

Medical Office For Lease



801 W Bristol St.

Elkhart, IN, 46514

Property Highlights

- **Turnkey Medical Opportunity** – Former kidney treatment center with existing medical infrastructure, allowing healthcare providers to significantly reduce startup and buildout costs.
- **Strategic Location** – Conveniently located on Bristol Street with easy access to major roadways, surrounding medical providers, and a large regional patient base.
- **Designed for Patient Care** – Functional layout featuring treatment areas, clinical space, administrative offices, and efficient patient flow for a variety of outpatient medical uses.
- **Abundant On-Site Parking** – Generous parking field provides convenient access for patients, visitors, and staff, supporting high-volume medical and healthcare operations.

Lease Rate	\$20.00 (NNN)
Leasable	6,726
Building Size (SF)	6,726 SF
Traffic Count	ADT 21,714 (W Bristol St)

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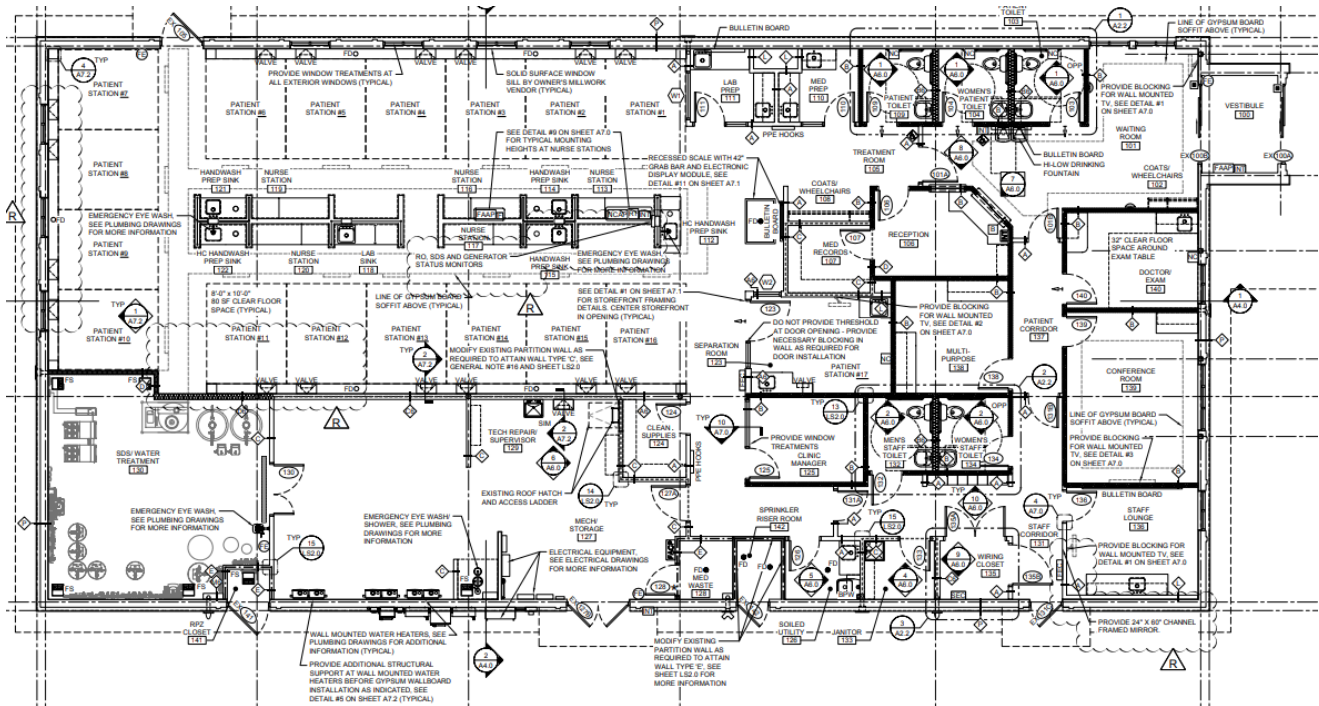
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Floor Plan

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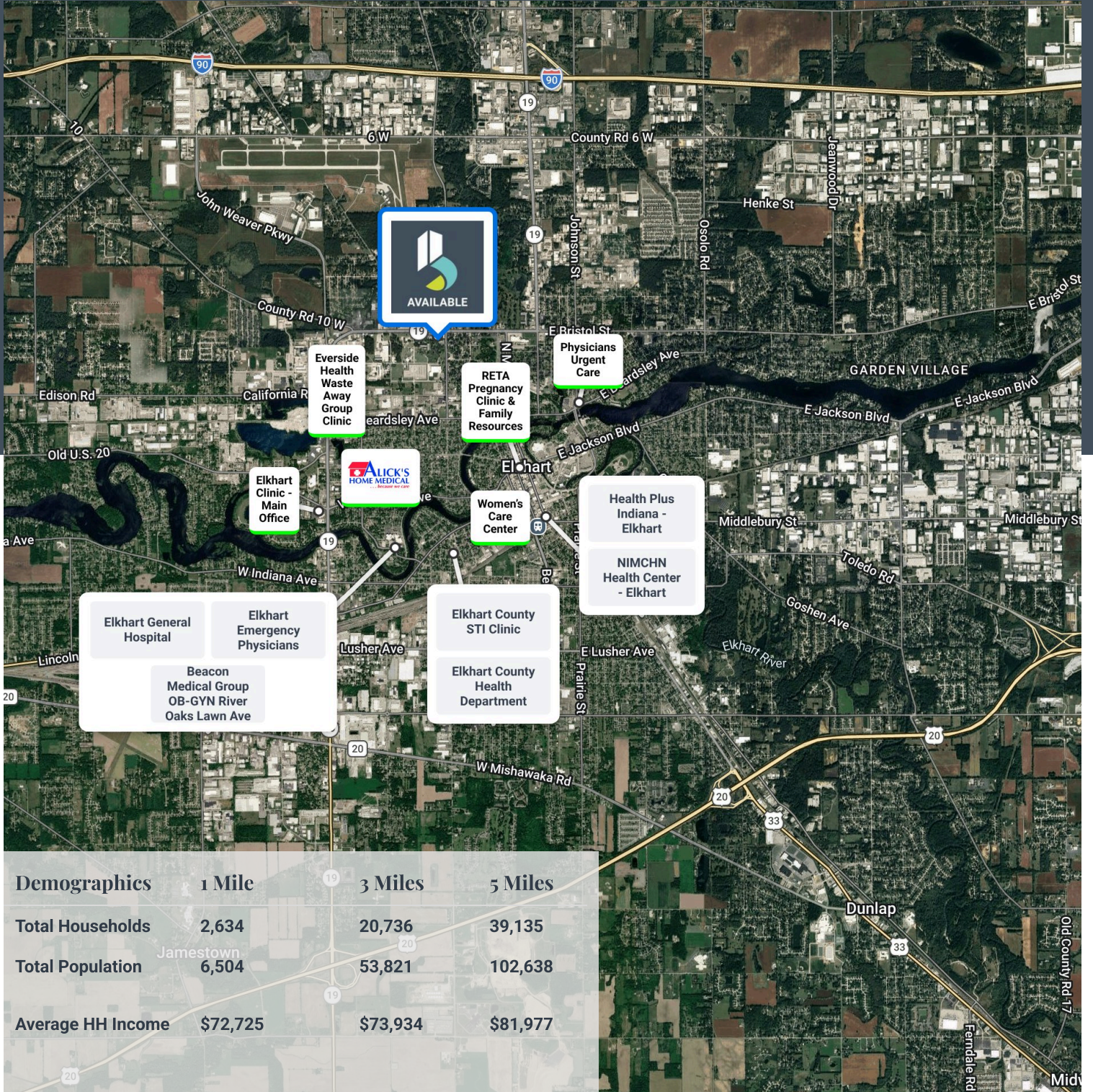


Additional Photos

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Retailer Map



Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,634	20,736	39,135
Total Population	6,504	53,821	102,638
Average HH Income	\$72,725	\$73,934	\$81,977