

Medical Clinic for Sublease

FORMER FAST PACE HEALTH
1115 E MAIN STREET | ATTICA, IN 47918

This class A medical office clinic offers newer construction and a turnkey build-out.

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**Sublease:**

Expiration is 2/28/2038, Rate and FF&E are Negotiable

**Land:**

1.20 AC

**Property Gross SF:**

3,108 SF

**Zoning:**

Commercial

**Year Built:**

2022

**Parking:**

26 Spaces

Property Overview

This professional office property offers flexible, office-intensive layouts designed to accommodate a wide range of professional, administrative, healthcare, and client-facing businesses. Located within an attractive two-story brick building in the heart of Fishers' desirable Saxony development, Suite 112 features an existing drive-thru, providing a unique opportunity for medical, financial, pharmacy, food and beverage, and other service-oriented users seeking convenient customer access. The property offers excellent connectivity with easy access to Interstate 69, Olivo Road, and the surrounding Fishers and Geist communities. Located along Olivo Road, tenants benefit from outstanding visibility and accessibility. Ideal for medical, dental, financial, legal, consulting, technology, real estate, and other professional office users, this location combines functionality, convenience, and strong market presence.



VIEW LISTING ONLINE



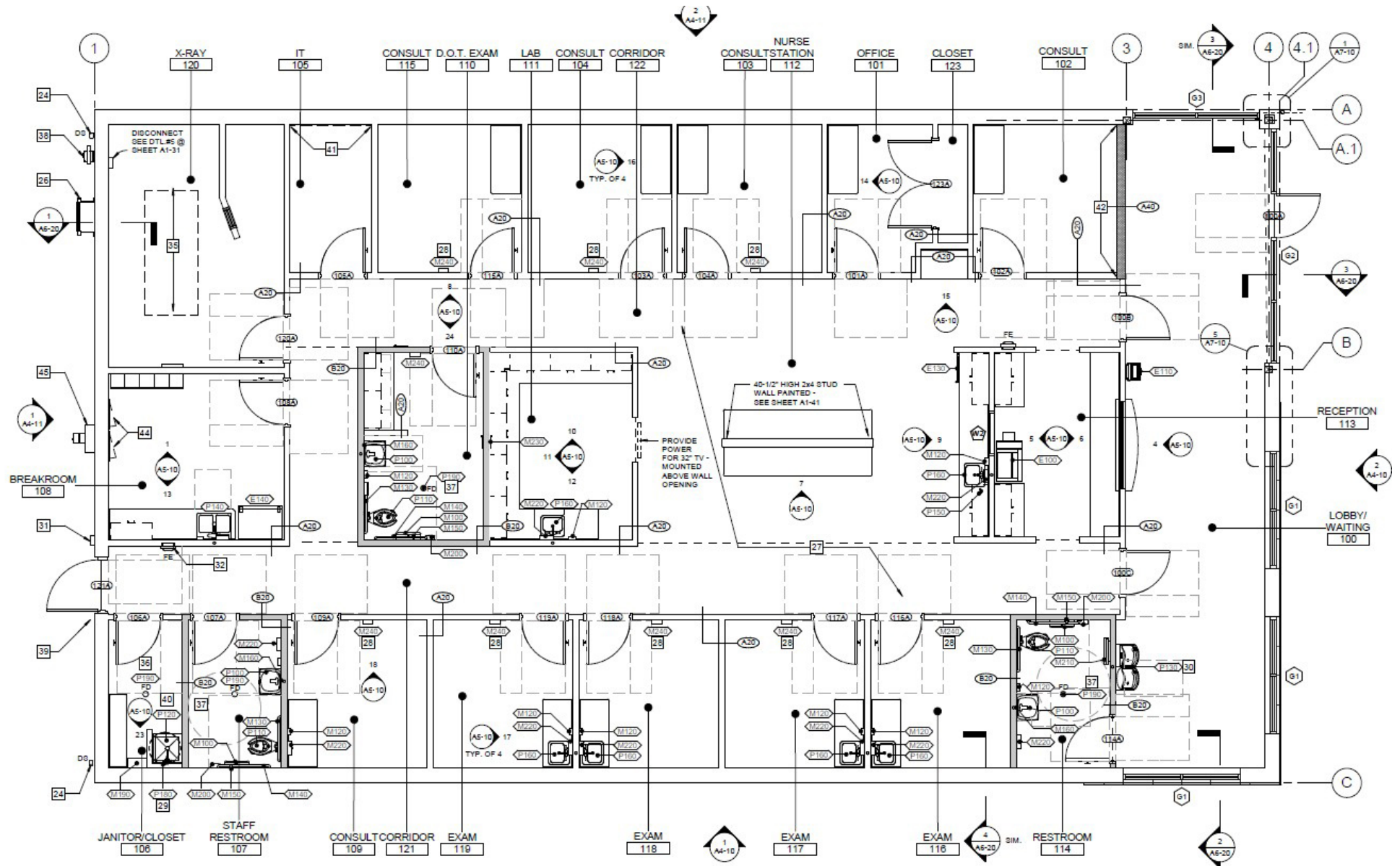
Property Photos



Sample interior photo, may differ from actual conditions.

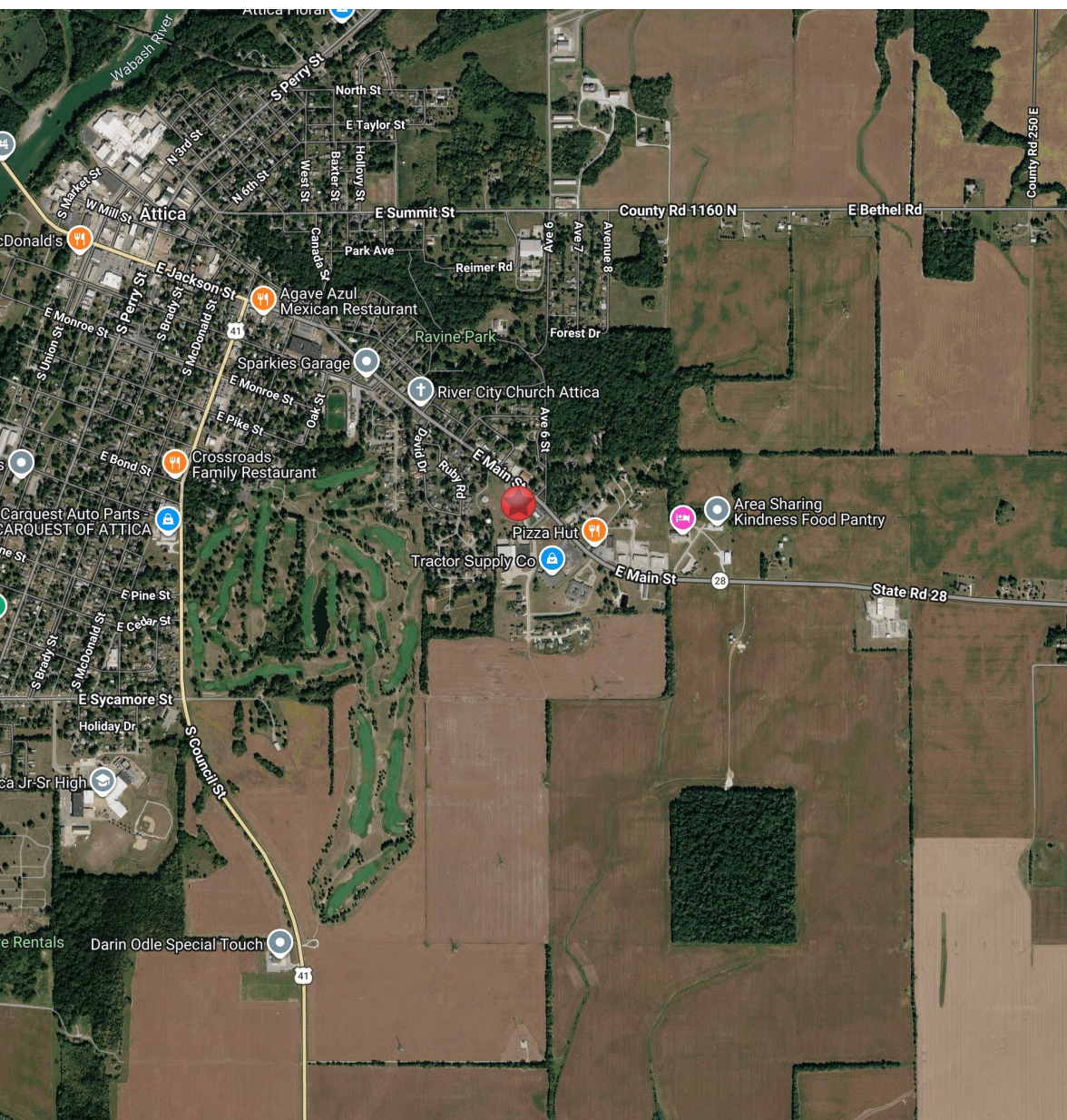


Floor Plan

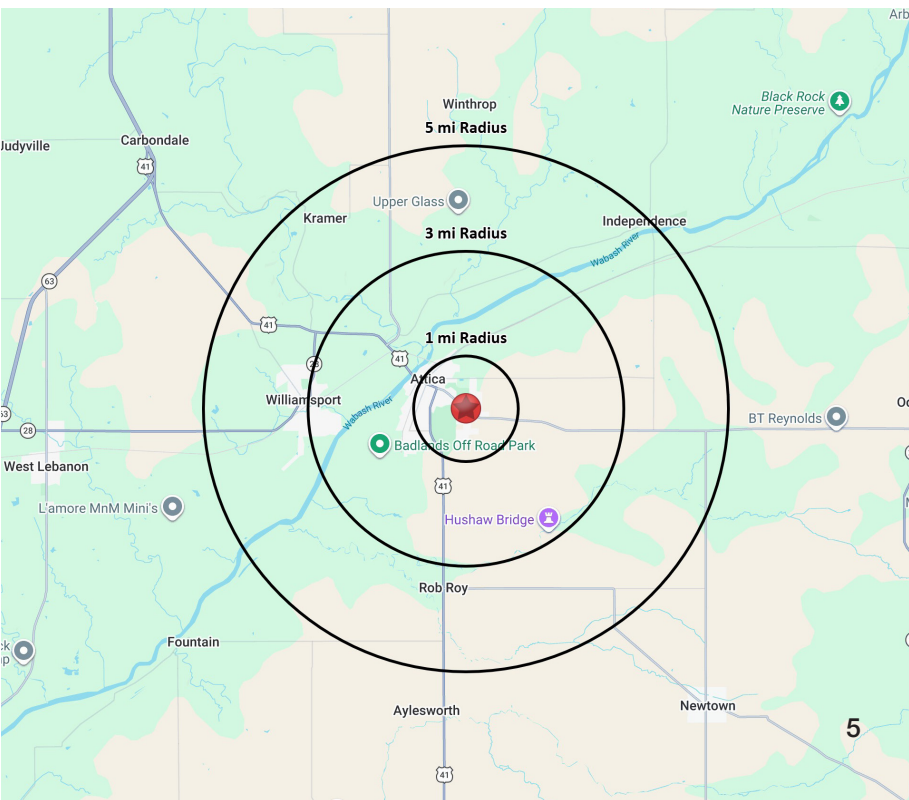


Location Overview

The property is located along E. Main Street (U.S. Highway 421), the primary east-west commercial corridor through Attica. The site is positioned near the intersection of E. Main Street and S. Perry Street, with convenient access to U.S. Highway 41, located approximately one mile to the west. The property benefits from frontage along E. Main Street, good visibility, and convenient access from the surrounding Attica community. E. Main Street provides direct access to the property, with on-site parking available for patients and staff. The property benefits from excellent visibility and convenient access, with nearby retailers and service businesses contributing to the surrounding commercial environment.



2026 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	2,472	4,189	6,521
HOUSEHOLDS	1,029	1,744	2,698
AVERAGE HOUSEHOLD INCOME	\$84,401	\$85,146	\$88,869
MEDIAN HOME VALUE	\$127,795	\$143,628	\$161,910



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