

Medical Clinic for Sublease

FORMER FAST PACE HEALTH
1732 W. NORTH STREET | KENDALLVILLE, IN 46755

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

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**Sublease:**

Expiration is 3/31/2028, Rate and FF&E are Negotiable

**Land:**

1.0 AC

**Property Gross SF:**

3,726 SF

**Zoning:**

Commercial

**Year Built:**

2022

**Parking:**

23 Spaces

Property Overview

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 LISTING ONLINE



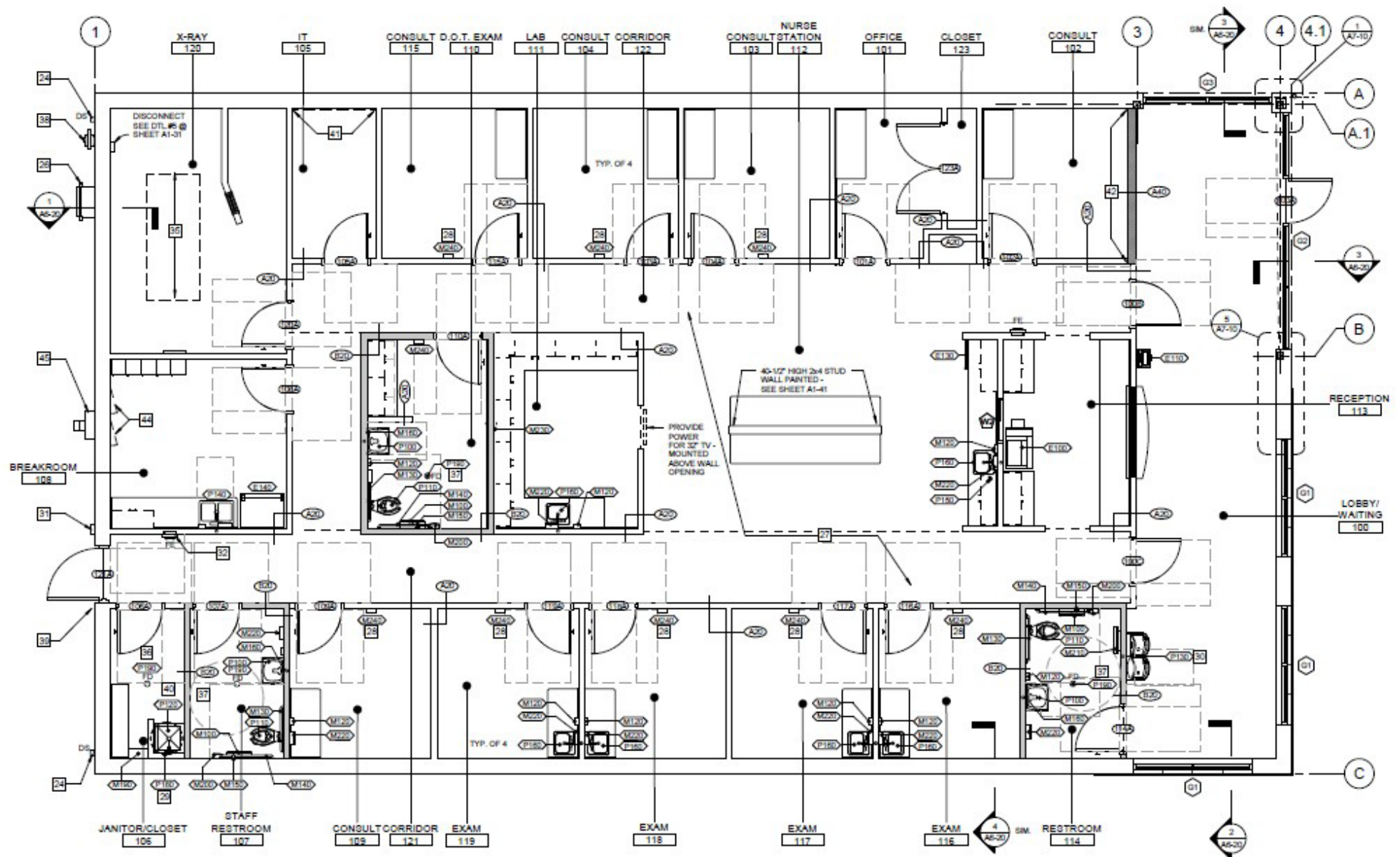
Property Photos



Sample interior photo, may differ from actual conditions.

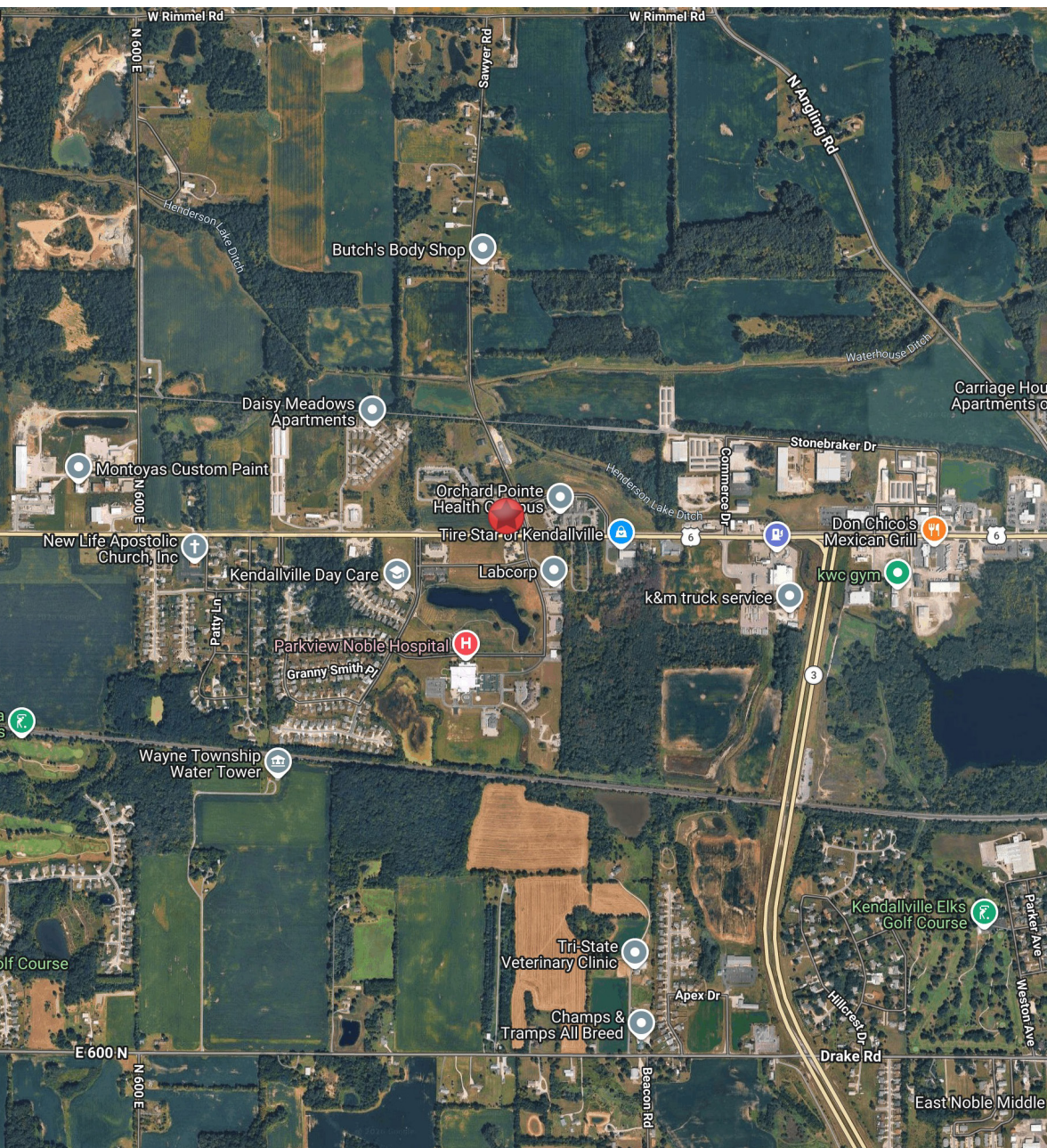


Floor Plan

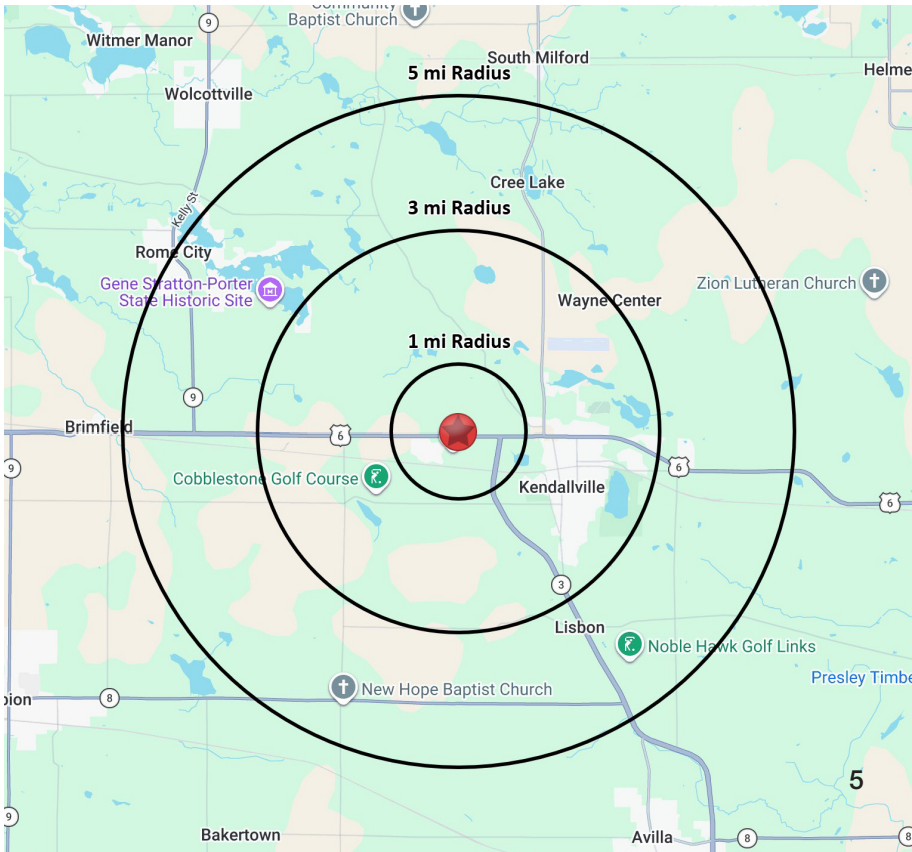


Location Overview

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.



2026 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	1,503	12,096	16,468
HOUSEHOLDS	620	5,015	6,813
AVERAGE HOUSEHOLD INCOME	\$82,058	\$87,890	\$92,408
MEDIAN HOME VALUE	\$201,687	\$165,973	\$186,250



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