

Medical Clinic for Sublease

FORMER FAST PACE HEALTH
1301 E. NATIONAL HWY. | WASHINGTON, IN 47501

This class A medical office clinic offers newer construction and a turnkey build-out.

NAI Cressy
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**Sublease:**

Expiration is 12/31/2037, Rate and FF&E are Negotiable

**Land:**

0.68 AC

**Property Gross SF:**

3,726 SF

**Zoning:**

Commercial

**Year Built:**

2022

**Parking:**

23 Spaces

Property Overview

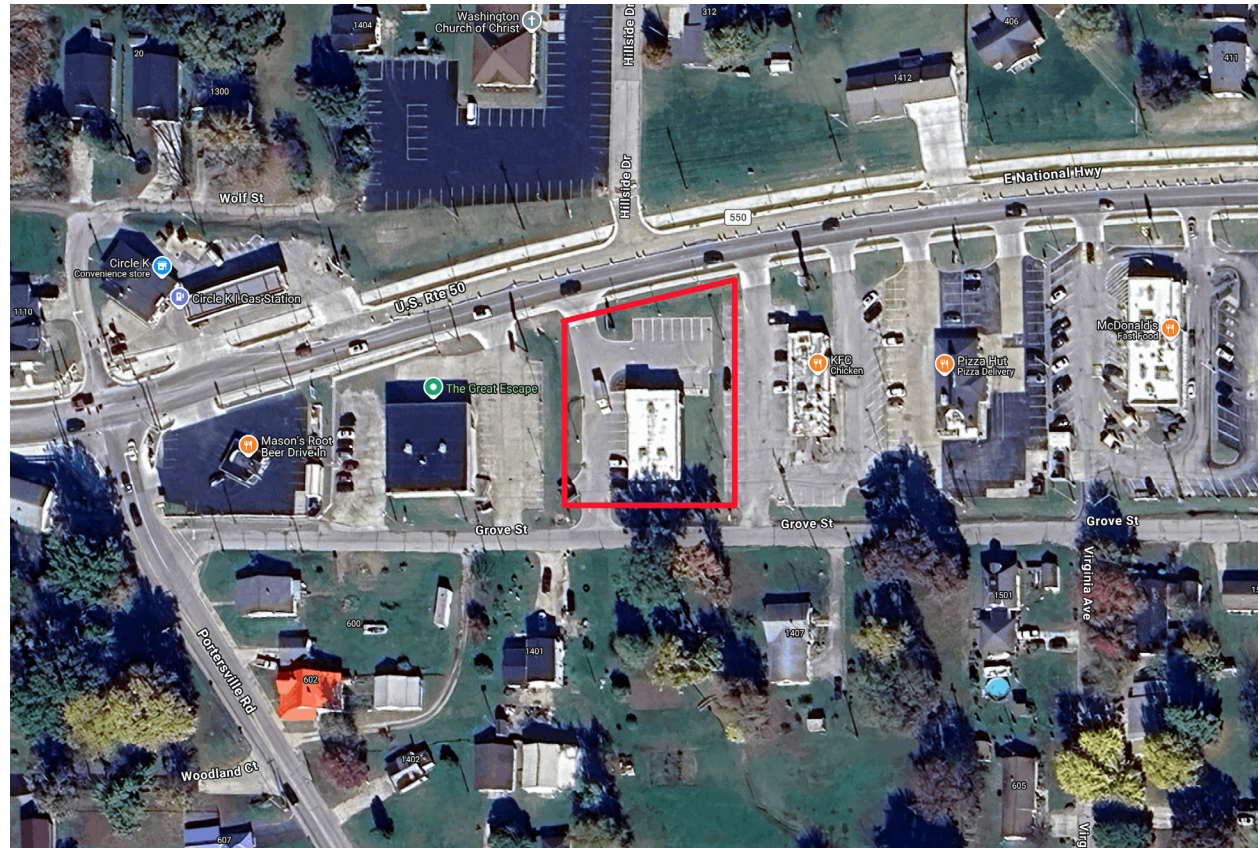
1301 E. National Highway is a modern, freestanding healthcare property strategically located along one of Washington's primary commercial corridors. This former Fast Pace Urgent Care serves as a key resource for Washington, Daviess County, and neighboring communities, benefiting from strong visibility, convenient access, and proximity to established retail and restaurant destinations.

The property features a contemporary healthcare design, professional curb appeal, and a highly accessible location on East National Highway. Positioned adjacent to national retailers and restaurants, the site enjoys steady traffic throughout the day.

Offered as-is for sublease with immediate availability.



VIEW LISTING ONLINE



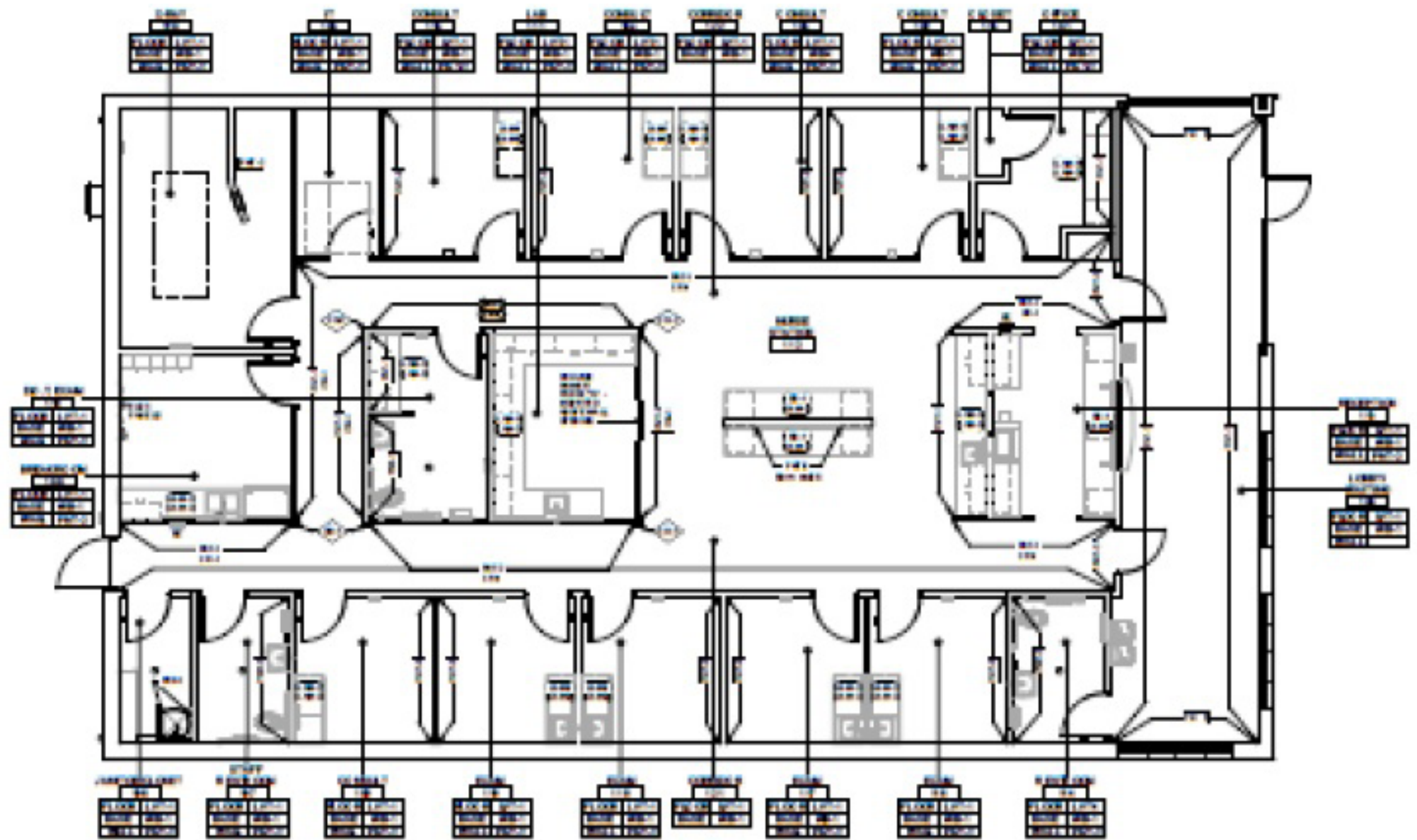
Property Photos



Sample interior photo, may differ from actual conditions.

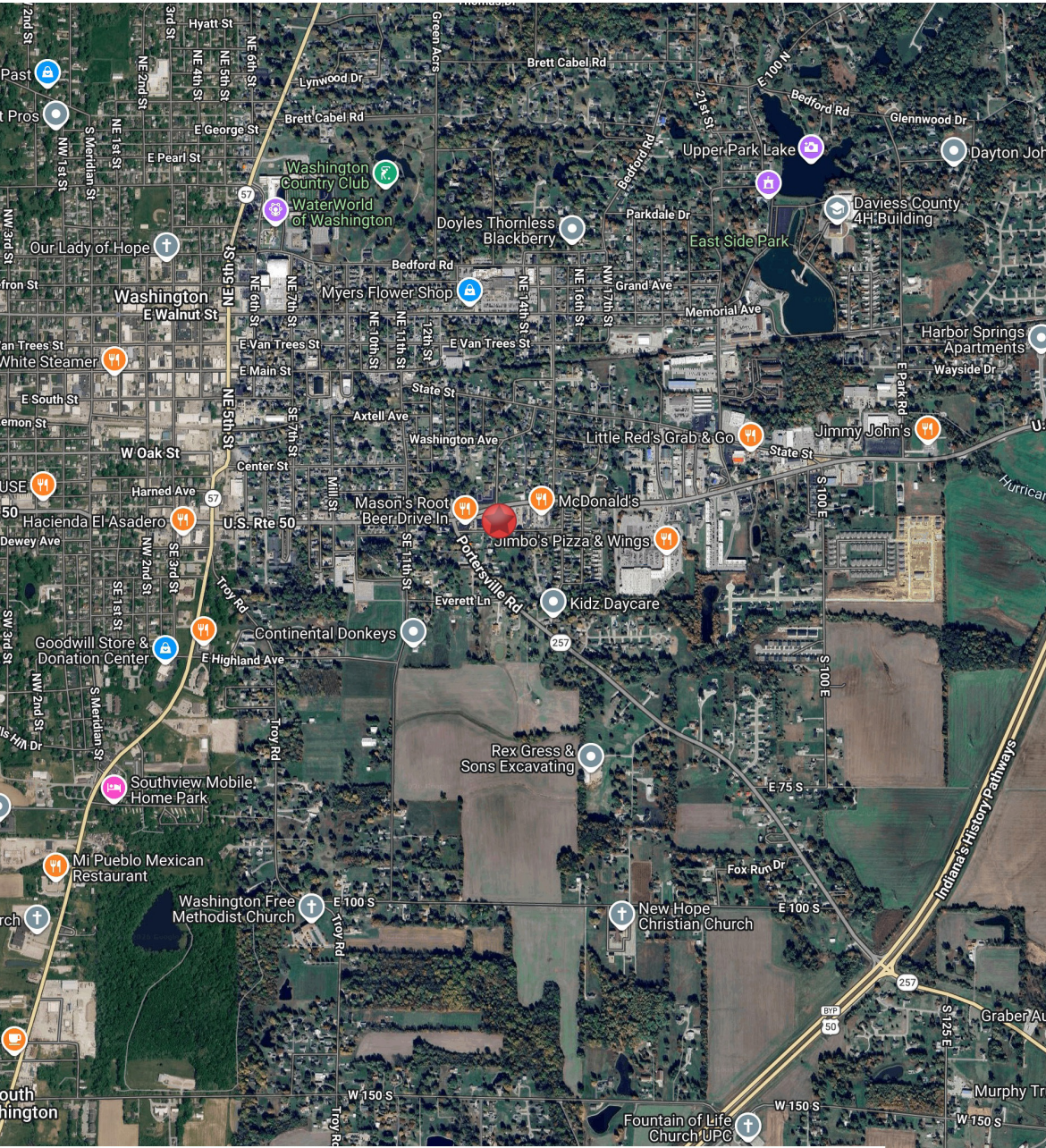


Floor Plan

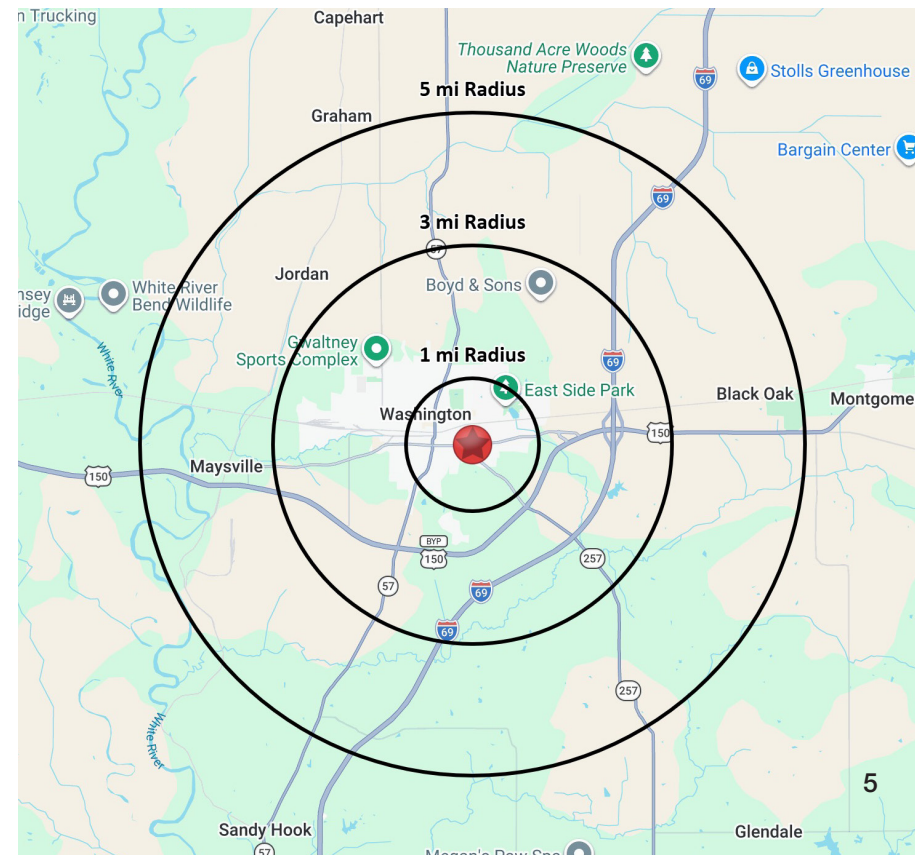


Location Overview

301 E. National Highway is located within Washington's primary commercial corridor, a highly traveled retail and service district that serves as the economic center of Daviess County. East National Highway carries a strong mix of retail, healthcare, restaurant, and professional service uses, making it one of the city's most established and desirable business locations.



2026 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,382	14,841	17,272
HOUSEHOLDS	2,599	5,800	6,722
AVERAGE HOUSEHOLD INCOME	\$84,320	\$80,627	\$86,301
MEDIAN HOME VALUE	\$167,592	\$169,837	\$183,347



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