

BUILDING FOR SUBLEASE

1301 E. National Highway | Washington, IN 47501



Newer Construction, Class A Medical Clinic Space

Property Gross Sq. Ft.:	3,726 SF
Land:	0.68 acres
Zoning:	Commercial
Parking:	23 Spaces
Built:	2022
FF&E:	Negotiable
Sublease:	Expiration is 12/31/2037
Sublease Rate:	Negotiable

Details:

1301 E. National Highway is a modern, freestanding healthcare property strategically located along one of Washington's primary commercial corridors. This former Fast Pace Urgent Care serves as a key resource for Washington, Daviess County, and neighboring communities, benefiting from strong visibility, convenient access, and proximity to established retail and restaurant destinations.

The property features a contemporary healthcare design, professional curb appeal, and a highly accessible location on East National Highway. Positioned adjacent to national retailers and restaurants, the site enjoys steady traffic throughout the day.

Offered as-is for sublease with immediate availability.

[VIEW PROPERTY ONLINE](#)



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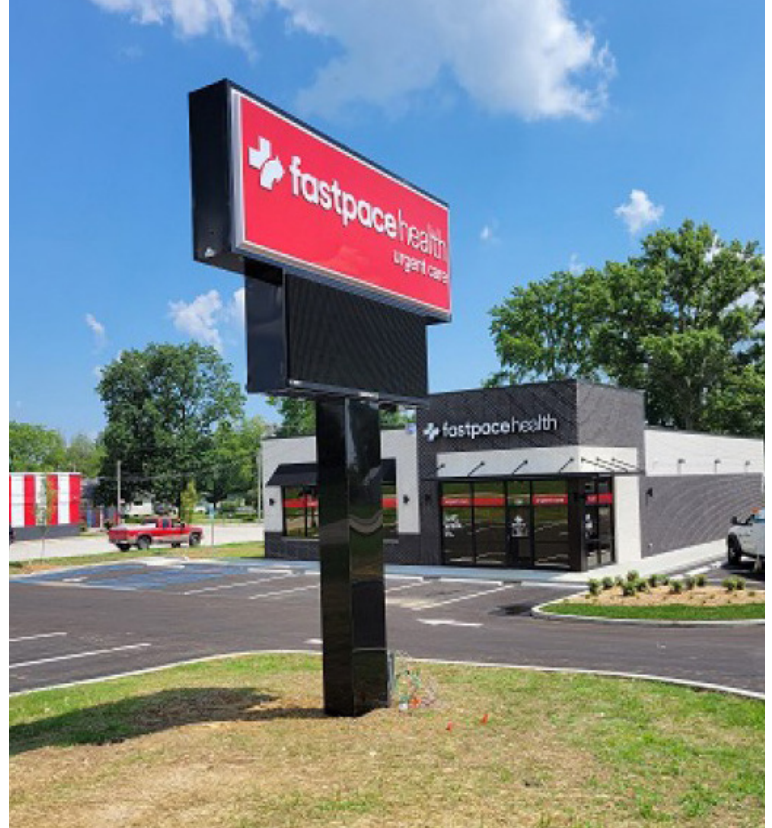
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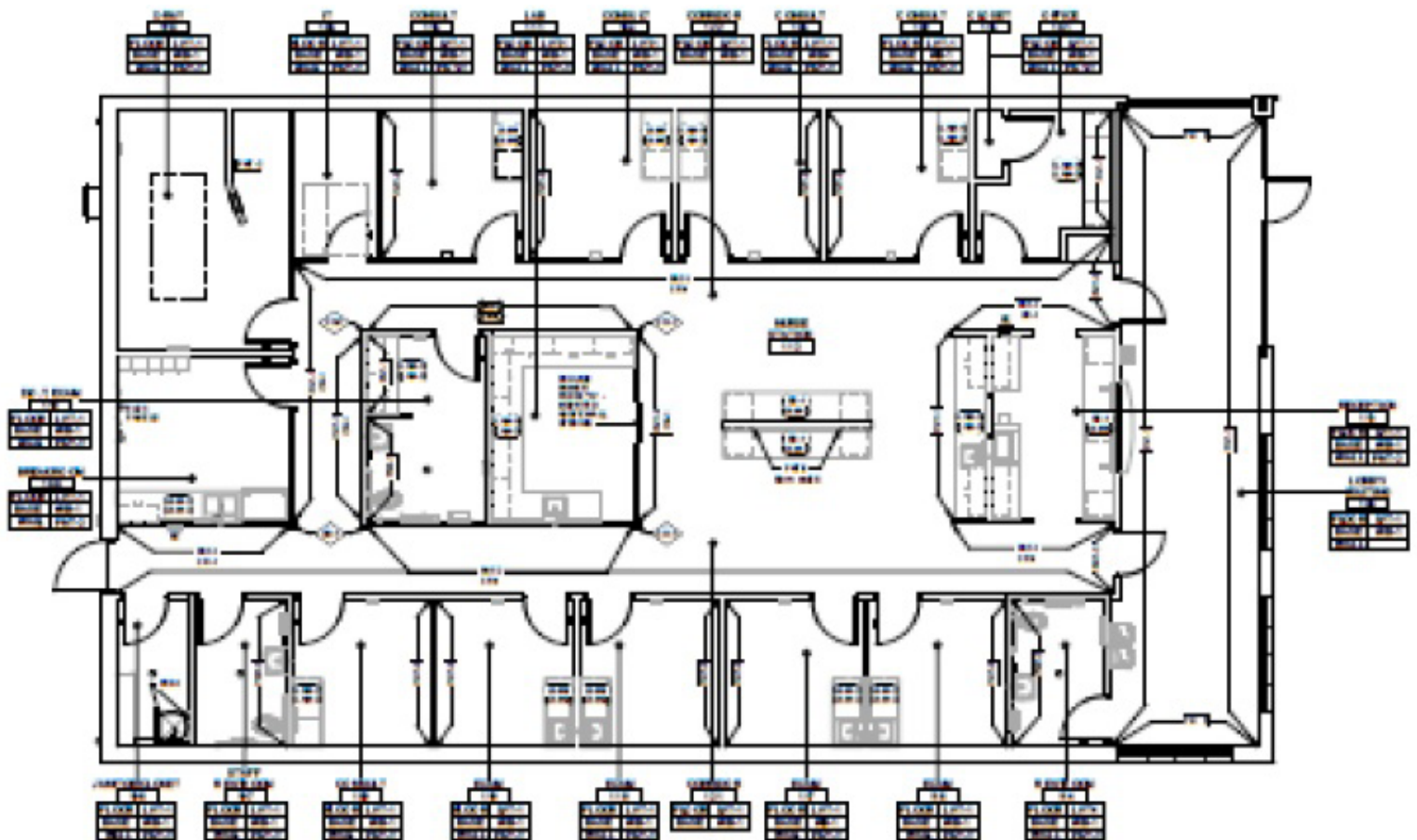
Sample interior photo, may differ from actual conditions.



FLOOR PLAN

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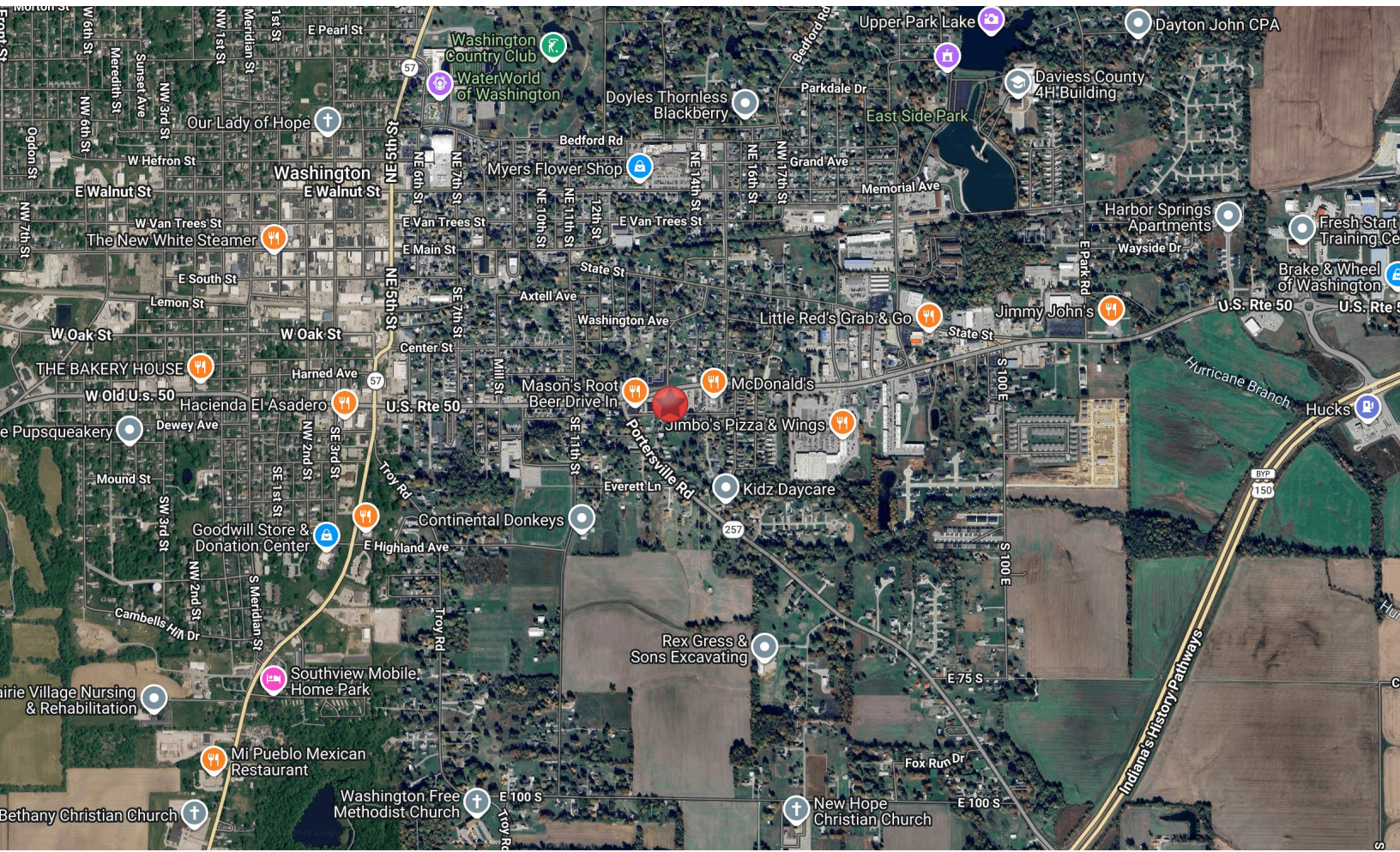
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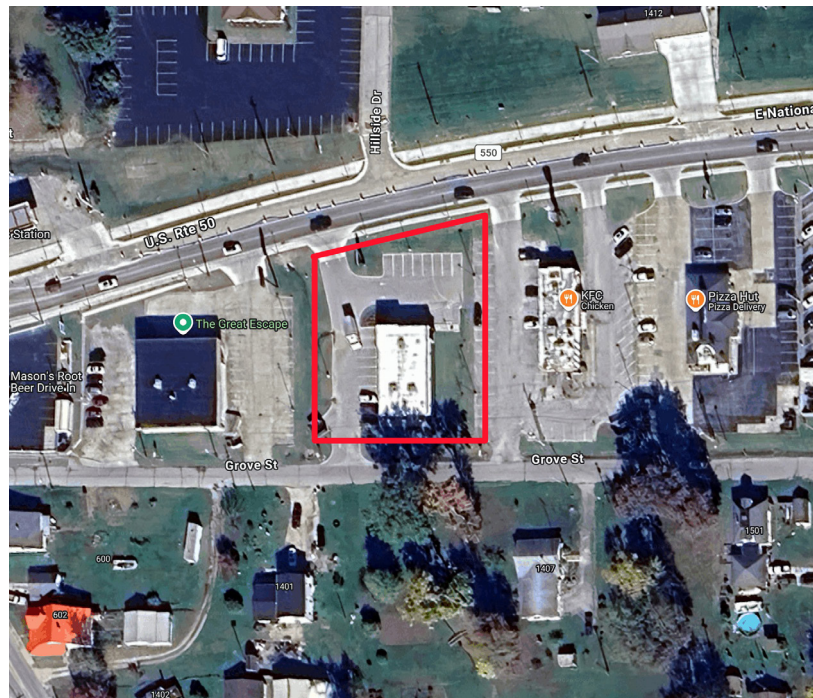
LOCATION OVERVIEW

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301 E. National Highway is located within Washington's primary commercial corridor, a highly traveled retail and service district that serves as the economic center of Daviess County. East National Highway carries a strong mix of retail, healthcare, restaurant, and professional service uses, making it one of the city's most established and desirable business locations.



2025 DEMOGRAPHICS

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POPULATION

1 MILE	6,382
3 MILE	14,841
5 MILE	17,272



NUMBER OF HOUSEHOLDS

1 MILE	2,599
3 MILE	5,800
5 MILE	6,722



AVERAGE HOUSEHOLD INCOME

1 MILE	\$84,320
3 MILE	\$80,627
5 MILE	\$86,301



MEDIAN HOME VALUE

1 MILE	\$167,592
3 MILE	\$169,837
5 MILE	\$183,347