

# BUILDING FOR SUBLEASE

3704 N. Opportunity Dr. | Connersville, IN 47331



## Newer Construction, Class A Medical Clinic Space

|                                |                         |
|--------------------------------|-------------------------|
| <b>Property Gross Sq. Ft.:</b> | 3,726 SF                |
| <b>Land:</b>                   | 1.1 acres               |
| <b>Zoning:</b>                 | Commercial              |
| <b>Parking:</b>                | 25 Spaces               |
| <b>Built:</b>                  | 2023                    |
| <b>FF&amp;E:</b>               | Negotiable              |
| <b>Sublease:</b>               | Expiration is 4/30/2039 |
| <b>Sublease Rate:</b>          | Negotiable              |

### Details:

Strategically located along North Opportunity Drive in Connersville's primary commercial corridor, 3704 N. Opportunity Drive is a modern medical and professional services property. This former Fast Pace Urgent Care offers excellent visibility, convenient access, and strong traffic exposure in a growing retail and healthcare trade area. The property benefits from ample on-site parking, professional curb appeal, and proximity to national retailers, restaurants, and major transportation routes serving Fayette County. The location is designed to support healthcare, medical office, and other professional commercial uses.

Offered as-is for sublease with immediate availability.

[VIEW PROPERTY ONLINE](#)



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Sample interior photo, may differ from actual conditions.

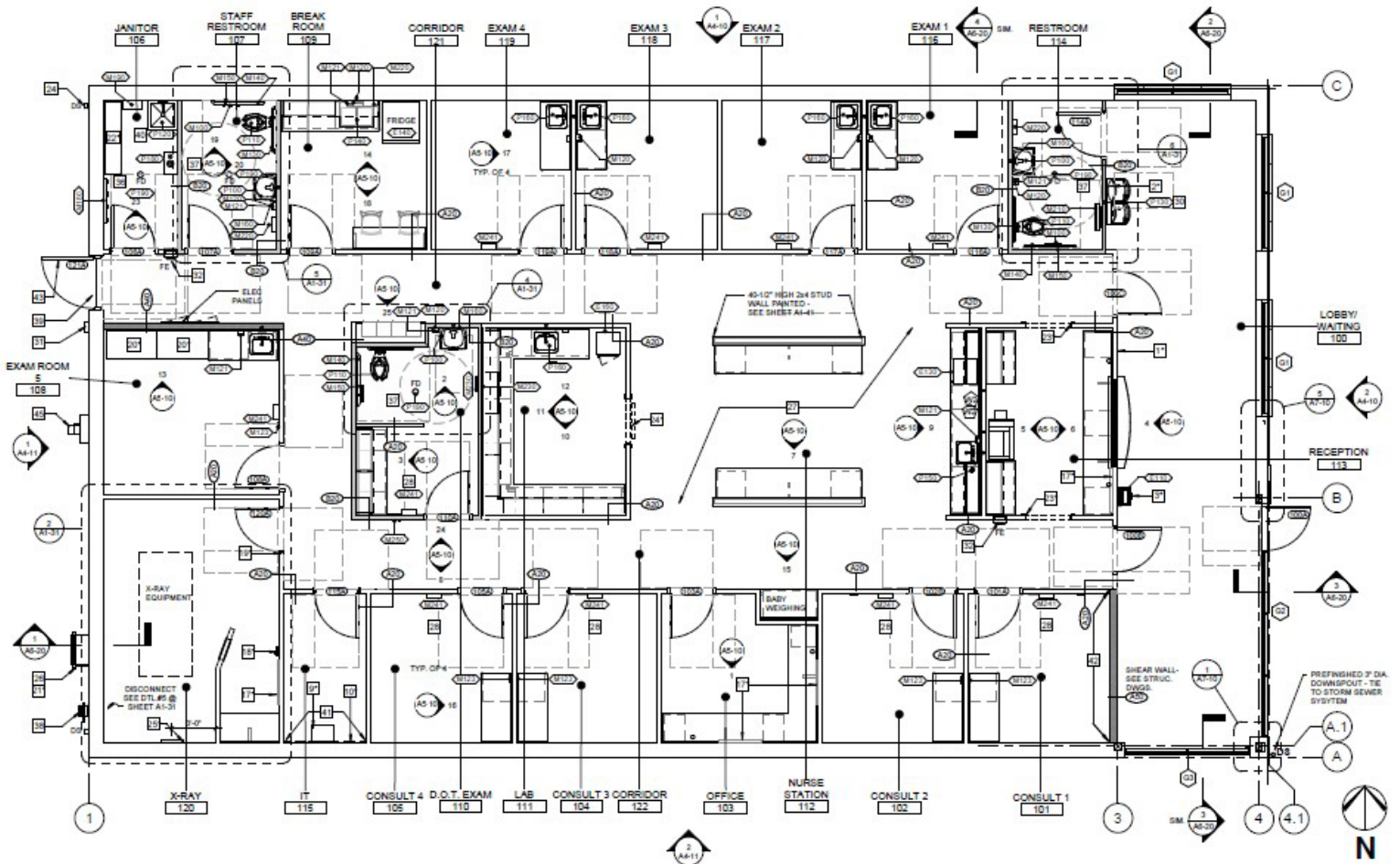




# FLOOR PLAN

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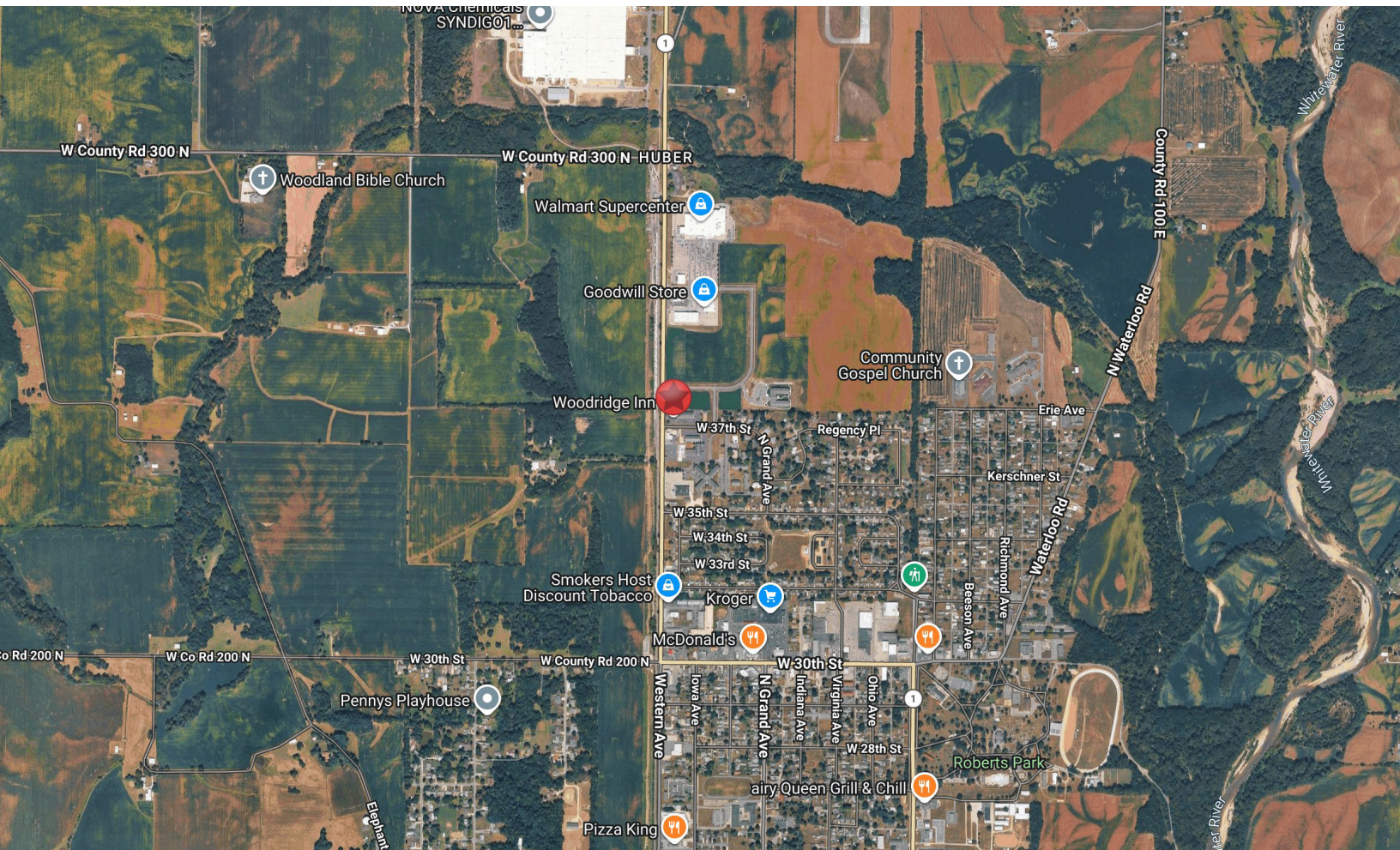




# LOCATION OVERVIEW

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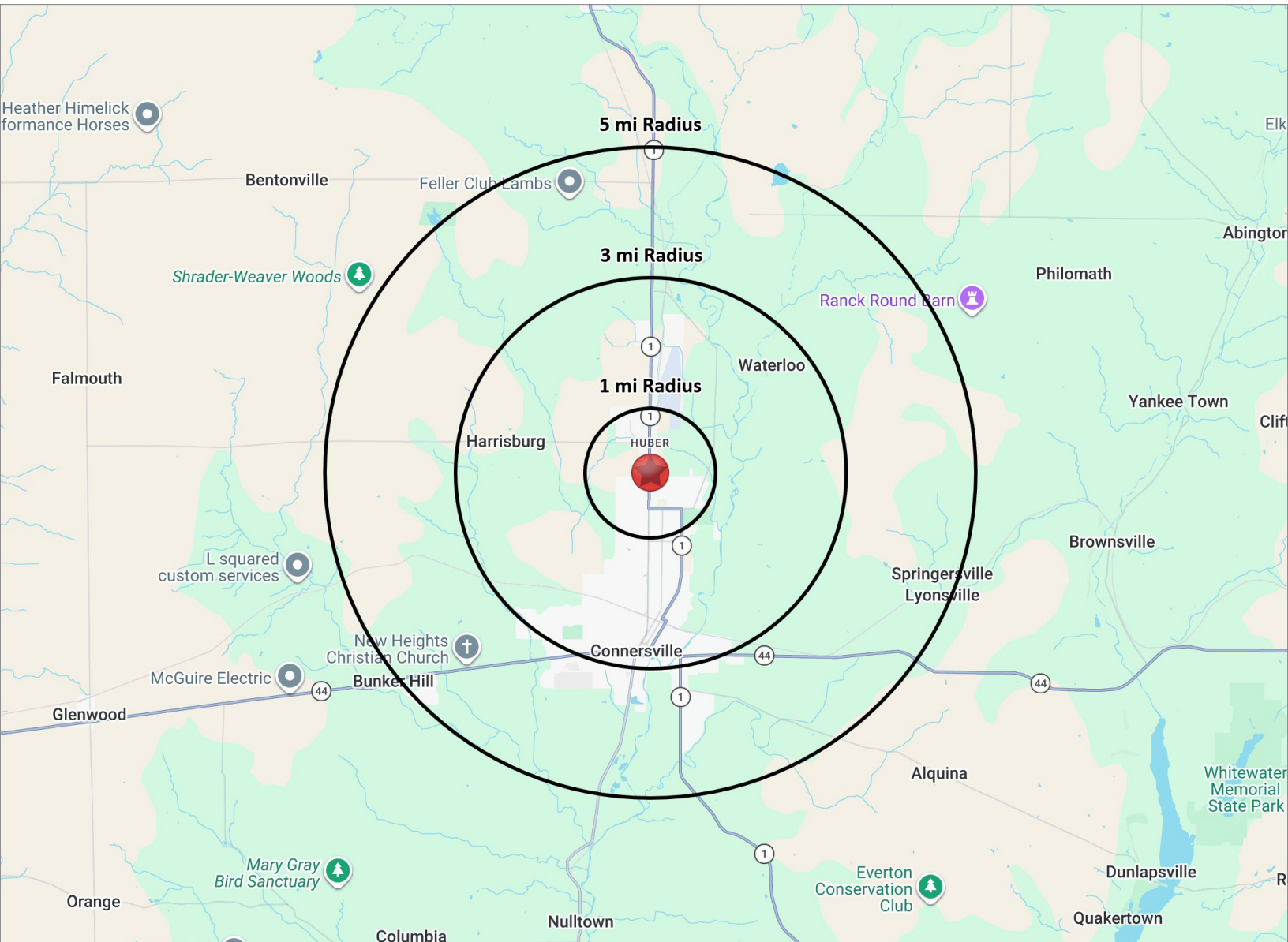
3704 N. Opportunity Drive is situated in Connersville's primary commercial growth corridor on the city's north side. The area serves as a regional retail, healthcare, and service destination for Fayette County and surrounding communities, drawing consumers from throughout east-central Indiana. The location benefits from strong visibility, convenient vehicular access, and proximity to major community amenities.





# 2025 DEMOGRAPHICS

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## POPULATION

|        |        |
|--------|--------|
| 1 MILE | 2,879  |
| 3 MILE | 13,206 |
| 5 MILE | 18,128 |



## NUMBER OF HOUSEHOLDS

|        |       |
|--------|-------|
| 1 MILE | 1,316 |
| 3 MILE | 5,655 |
| 5 MILE | 7,702 |



## AVERAGE HOUSEHOLD INCOME

|        |          |
|--------|----------|
| 1 MILE | \$60,504 |
| 3 MILE | \$70,812 |
| 5 MILE | \$77,556 |



## MEDIAN HOME VALUE

|        |           |
|--------|-----------|
| 1 MILE | \$126,058 |
| 3 MILE | \$128,154 |
| 5 MILE | \$147,271 |