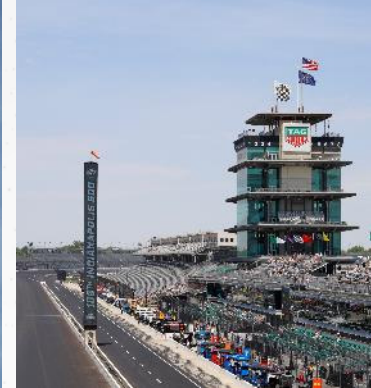




FOR LEASE

**1011 N Main St
Speedway IN**

The Only “Class A” Medical Office in Speedway

- Exceptional opportunity in the heart of Speedway Indiana
- Limited medical competition within a 5-mile radius
- Strategically located to serve growing population and major employers

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TOTAL POPULATION

1 mi	8,515
3 mi	102,744
5 mi	233,486

TOTAL HOUSEHOLDS

1 mi	3,683
3 mi	39,599
5 mi	95,509

MEDIAN HOUSEHOLD INCOME

1 mi	\$53,211
3 mi	\$50,636
5 mi	\$54,439

ANNUAL HOUSEHOLD HEALTHCARE SPENDING

1 mi	\$5,187
3 mi	\$4,789
5 mi	\$5,236



Indianapolis Motor Speedway

Home to the legendary Indianapolis 500 Race, NASCAR Brickyard 400, IndyCar Grand Prix – plus numerous other circuits and large events.

THE PROPERTY

1011 N Main St.

Main St

10th St



Allison Transmission Global Headquarters

Designer / Manufacturer of vehicle transmission systems, with locations in 150 countries and regional headquarters in Netherlands, China, and Brazil

Growth Projections

Strong 10-Year Growth Projections for Practice Specialties:

Growth trending makes location ideal to capitalize on rising healthcare demands.

Physical Therapy 31.2% • Orthopedics 20.6% • Nephrology 14% • Lab Services 13.9% • ENT 13.7% •

Source: Advisory Board Research

Adjacent to Underserved Residential Market

Rare opportunity to access a high-demand and large underserved market.

Surrounding Amenities & Companies

- | | |
|--|----------------------------------|
| ● Wilshaw Apartments
90 upscale units | ● AJ Foyt Racing |
| ● Linde Technologies | ● Charlie Brown's Pancake House |
| ● PRI Performance Racing Industry | ● Big Woods |
| ● Dallara IndyCar Factory | ● Barbecue & Bourbon |
| ● Daredevil Brewing | ● Spark Coffee |
| ● Speedway Indoor Karting | ● Leo's Barbershop |
| ● Brozinni Pizzeria | ● Tolen's Florist |
| ● O'Reilly's Pub | ● Tacos & Tequila on Main |
| ● Wilcox Engineering | ● USAC Racing Headquarters |
| ● Dawson's on Main | ● Sundae's Ice Cream |
| ● LePeep | ● 3 Sisters & A Trunk |
| ● IMS Museum | ● Founders Coffee Co |
| ● Foyt Wine Vault | ● Speedway Trophy & Clock Center |
| | ● The Voom Room |



● Dining / Retail

● Business

● Multifamily

DOWNTOWN SPEEDWAY A City Within a City

Speedway has seen a renaissance and continued growth of its downtown core — new restaurants, businesses and venues creating a vibrant community for residents and employers. The immediate vicinity offers a multitude of options.

- Purdue University Motorsports Engineering Program
- Indianapolis Motor Speedway – Car restoration and event facility

Exclusive Location: Rare opportunity to access a high-demand market with minimal competition. Nearly 3,500 employees of the Indianapolis Motor Speedway and Allison Transmission help boost the daytime population.



AN EXCEPTIONAL OPPORTUNITY

As the **only “Class A” medical office in Speedway**, 1011 N. Main St. sits the in heart of downtown. A growing population and expanding healthcare needs make this an ideal location for practices in urgent care, orthopedics, ENT, physical therapy, nephrology, and other in-demand specialties, with **limited medical competition within a 5-mile radius**.

FLOOR PLAN / AVAILABILITIES

Floor 1

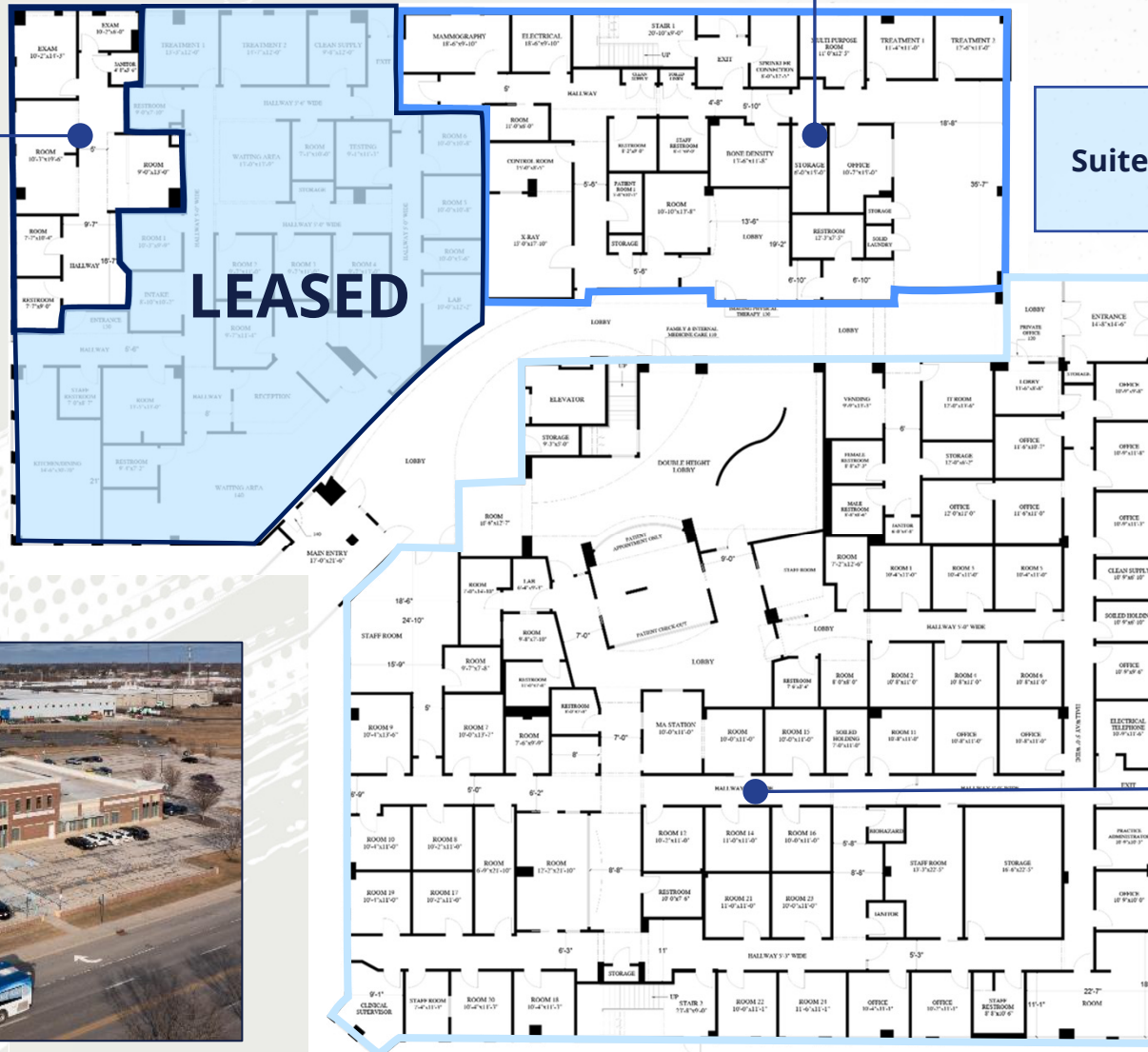
AVAILABLE SUITES

Suite 110	16,027 SF
Suite 120	(divisible)
Suite 130	4,827 SF
Suite 150	1,390 SF

AVAILABLE
Suite 150 - 1,390 SF

AVAILABLE
Suite 130 - 4,827 SF

AVAILABLE
Suite 110/120 - 16,027 SF
(divisible)

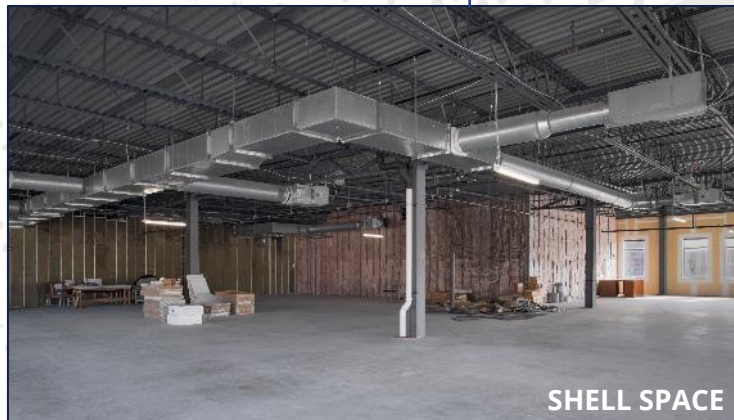


FLOOR PLAN / AVAILABILITIES

Floor 2

AVAILABLE SUITES

Shell Space	6,953 SF
Suite 210	1,267 SF
Suite 240	1,502 SF
Suite 260 - Spec suite immediately available	2,532 SF



SHELL SPACE

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1011 N Main St
Speedway IN



CONTACT US TODAY!

REAR EAST ENTRANCE

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