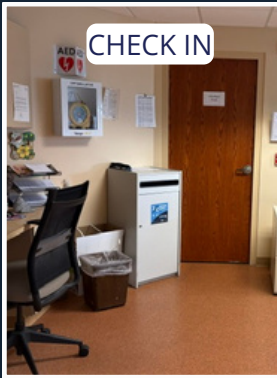
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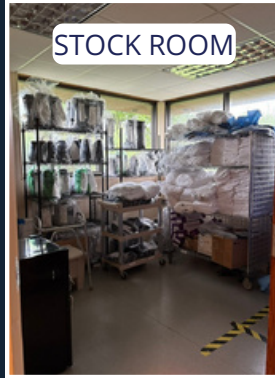
PROPERTY PHOTOS



WAITING ROOM



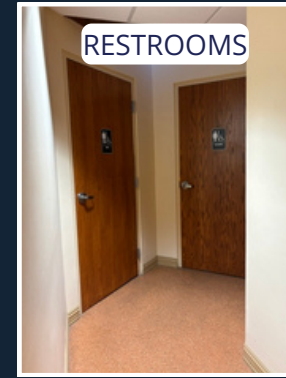
CHECK IN



STOCK ROOM



NURSE'S STATION



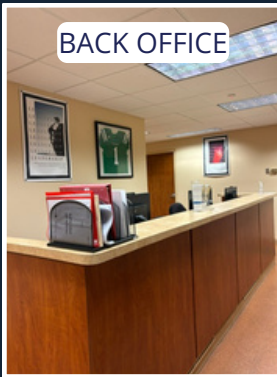
RESTROOMS



SIGN



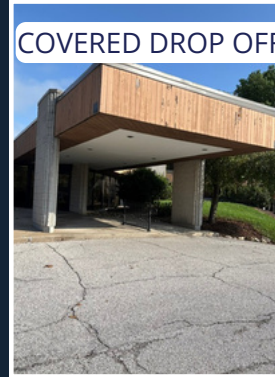
IMAGING ROOM 3



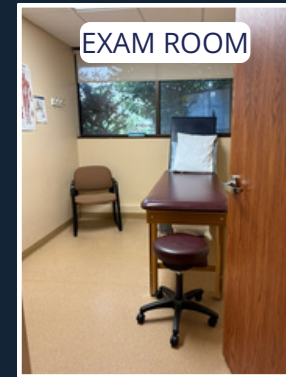
BACK OFFICE



CONFERENCE ROOM



COVERED DROP OFF



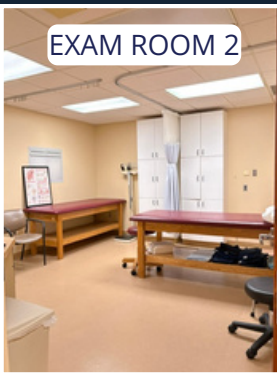
EXAM ROOM



FOYER



EXECUTIVE OFFICE



EXAM ROOM 2



IMAGING ROOM 1



PHYSICAL THERAPY



HALLWAY



0 - 1 MILE

TOTAL POPULATION

9,743



Households

4,520



Median Age

41.6



Persons/HH

2.74



Avg. HH Income

\$96,521



Avg. Home Value

\$297,606



1-3 MILES

TOTAL POPULATION

42,631



Households

17,859



Median Age

39.4



Persons/HH

2.25



Avg. HH Income

\$110,347



Avg. Home Value

\$332,694



3-5 MILES

TOTAL POPULATION

62,510



Households

25,281



Median Age

40.6



Persons/HH

2.37



Avg. HH Income

\$122,857



Avg. Home Value

\$354,614

Demographic data derived from 2026 ESRI



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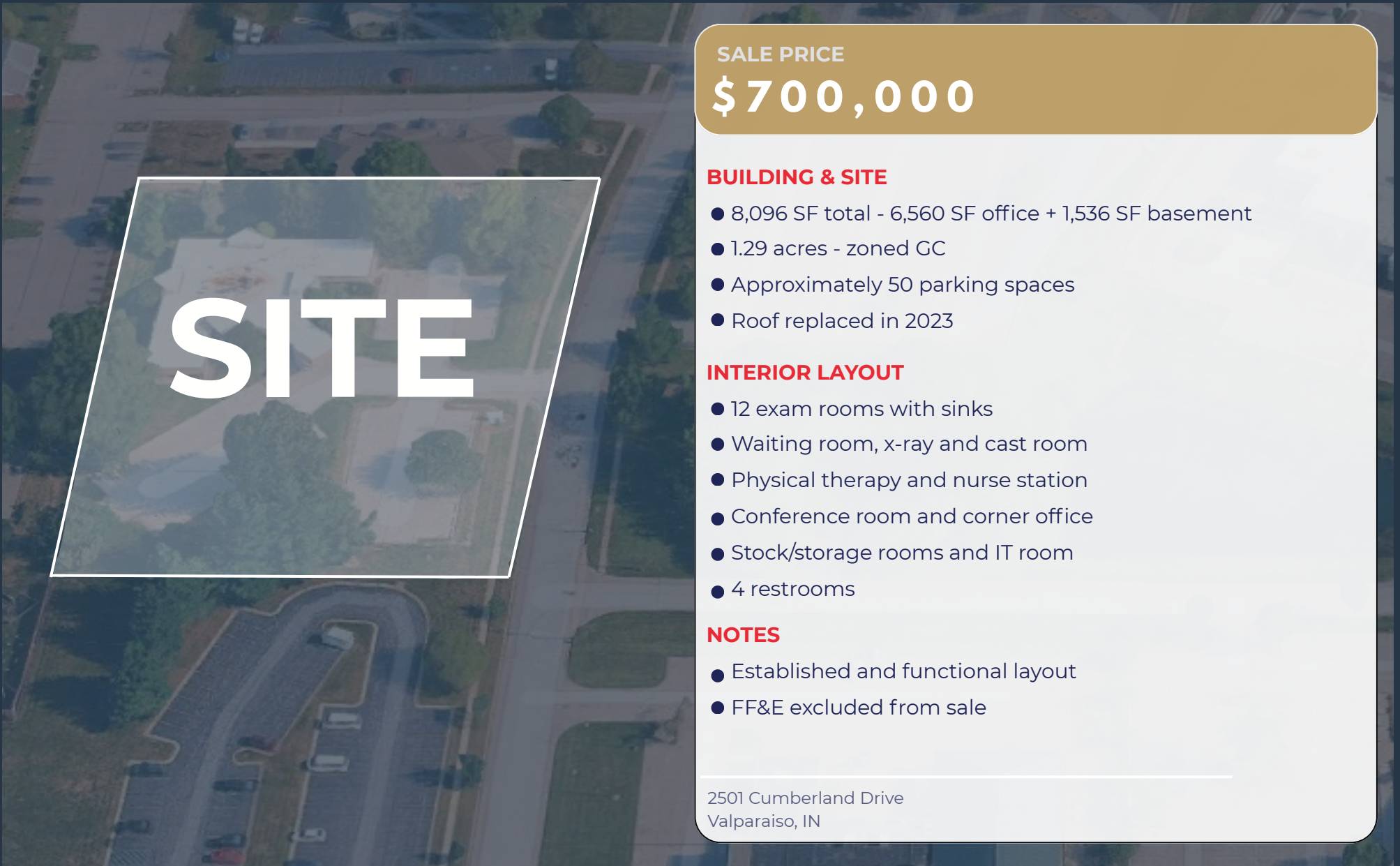
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PROPERTY HIGHLIGHTS



SITE

SALE PRICE

\$700,000

BUILDING & SITE

- 8,096 SF total - 6,560 SF office + 1,536 SF basement
- 1.29 acres - zoned GC
- Approximately 50 parking spaces
- Roof replaced in 2023

INTERIOR LAYOUT

- 12 exam rooms with sinks
- Waiting room, x-ray and cast room
- Physical therapy and nurse station
- Conference room and corner office
- Stock/storage rooms and IT room
- 4 restrooms

NOTES

- Established and functional layout
- FF&E excluded from sale

2501 Cumberland Drive
Valparaiso, IN



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