



FOR SALE OR LEASE

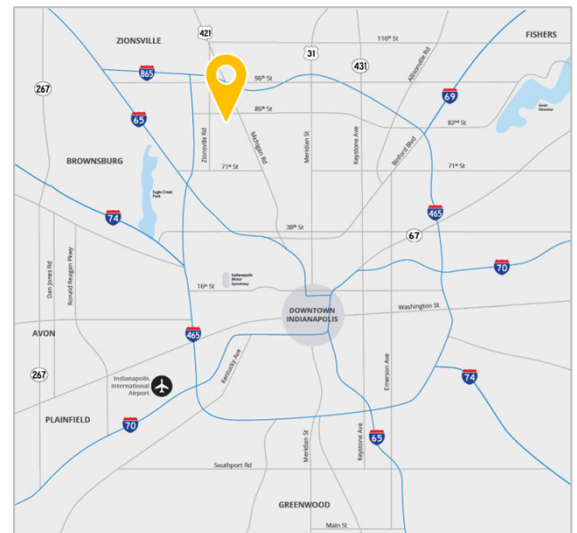
8450 N Payne Rd

Indianapolis, IN 46268

Unique inpatient / medical opportunity on picturesque campus

Property Highlights

- Suite 100 & 200 available totaling 30,888 SF
 - 25,376 SF inpatient center
 - 5,512 SF office
- 14.19 acres for future expansion
- Former hospice facility
- Ideal for behavioral health, post-acute, or assisted living uses
- 25 bedrooms with private lavatory and sink
 - Opportunity to increase bedroom count
- Private outdoor garden patios and meditation walking path
- Large meeting/congregating spaces
- Presently zoned CS



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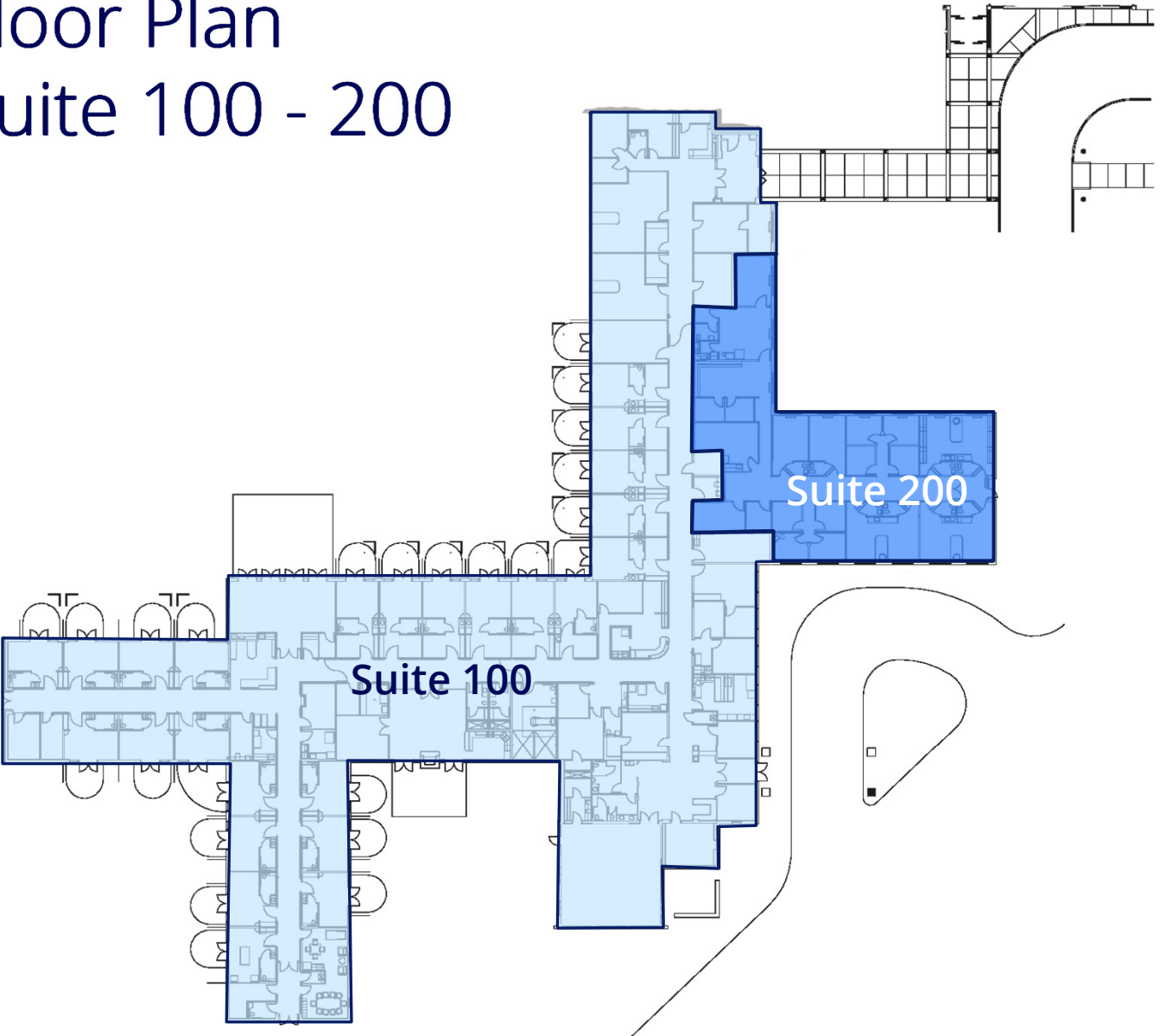
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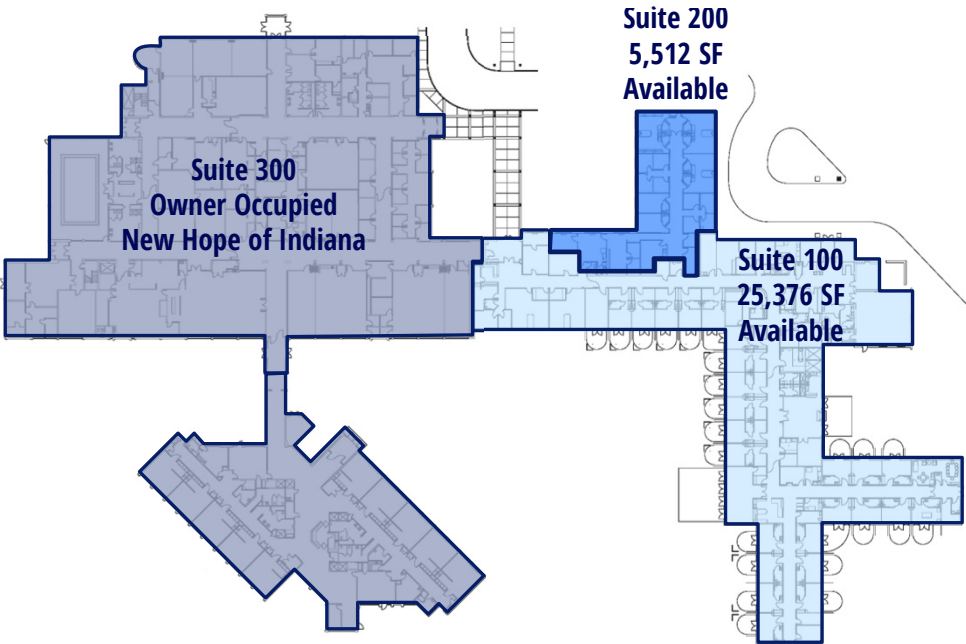
Floor Plan

Suite 100 - 200



SITE & BUILDING SPECS

Total Building Area	87,809 SF
Total SF Available	30,888
Site Area	14.19 acres
Built	1973
Zoning	CS

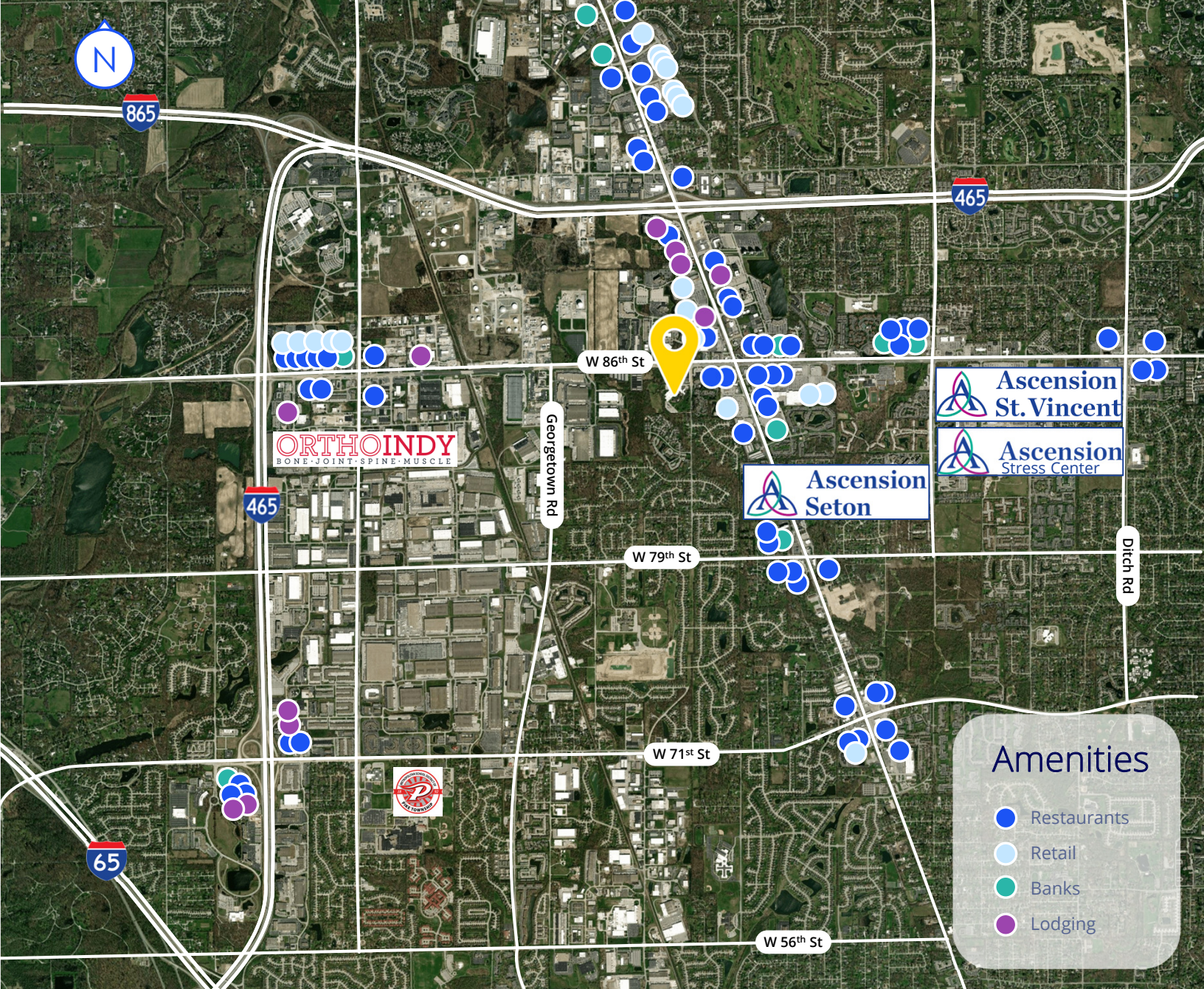


Suite 200
5,512 SF
Available

Suite 300
Owner Occupied
New Hope of Indiana

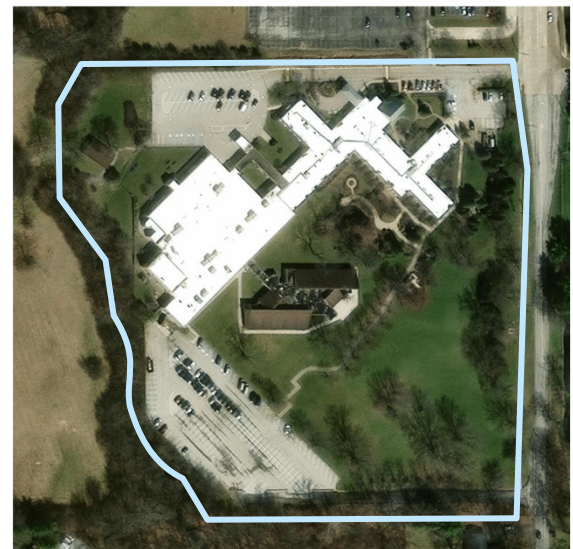
Suite 100
25,376 SF
Available





DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population 2025	6,945	60,250	142,904
Population Projected 2030	6,886	60,910	146,416
Daytime Population	15,614	104,640	189,706
Population 65+ 2025	17.8%	17.9%	18.4%
Population 65+ Projected 2030	19.8%	19.8%	20.4%
Average HH Income	\$83,276	\$108,906	\$133,242
Total Households 2025	3,450	26,293	59,945
Households Project 2030	3,426	26,636	61,457



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