

# FOR SALE

2860 Northpark Ave.  
Huntington, IN



## PROPERTY DETAILS



- **Asking Price: \$2,145,000 (\$130/SF)**
- **Ample site at 2.1 acres**
  - Room for signage, visibility, and future site improvements
- **Turn-key clinical build-out**
  - Exam rooms, offices, and staff areas ready for immediate occupancy
- **70 parking stalls**
  - 4.24/1,000 SF ratio ideal for high-traffic clinical or multi-tenant use
- **1.5 miles from Parkview Huntington Hospital**
  - Prime medical corridor location
- **2020 HVAC & furnace replacement**
  - Major mechanical systems recently updated



## CONTACT

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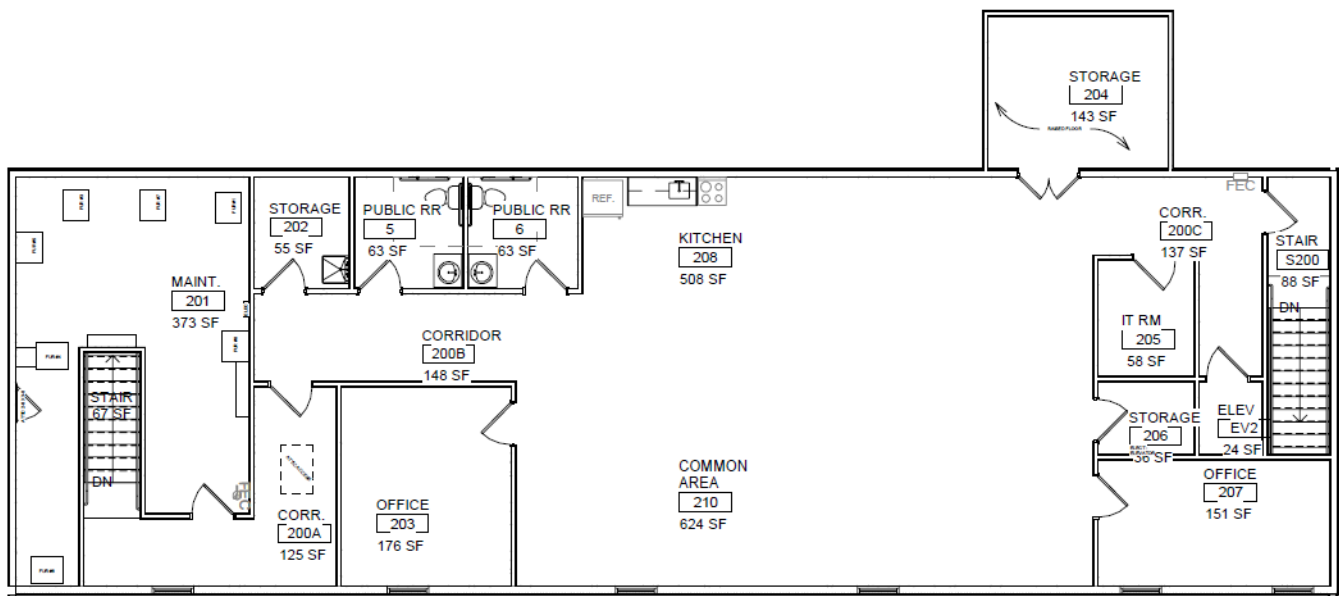
Floor 1 | 15,091 SF

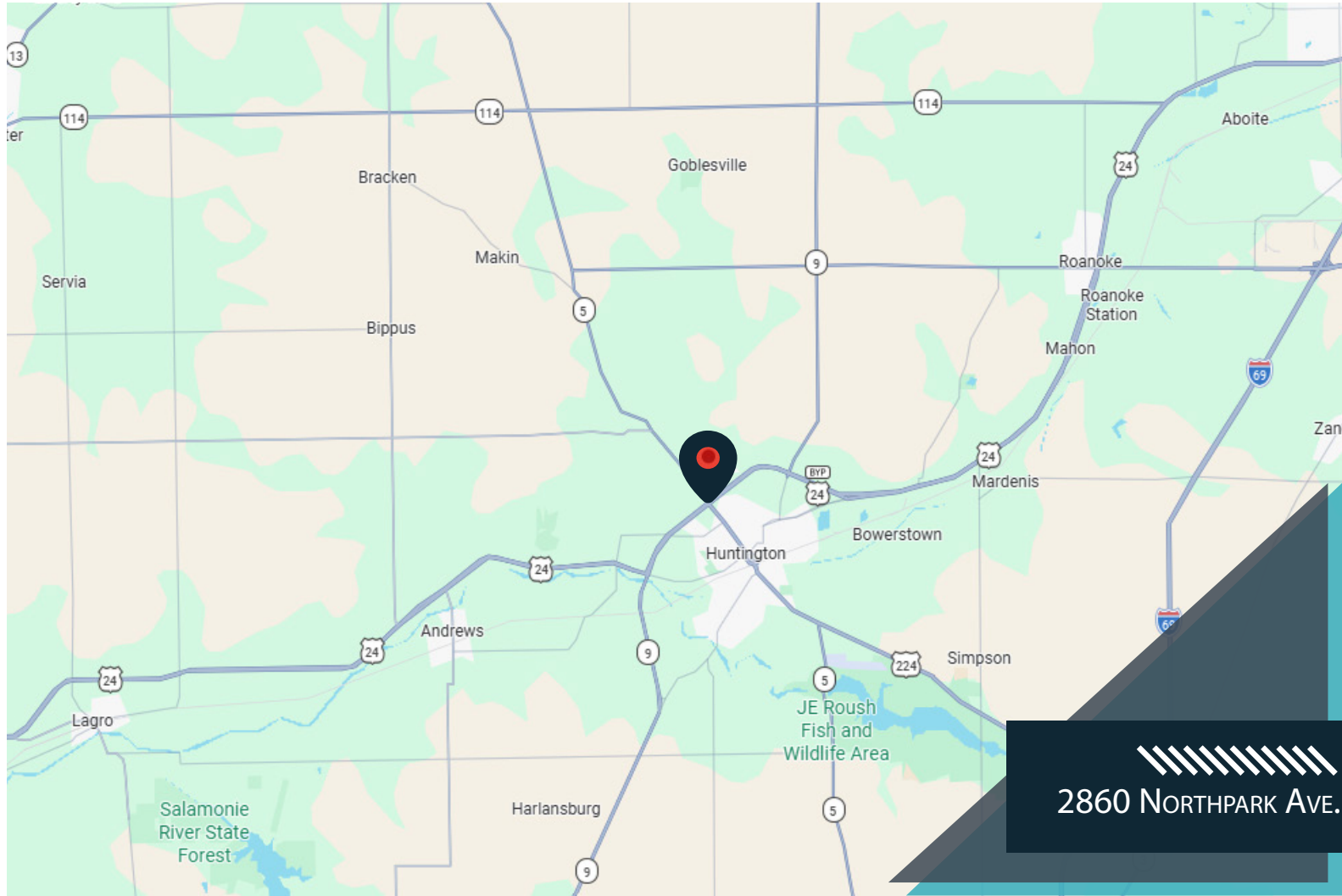




## Huntington, IN

## Second Floor | 3,120 SF





## DEMOGRAPHICS (5 - mile radius)



23,502  
Population



40  
Median Age



9,464  
Households



\$58,026  
Median House-  
hold Income



\$73,381  
Average Household Income



CORNERSTONE



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