



Newer Construction, Class A Medical Clinic Space

Property Gross Sq. Ft.:	3,726 SF
Land:	1.0 acres
Zoning:	Commercial
Parking:	23 parking spaces
Built:	2022
FF&E:	Negotiable
Sublease:	Expiration is 3/31/2038
Sublease Rate:	Negotiable

Details:

1732 W. North Street is a newly constructed, state-of-the-art medical facility prominently located along one of Kendallville's primary commercial corridors. The property offers excellent visibility, convenient access, and ample on-site parking. The freestanding building features modern medical construction, professional exterior finishes, monument signage, wheelchair accessibility, and a dedicated turn lane that enhances customer access and traffic flow. The site is designed to support healthcare and medical office operations while providing a strong presence within the local retail and service corridor.

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.

[VIEW PROPERTY ONLINE](#)



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3502 Woodview Trace, Suite 250, Indianapolis, IN 46268

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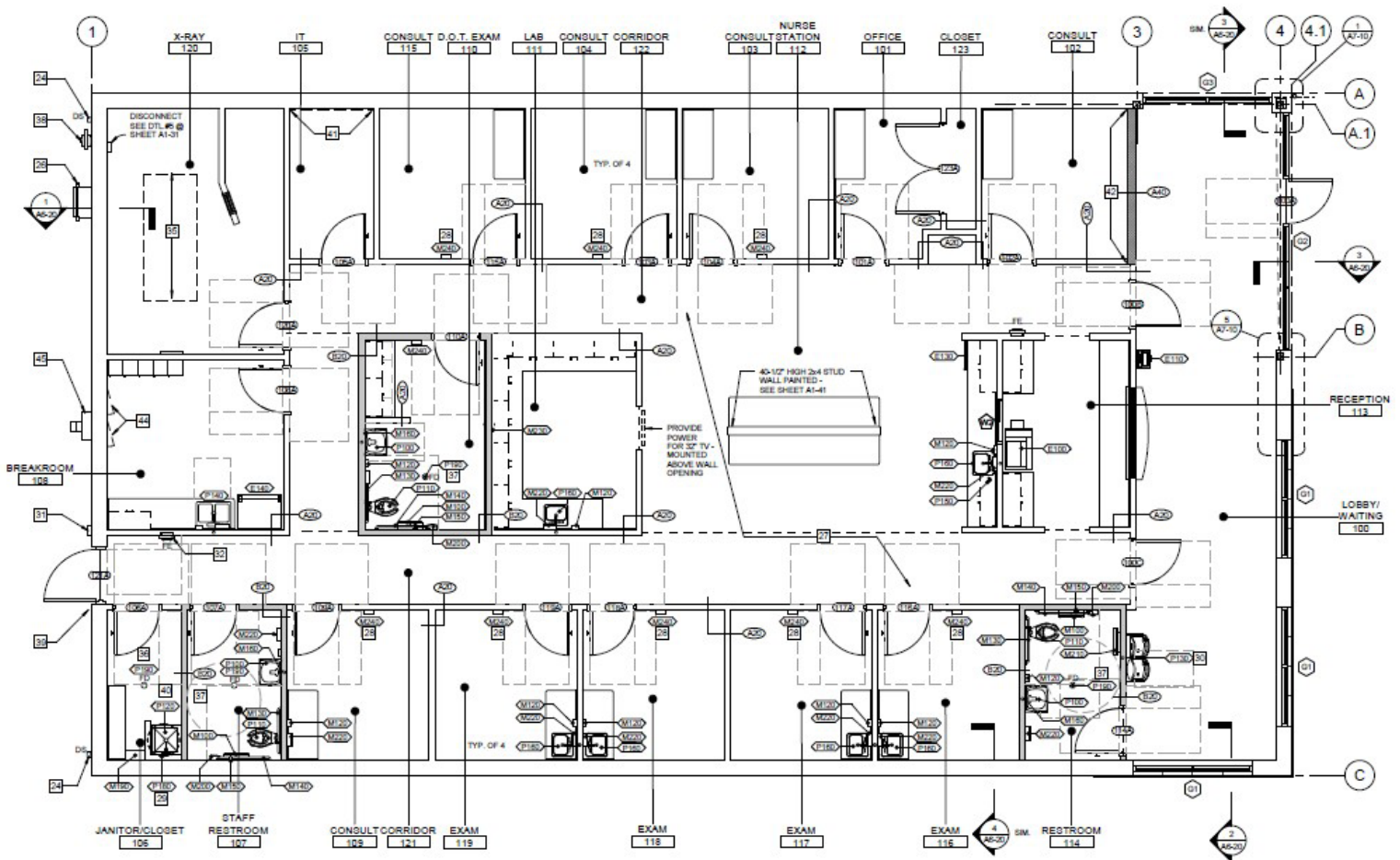


Sample interior photo, may differ from actual conditions.



FLOOR PLAN

BUILDING FOR SUBLEASE
1732 W. North Street | Kendallville, IN 46755

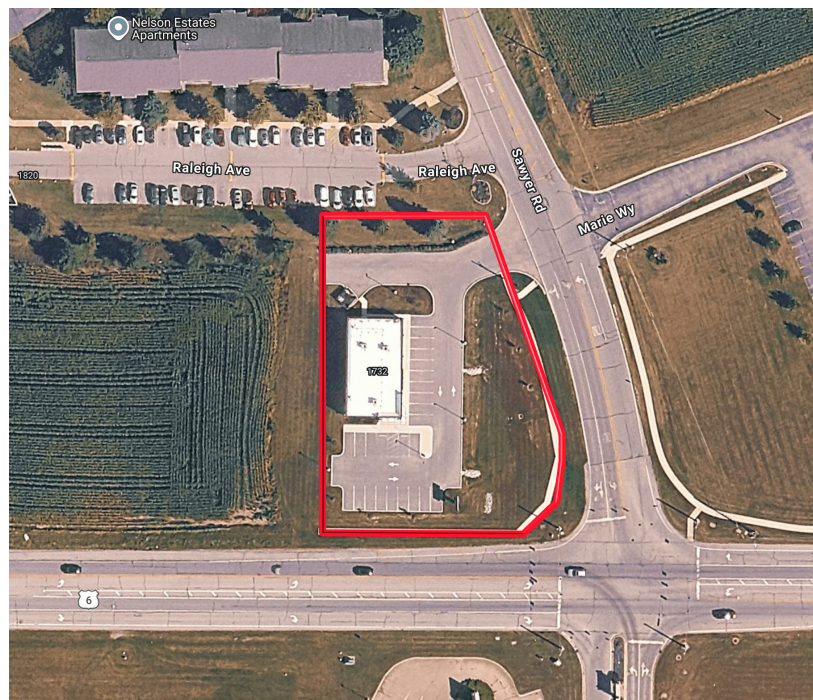


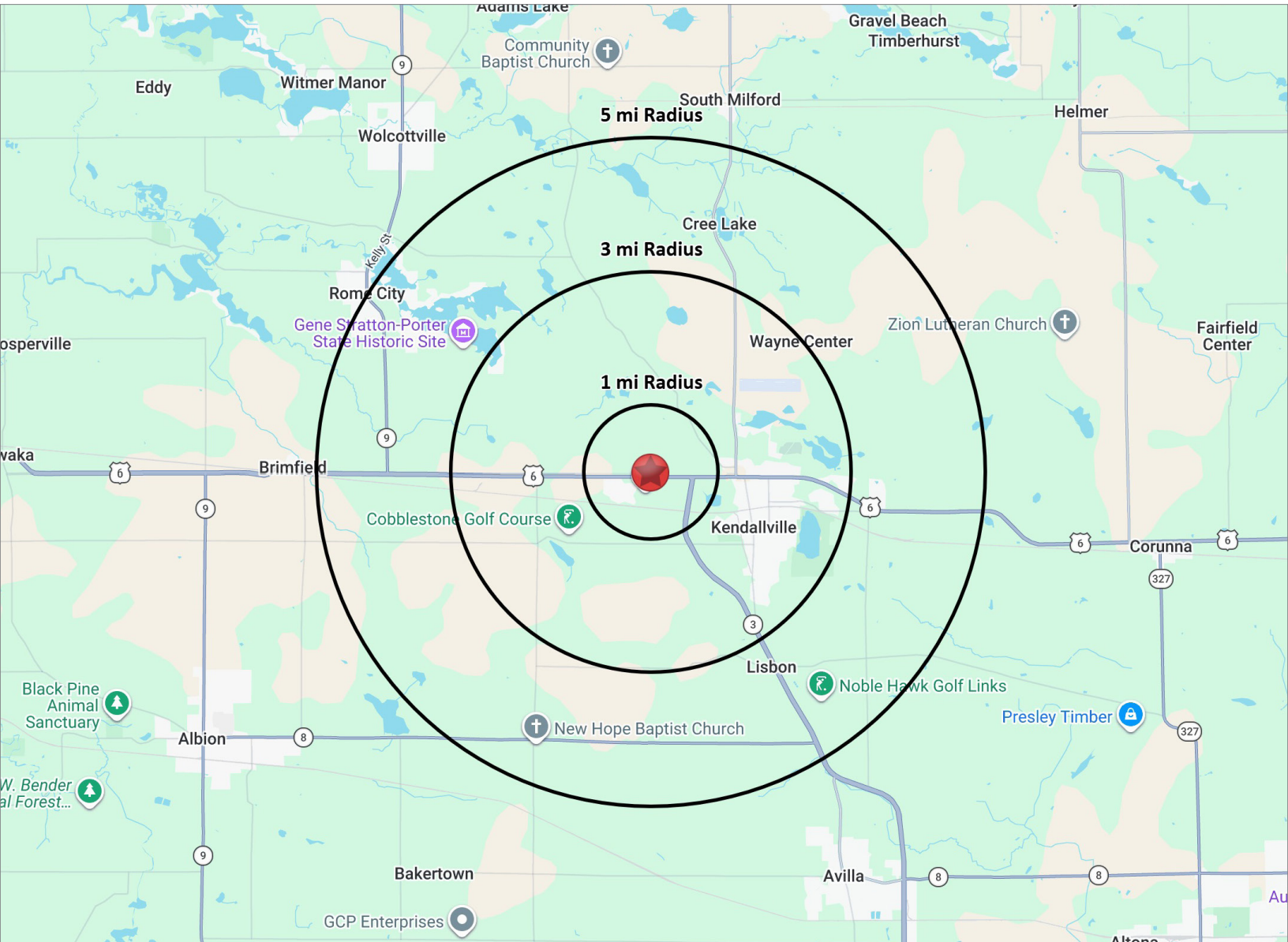
LOCATION OVERVIEW

BUILDING FOR SUBLEASE
1732 W. North Street | Kendallville, IN 46755



Strategically positioned in Noble County, the property benefits from proximity to established residential neighborhoods, healthcare providers, schools, and retail amenities. The surrounding area serves as a regional destination for commerce and healthcare, drawing consumers from Kendallville and neighboring communities throughout northeast Indiana.





POPULATION

1 MILE	1,503
3 MILE	12,096
5 MILE	16,468



NUMBER OF HOUSEHOLDS

1 MILE	620
3 MILE	5,015
5 MILE	6,813



AVERAGE HOUSEHOLD INCOME

1 MILE	\$82,058
3 MILE	\$87,890
5 MILE	\$92,408



MEDIAN HOME VALUE

1 MILE	\$201,687
3 MILE	\$165,973
5 MILE	\$186,250