

# BUILDING FOR SUBLEASE

815 N. Lincoln Rd. | Rockville, IN 47872



## New Construction, Class A Medical Clinic Space

Property Gross Sq. Ft.:	3,600 SF
Land:	2.1 acres
Zoning:	Commercial
Parking:	25 Spaces
Built:	2023
FF&E:	Negotiable
Sublease:	Expires 6/30/2038

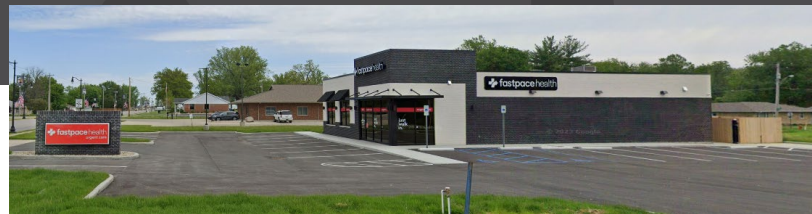
[VIEW PROPERTY ONLINE](#)

### Details:

Positioned on N. Lincoln Rd. just off the US-36/US-41 corridors, this former Fast Pace Urgent Care offers a turnkey build-out. The layout features a welcoming reception/lobby, multiple exam/consult rooms, nurse/administrative stations, storage, and ADA-compliant restrooms—allowing a new operator to activate with minimal retrofit and start-up costs.

Excellent visibility, easy in-out access, and on-site parking support steady daily traffic from surrounding neighborhoods and nearby civic/retail destinations (including the adjacent BMW). Perfect for urgent care, primary/specialty care, dental, PT/OT, behavioral health, wellness/med-spa, or professional office users seeking medical-grade improvements without the time and cost of ground-up construction.

Offered as-is for sublease with immediate availability—an efficient, budget-friendly solution in Rockville's most convenient, high-access location.



# NAI Cressy

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# EXTERIOR PHOTOS

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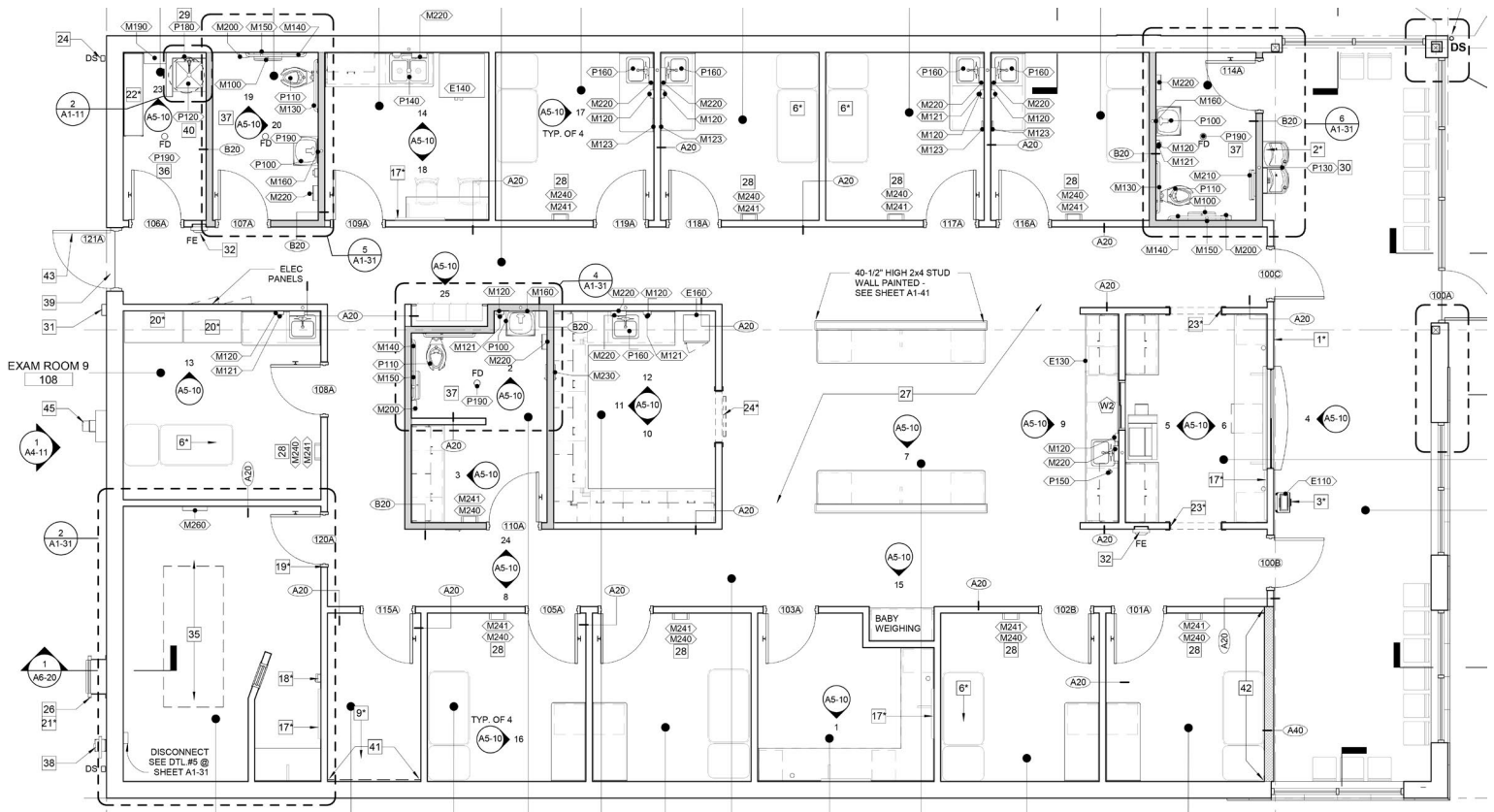
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# FLOOR PLAN

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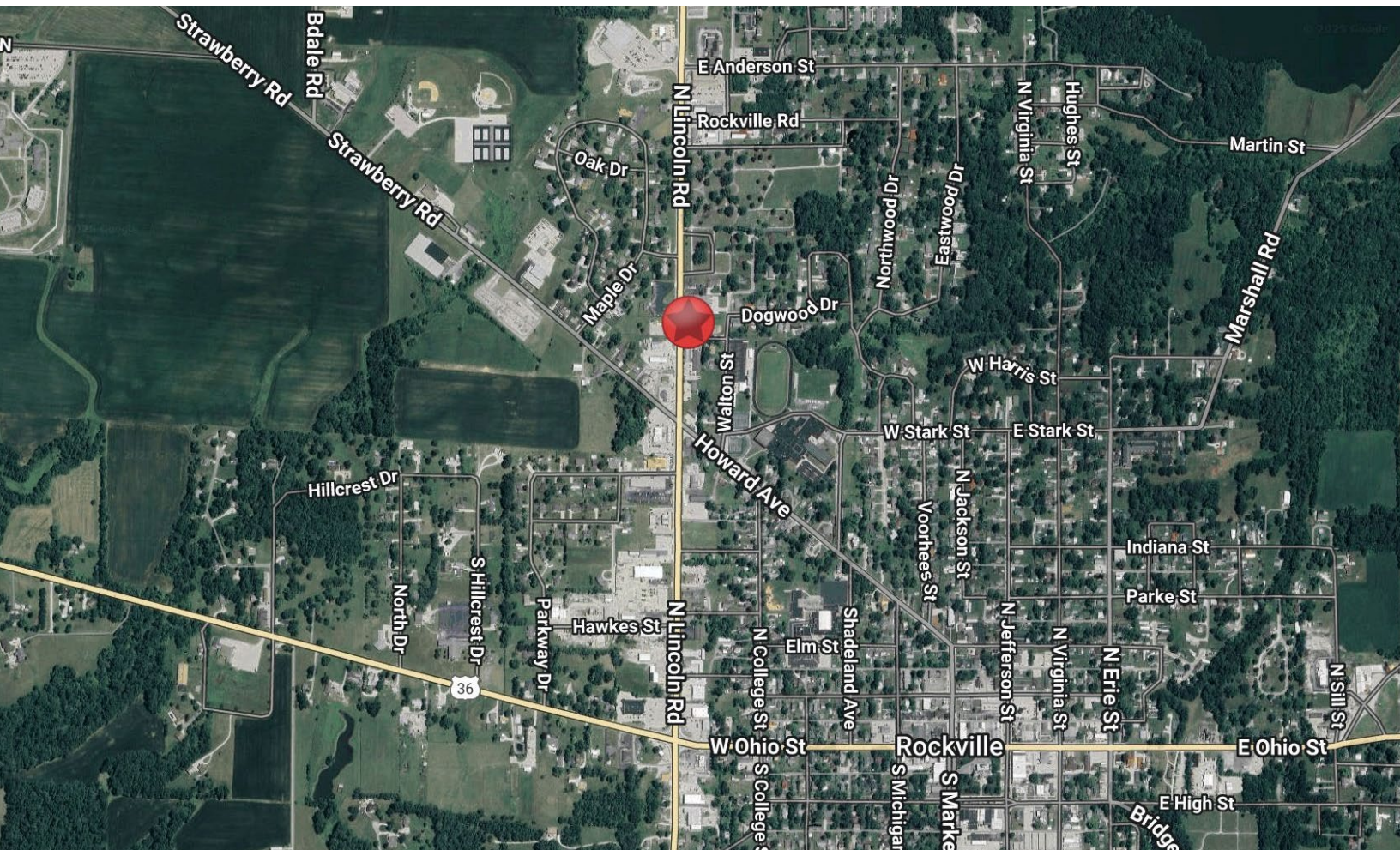
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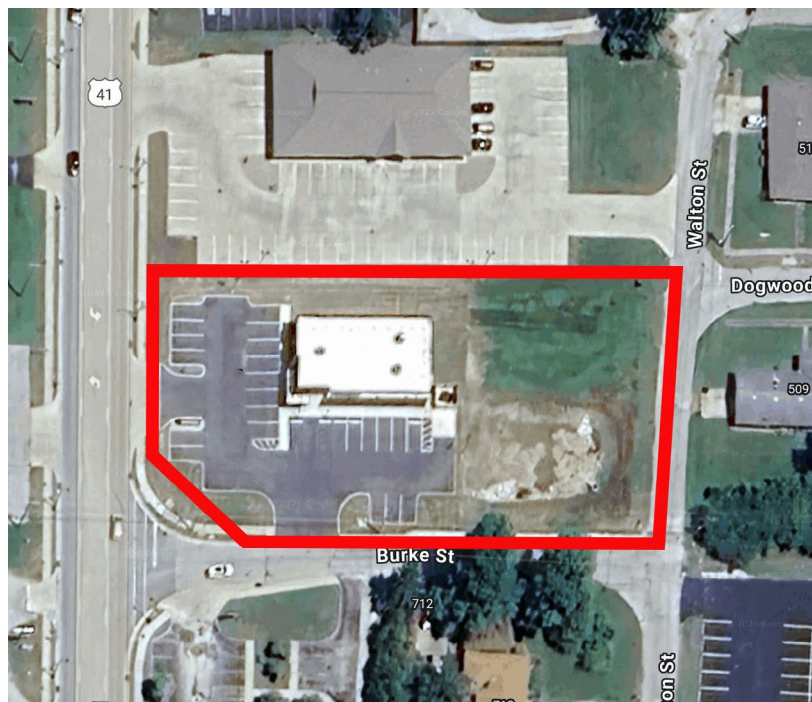
# LOCATION OVERVIEW

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Positioned on N. Lincoln Rd. just off the US-36/US-41 corridors, this site offers exceptional visibility and access with prominent frontage on one of Rockville's key thoroughfares. Located just steps from the town's primary arterials—US-36 running east–west and US-41 running north–south—the property benefits from the convergence of these major routes in the heart of Rockville. As the county seat of Parke County, Rockville serves a close-knit community of approximately 2,500 residents and functions as a central hub for regional activity. The area enjoys significant annual tourism, most notably during the Covered Bridge Festival, which attracts nearly 2 million visitors each year. With its placement along Parke County's most-traveled corridors, the site offers a strong combination of local connectivity and regional exposure.



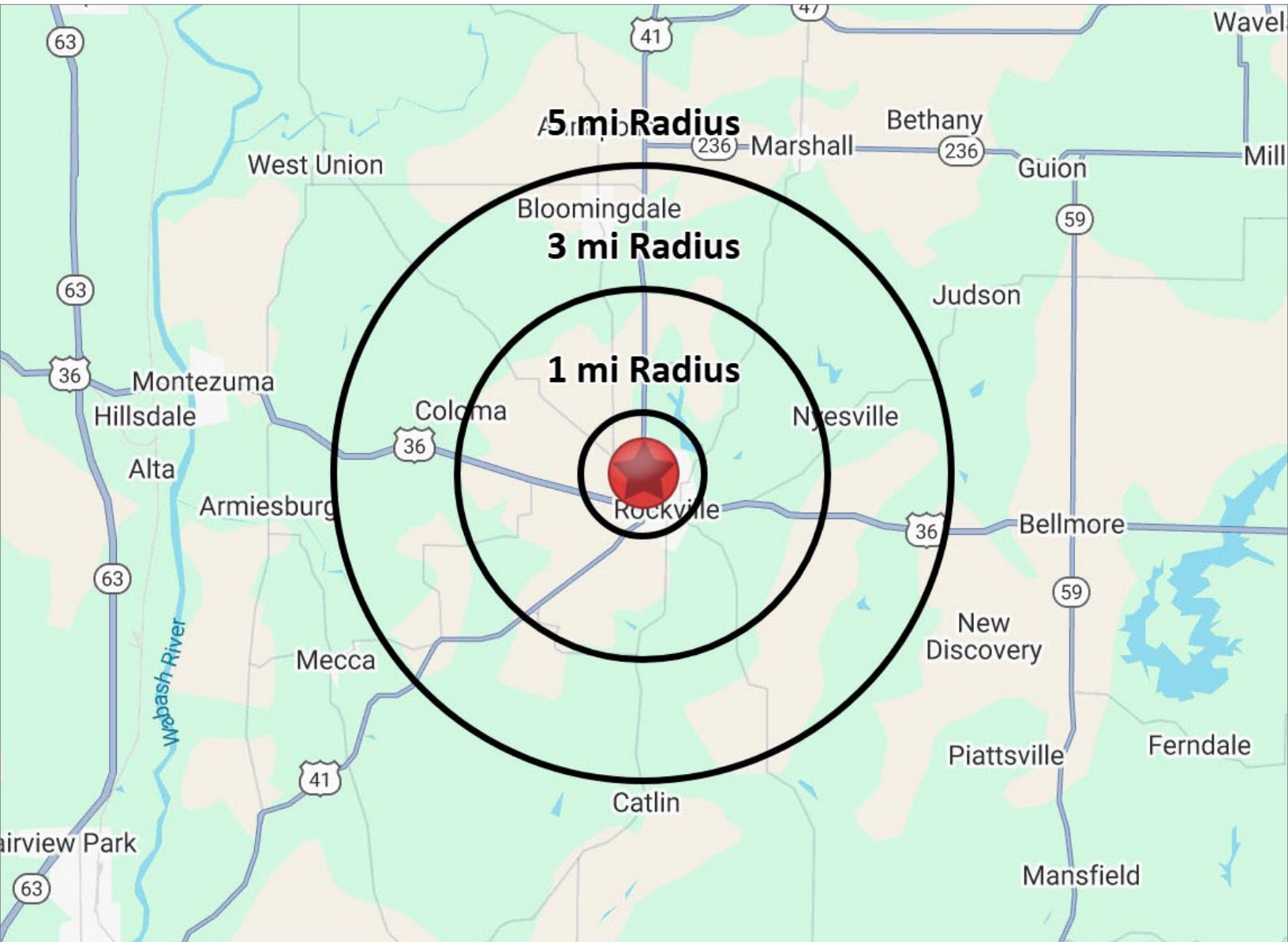
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### POPULATION

1 MILE	2,573
3 MILE	4,553
5 MILE	6,136



### NUMBER OF HOUSEHOLDS

1 MILE	702
3 MILE	1,073
5 MILE	1,530



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$71,420
3 MILE	\$79,726
5 MILE	\$85,792



### MEDIAN HOME VALUE

1 MILE	\$115,243
3 MILE	\$124,335
5 MILE	\$136,098