

FOR LEASE

4037 S. ARBOR LANE

4037 S. ARBOR LANE, NEW PALESTINE, INDIANA

TARTAN
PROPERTIES



PROPERTY SUMMARY

Available SF: 2,700 SF

Lease Rate: Negotiable

Building Size: 8,000 SF

Building Class: A

Cross Streets:

PROPERTY OVERVIEW

Medical office space available, complete with reception area, waiting area, 6 exam rooms with water in each, 2 private offices, nurse's station, break area, supply room, utility room, and locked file room (12+ rooms in all). Perfect location for medical practice, veterinarian, urgent care facility or professional services company. Space has double entry doors and can be subdivided into two suites.

PROPERTY HIGHLIGHTS

- Move-in ready medical office space
- Pylon signage included
- Building signage available
- Great professional services community
- 11,459 average daily traffic count
- Can be subdivided into two separate office suites

Leasing by:

CURTIS SHAW

317.489.3839 | curtis@kaizenrea.com



www.tartanproperties.com

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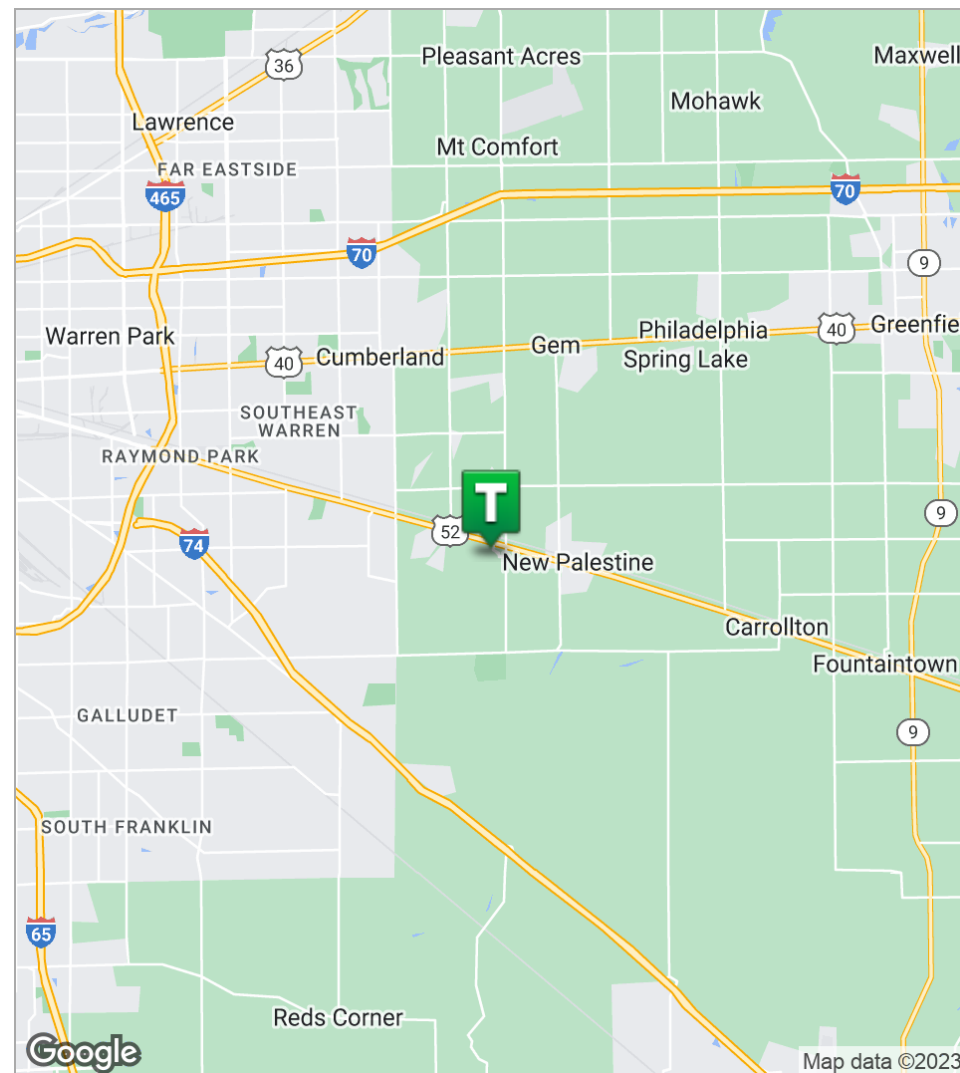
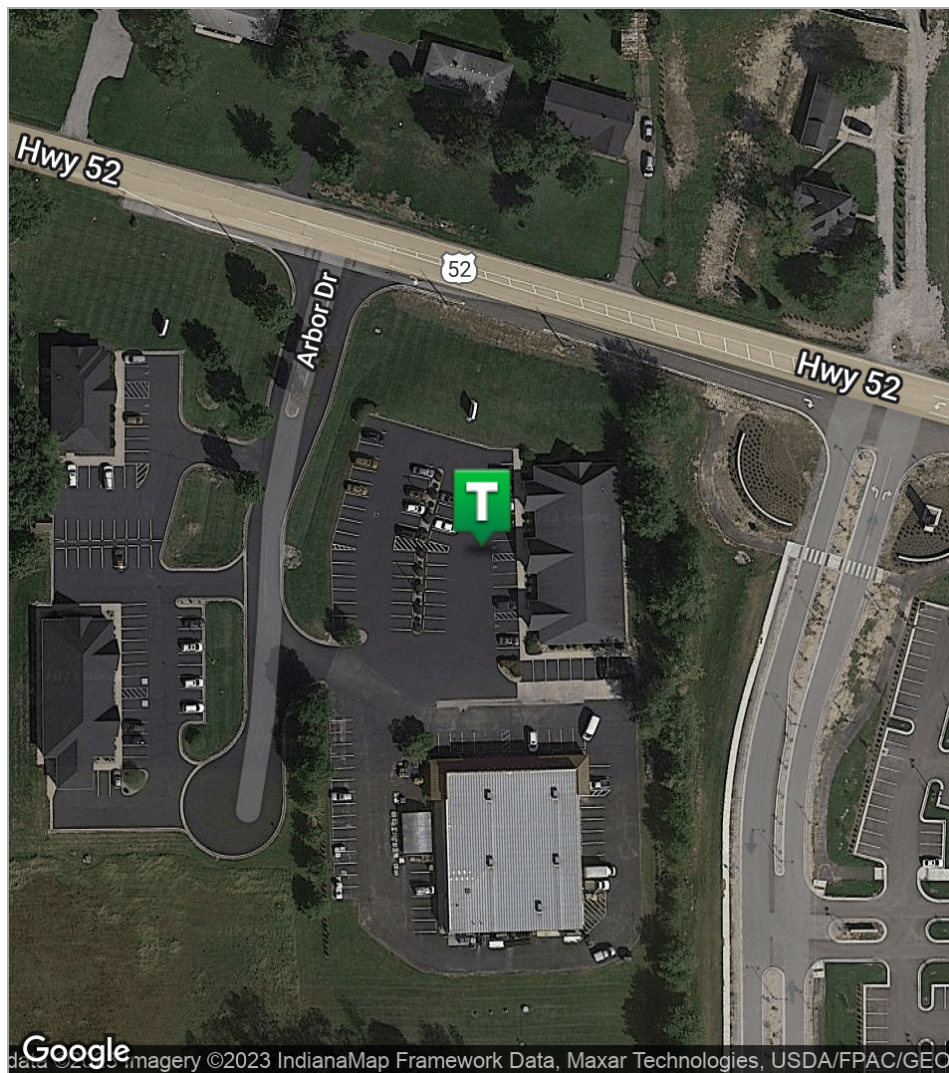
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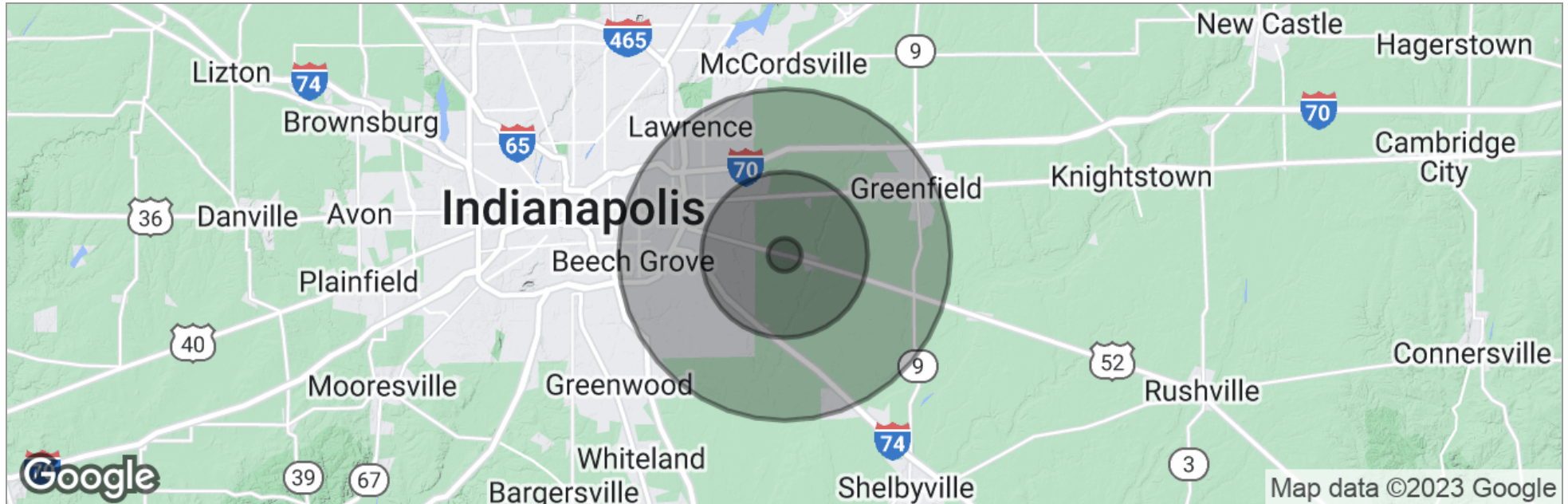
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	1 Mile	5 Miles	10 Miles
Total Population	1,572	33,067	198,059
Population Density	500	421	630
Median Age	42.0	38.9	35.0
Median Age (Male)	42.2	38.9	34.2
Median Age (Female)	41.8	38.6	35.6
Total Households	584	12,156	72,851
# of Persons Per HH	2.7	2.7	2.7
Average HH Income	\$85,883	\$79,077	\$63,496
Average House Value		\$175,379	\$158,485

* Demographic data derived from 2020 ACS - US Census

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