

BUILDING FOR SUBLEASE

1115 E. Main St. | Attica, IN 47918



Newer Construction, Class A Medical Clinic Space

Property Gross Sq. Ft.:	3,108 SF
Land:	3.06 acres
Zoning:	Commercial
Parking:	26 Spaces
Built:	2022
FF&E:	Negotiable
Sublease:	Expiration is 2/28/2038
Sublease Rate:	Negotiable

Details:

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 retail destinations. 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 Attica's most convenient, high-access location.

[VIEW PROPERTY ONLINE](#)



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3502 Woodview Trace, Suite 250, Indianapolis, IN 46268

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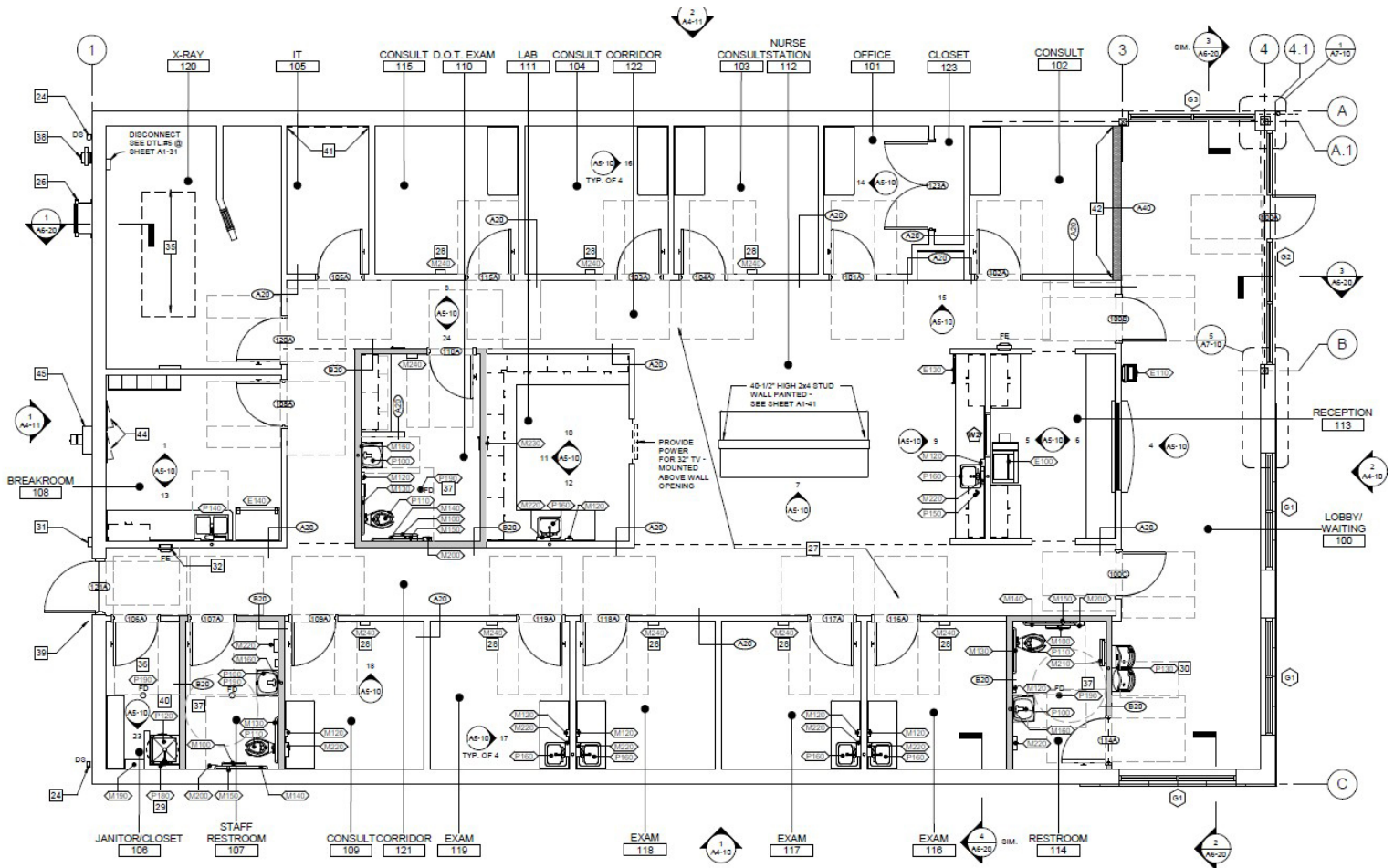
Sample interior photo, may differ from actual conditions.



FLOOR PLAN

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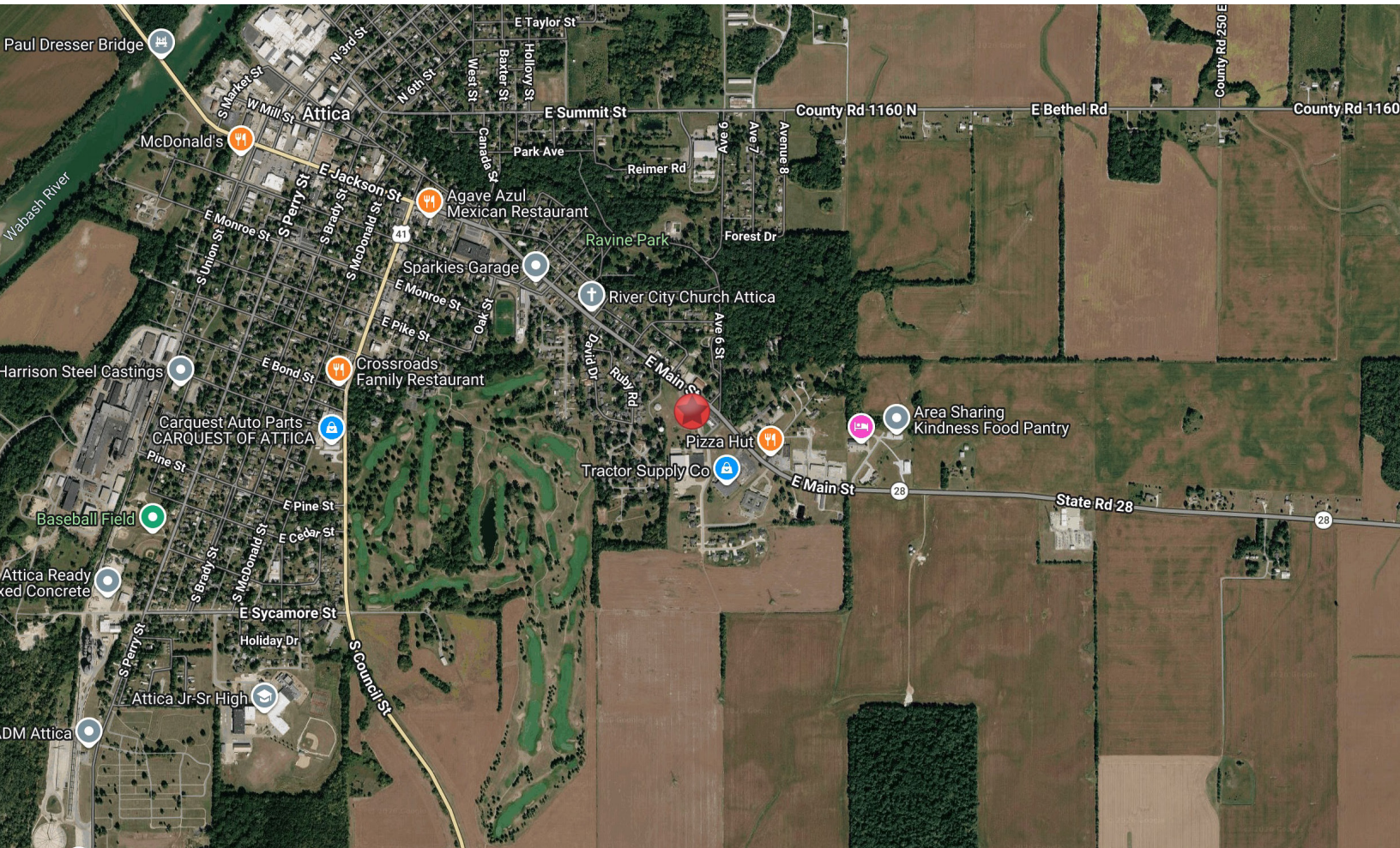
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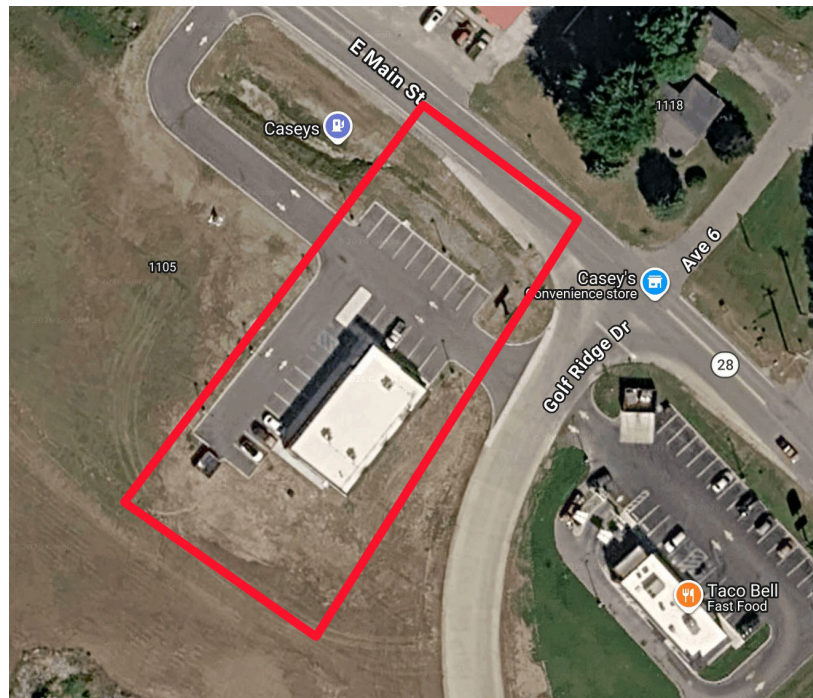
LOCATION OVERVIEW

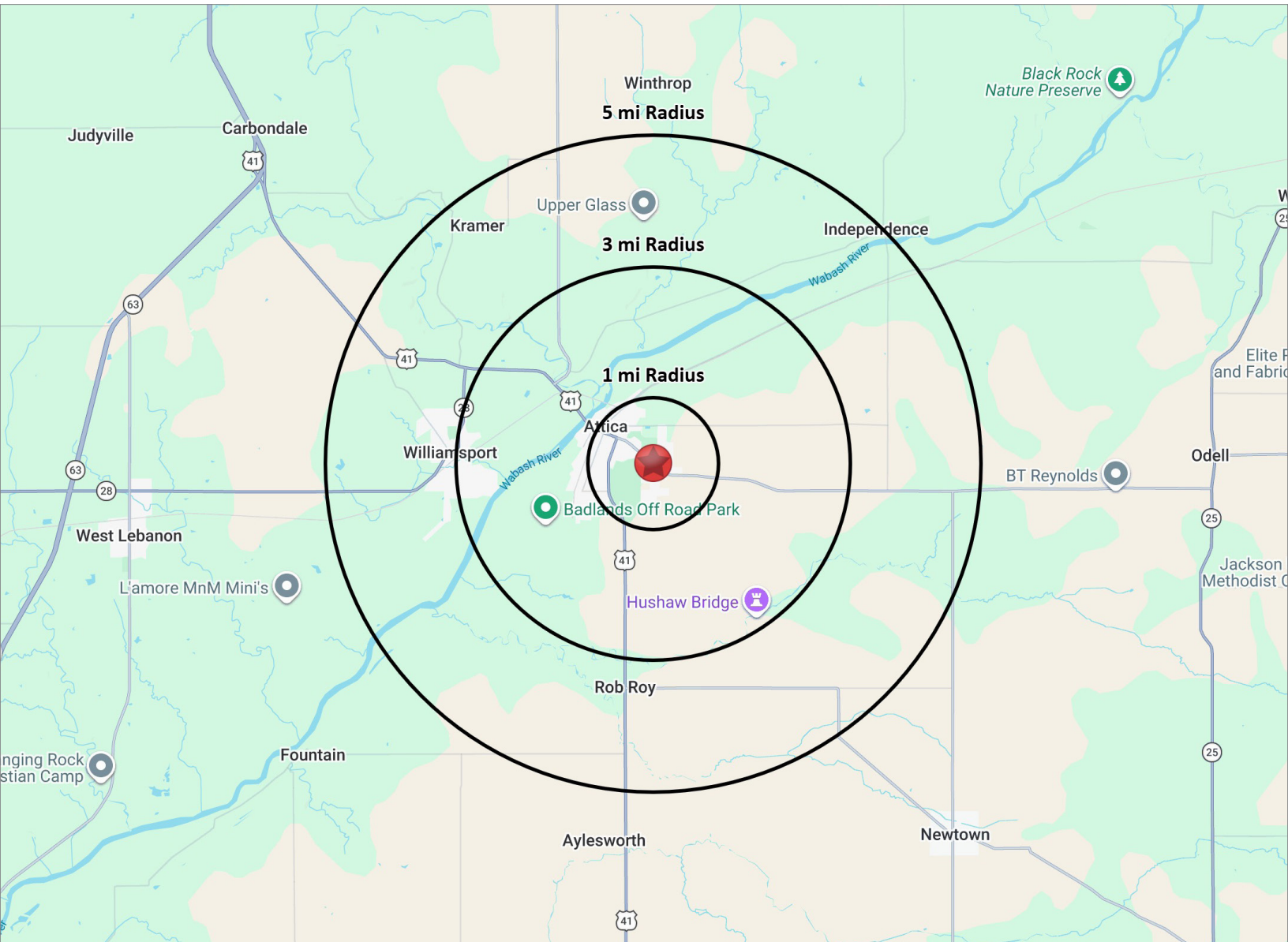
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The property is located along E. Main Street (U.S. Highway 421), the primary east-west commercial corridor through Attica. The site is positioned near the intersection of E. Main Street and S. Perry Street, with convenient access to U.S. Highway 41, 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.





POPULATION

1 MILE	2,472
3 MILE	4,189
5 MILE	6,521



NUMBER OF HOUSEHOLDS

1 MILE	1,029
3 MILE	1,744
5 MILE	2,698



AVERAGE HOUSEHOLD INCOME

1 MILE	\$84,401
3 MILE	\$85,146
5 MILE	\$88,869



MEDIAN HOME VALUE

1 MILE	\$127,795
3 MILE	\$143,638
5 MILE	\$161,910