

FOR LEASE
Medical/Office

1 Logan Street

Peru, IN 46790

Single-Tenant
Medical/Office

1 Logan Street, Peru, is a single-tenant, Class B medical/office property totaling approximately 2,349 square feet. Situated on a fully improved 0.47-acre site, the property is conveniently located in the heart of Peru, near downtown. It is less than half a mile from Duke's Memorial Hospital and directly across from Peru Junior/Senior High School.



Corporate Commercial Group
11495 N Pennsylvania Street Ste. 225
Carmel, IN 46032

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Building Specifications

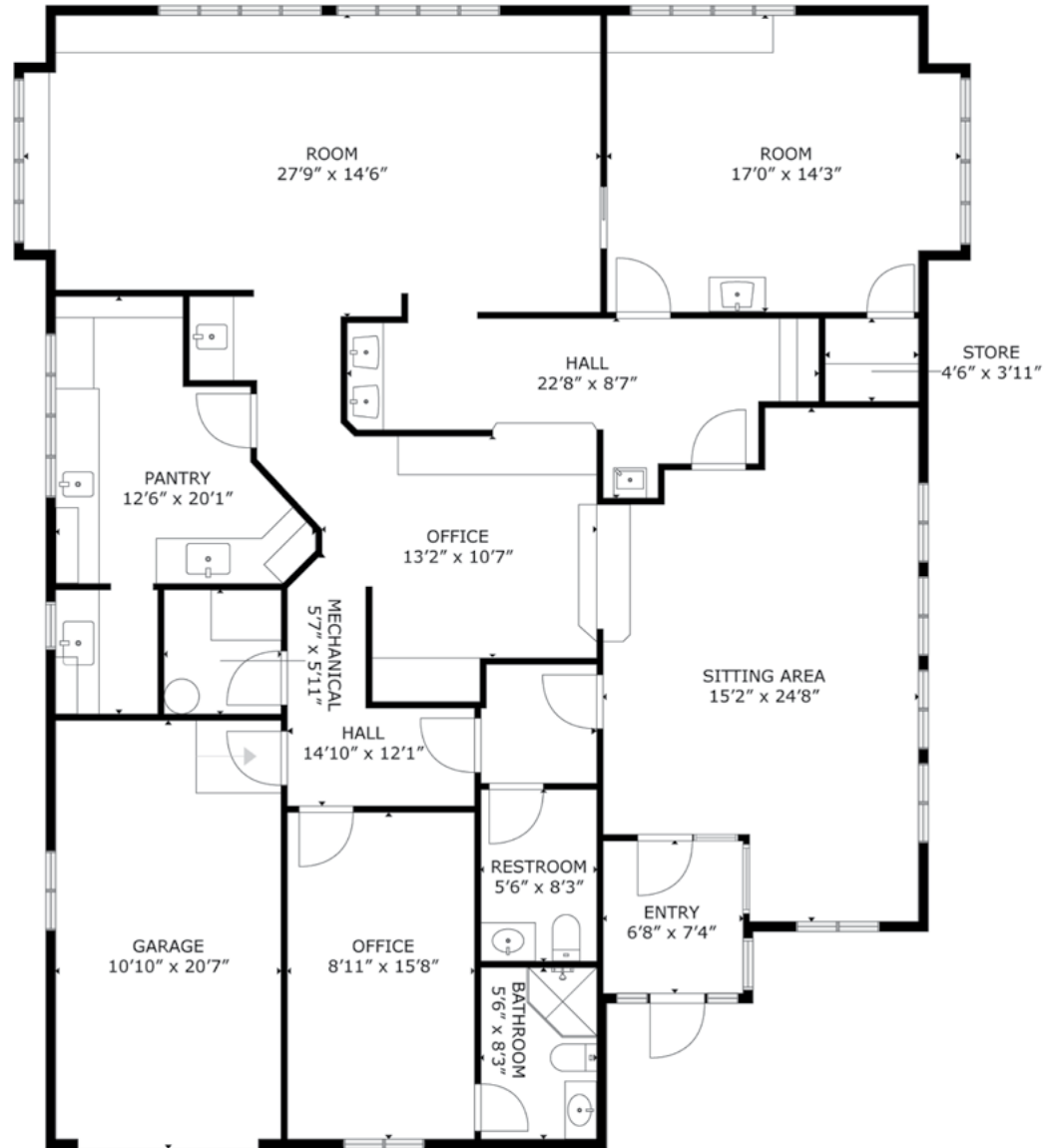
Lease Rate:	\$18.00/SF Modified Gross
Available Space:	+/- 2,350 SF
Total Building Size:	+/- 2,350 SF
Land Size:	0.47 Acres
Lease Term:	3-Year Minimum
Tenancy:	Single
Space Type:	Medical/Office
Parking Spaces:	17 Spaces
Zoning:	B-3
Traffic Count:	8,982 vehicles per day
Highway Access:	US-24 (1.0 mile), US-31 (3.2 miles)



Suite	SF	Lease Rate	Lease Type	Availability	Details
Main	+/- 2,350 SF	\$18.00/SF	Modified Gross	Now	Large waiting room, reception, multiple restrooms, offices, lab space, open area, exam rooms, multiple water sources in all rooms, TI available



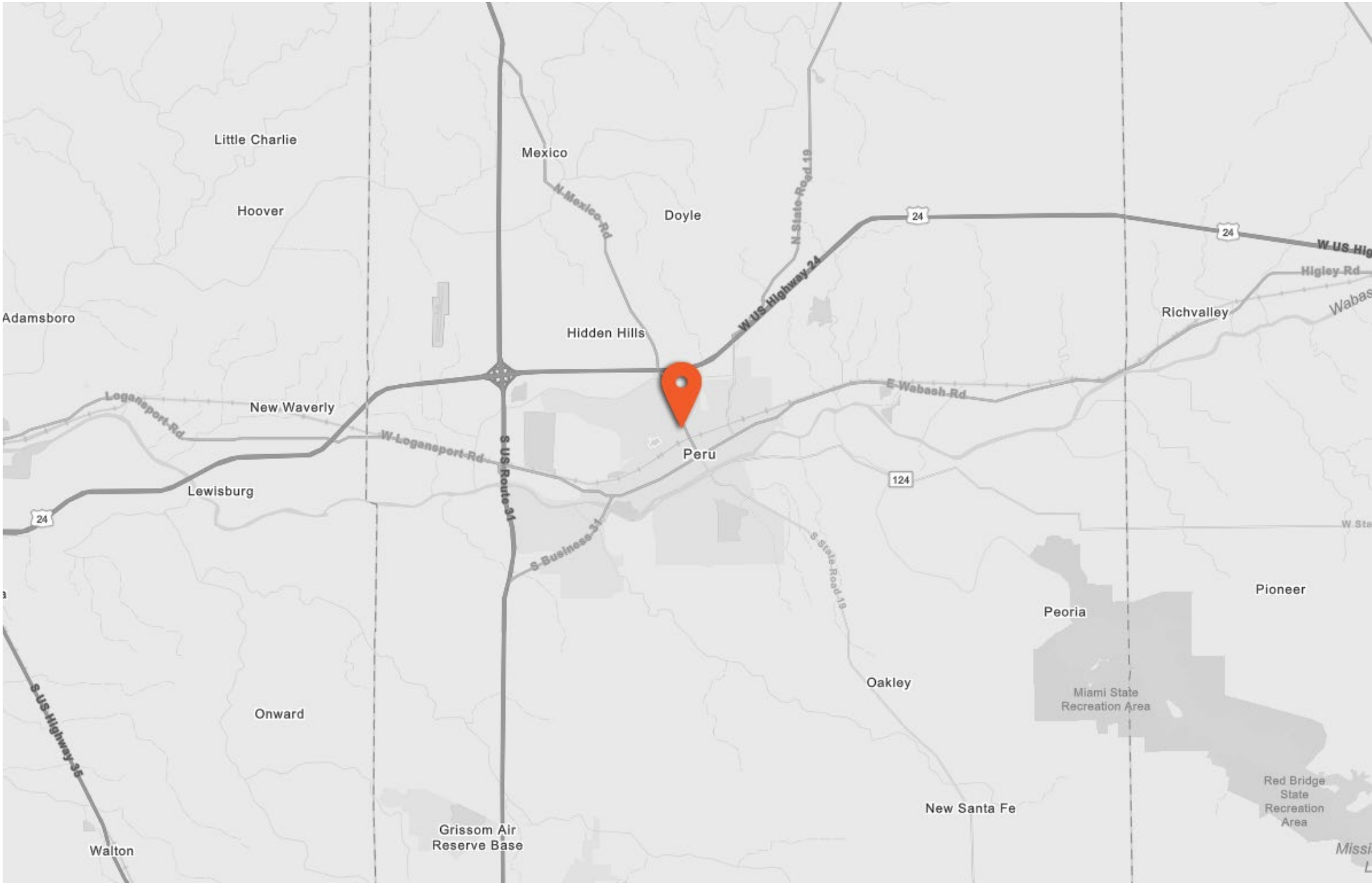
Layout



Location Overview



Area Map



Demographics - 5 mile radius

COMMUNITY SUMMARY

17,020	-0.19%	2.31	23.2	42.7	\$54,681	\$121,619	\$166,985	21.3%	57.5%	21.2%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



17.3%
Services

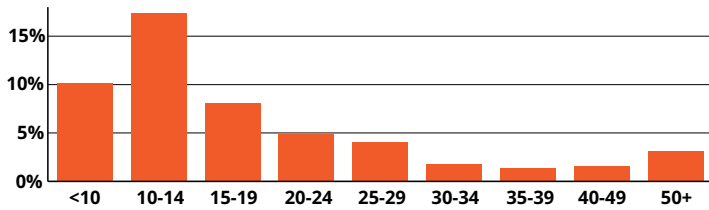


41.4%
Blue Collar

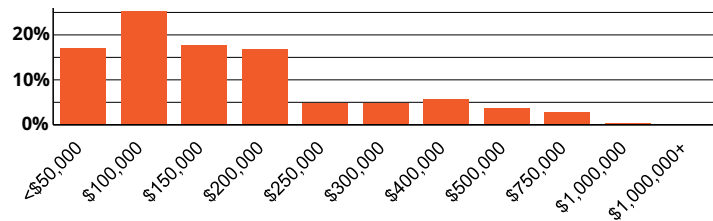


41.3%
White Collar

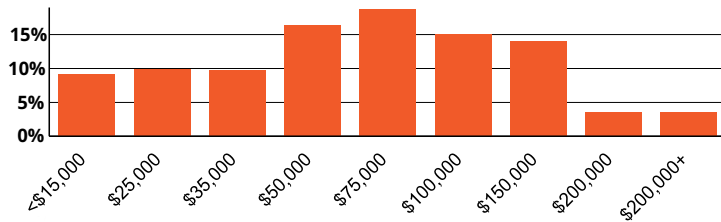
Mortgage as Percent of Salary



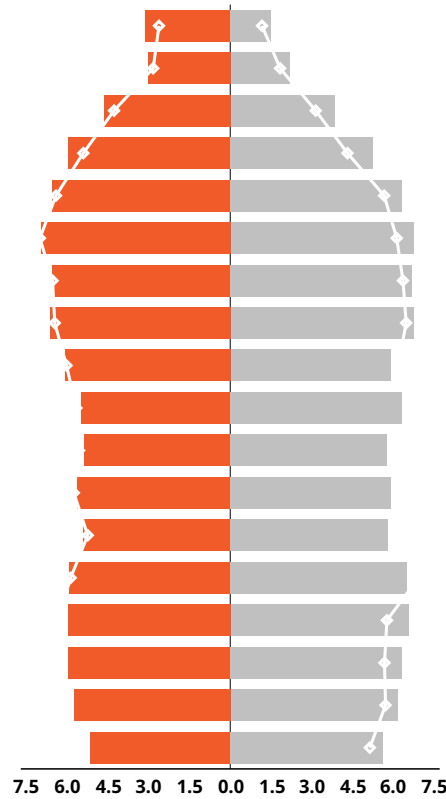
Home Value



Household Income

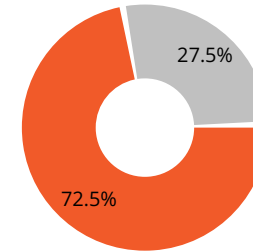


Age Profile: 5 Year Increments



Dots show comparison to Miami County

Home Ownership



Own Rent

Housing: Year Built



- <1939
- 1939-1949
- 1949-1959
- 1959-1969
- 1969-1979
- 1979-1989
- 1989-1999
- 1999-2009
- 2009-2019
- ≥ 2020

Educational Attainment



- < 9th Grade
- HS Diploma
- Some College
- Bach Degree
- No Diploma
- GED
- Assoc Degree
- Grad Degree

Commute Time: Minutes



- < 5
- 5-9
- 10-14
- 15-19
- 20-24
- 25-29
- 30-34
- 35-39
- 40-44
- 45-59
- 60-89
- 90+



Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).