

Versatile Medical/Retail/Office Space

502 & 504 Saraina Road, Shelbyville, IN 46176



FOR LEASE

JOSIE LAVEY

Listing Broker – Merrill Property Group

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PROPERTY OVERVIEW

Unlock the potential of this premium commercial space, ideally suited for medical, office, or retail use. Previously a chiropractor's office, this 2,000 sq. ft. suite features modern flooring, large front-facing windows, and an inviting reception and waiting area—perfect for a seamless customer experience.

Need a smaller footprint? The space can be divided into an 800 sq. ft. and a 1,200 sq. ft. suite, offering flexible leasing options to fit your business needs. Whether you're launching a new practice, setting up an office, or designing a creative retail space, this adaptable unit is ready for your vision.

Bring your business to life in this dynamic space. Schedule a tour today!

PROPERTY HIGHLIGHTS

- Great location with high visibility and exposure near Kroger and the largest housing addition in town. Prime spot with steady traffic and a strong customer base.
- 2,000 sq. ft. (Can be split into 800 sq. ft. & 1,200 sq. ft.)
- Updated flooring for a fresh, modern look
- Expansive front windows for natural light & visibility
- Existing reception & waiting area
- Ideal for medical, office, or retail use

OFFERING SUMMARY

LIST PRICE:

2,000 SF Available: \$15/SF - \$2,500/month
Suite 502 - 1,200 SF: \$16/SF - \$1,600/month
Suite 504 - 800 SF: \$18/SF - \$1,200/month

BUILDING SIZE:

3,600 SF (2,000 SF available)

SUITES:

2 (502 and 504)

LOT SIZE:

0.73 Acres

ZONING:

BH

YEAR BUILT:

2000, Renovated in 2022

TRAFFIC COUNT:

5,297 AADT

USES:

Medical, Retail, Office



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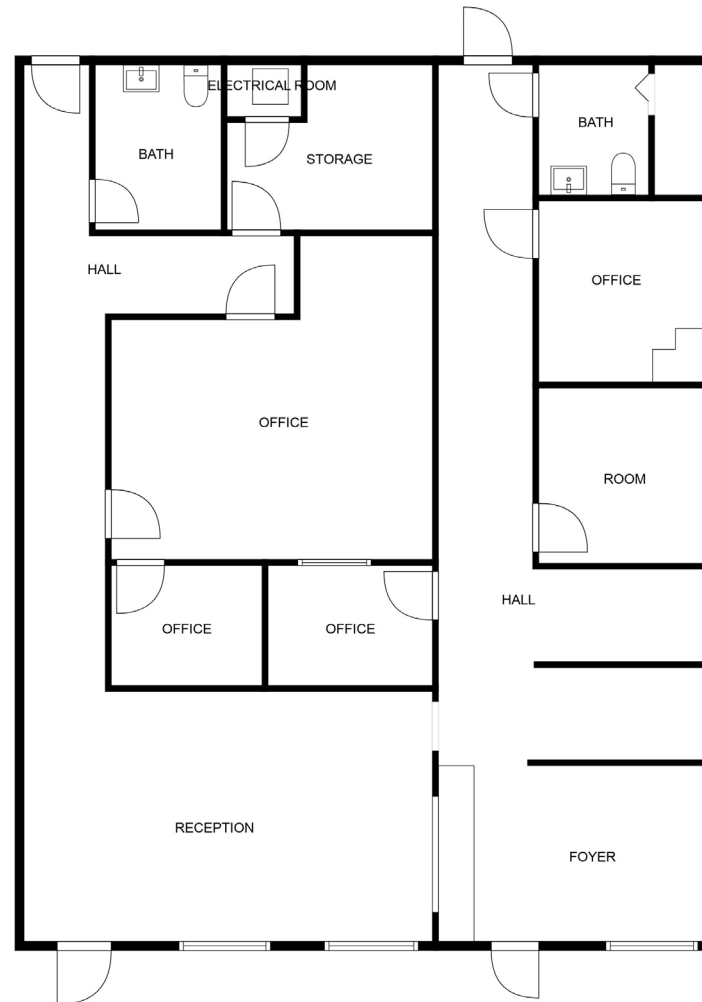
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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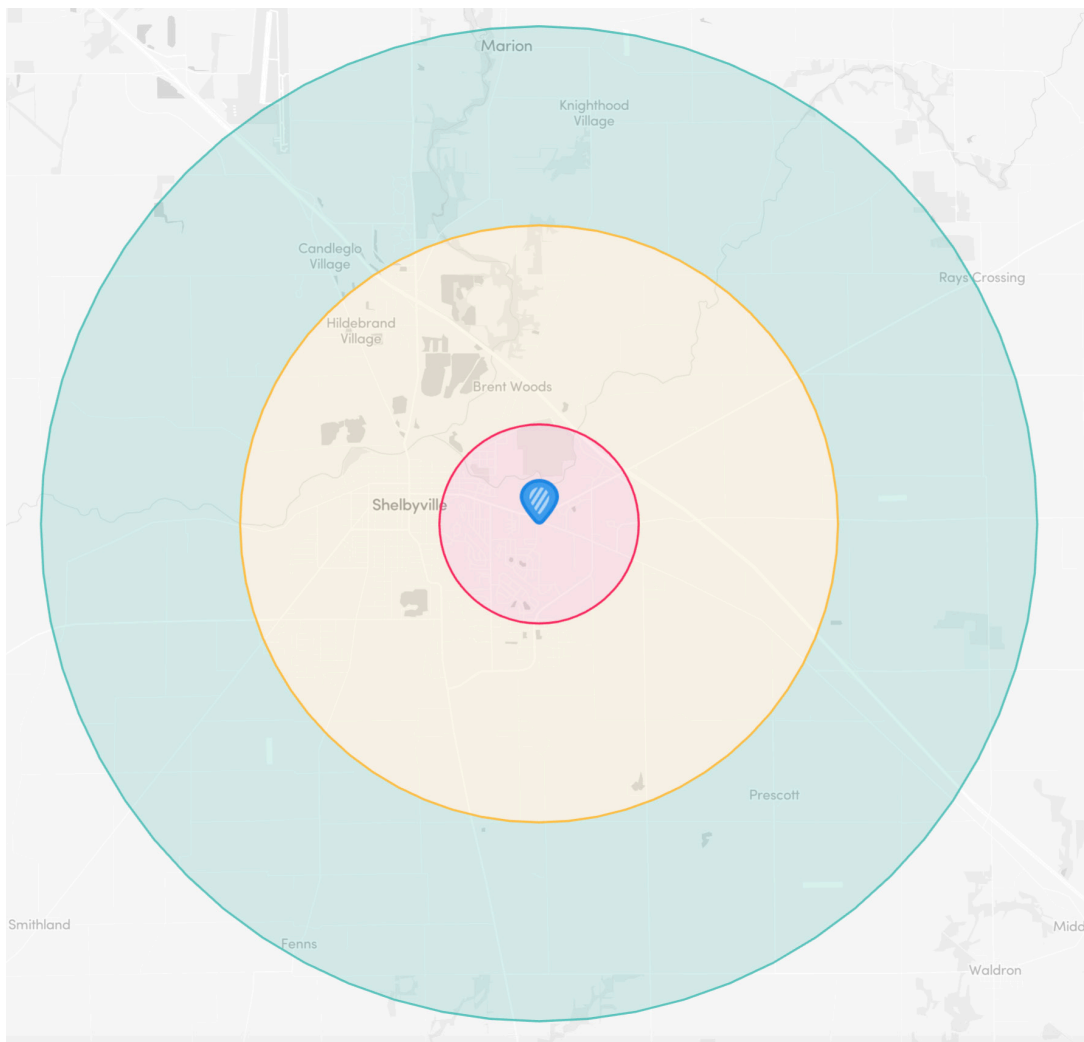
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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Total Population	5,462	21,728	25,179
Workday Population	4,666	19,777	24,658

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,176	4,148	4,710
Ages 15-24	711	2,781	3,192
Ages 25-54	2,066	8,169	9,315
Ages 55-64	612	2,721	3,195
Ages 65+	898	3,909	4,768

Income	1 Mile	3 Miles	5 Miles
Median	\$66,916	\$67,876	\$70,494
< \$15,000	124	566	645
\$15,000-\$24,999	193	727	808
\$25,000-\$34,999	187	824	957
\$35,000-\$49,999	295	1,178	1,312
\$50,000-\$74,999	481	1,827	2,036
\$75,000-\$99,999	424	1,459	1,621
\$100,000-\$124,999	203	827	1,008
\$125,000-\$149,999	102	554	715
\$150,000-\$199,999	148	531	661
> \$200,000	72	350	453

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,362	9,782	11,243
Renter Occupied	956	3,661	3,979
Owner Occupied	1,273	5,183	6,236
Vacant	133	938	1,027

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