



FOR LEASE

FULLY ACCREDITED SURGERY CENTER & CLINIC SPACE

PROPERTY HIGHLIGHTS:

- Entire building available for lease
September 2023 consisting of 38,308 RSF
- Fully Licensed & Accredited Surgery Center
with two ORs
- Expandable to four or six OR's if desired
- Imaging areas including MRI & X-ray
- Located less than five miles from IU Health
West Hospital and less than ten miles from
Hendricks Regional Health Hospital

ORTHO INDY WEST
7950 ORTHO LANE
BROWNSBURG, IN

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CORNERSTONE COMPANIES, INC.
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Indianapolis, IN 46260



For more, visit: [CornerstoneCompaniesInc.com](https://www.cornerstonecompaniesinc.com)

DEMOGRAPHICS

POPULATION TRENDS AND KEY INDICATORS

7950 Ortho Ln, Brownsburg, Indiana, 46112

KEY FACTS

118,080

Population

43,625

Households

2.67

Avg Size
Household

37.5

Median Age



\$83,110

Median
Household Income

\$200,079

Median
Home Value

105

Wealth
Index

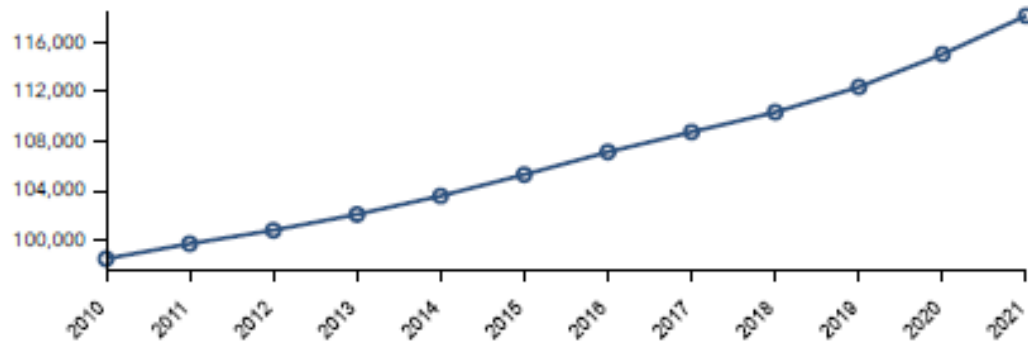
223

Housing
Affordability

\$65,850

Median Disposable Income

Historical Trends: Population



POPULATION BY GENERATION



4.7%

Greatest Gen:
Born 1945/Earlier



19.1%

Baby Boomer:
Born 1946 to 1964



21.3%

Generation X:
Born 1965 to 1980



24.3%

Millennial:
Born 1981 to 1998



24.0%

Generation Z:
Born 1999 to 2016



6.6%

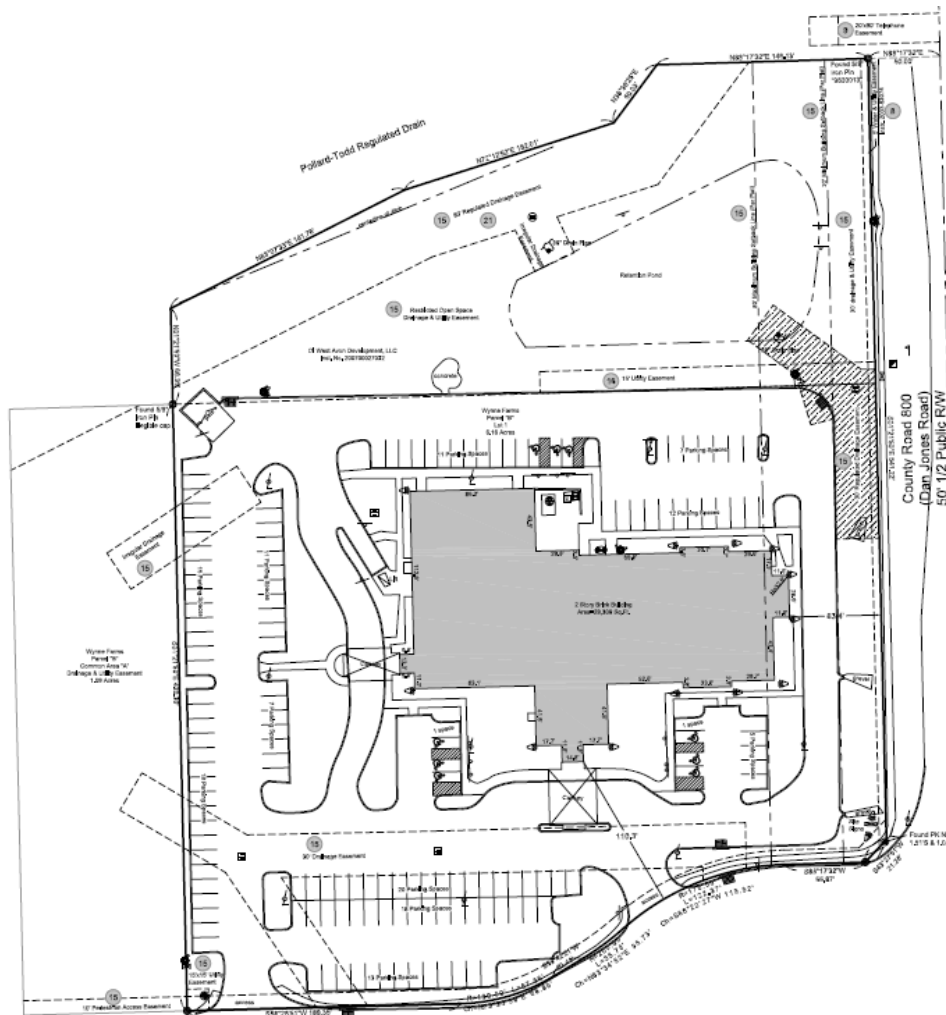
Alpha: Born
2017 to Present



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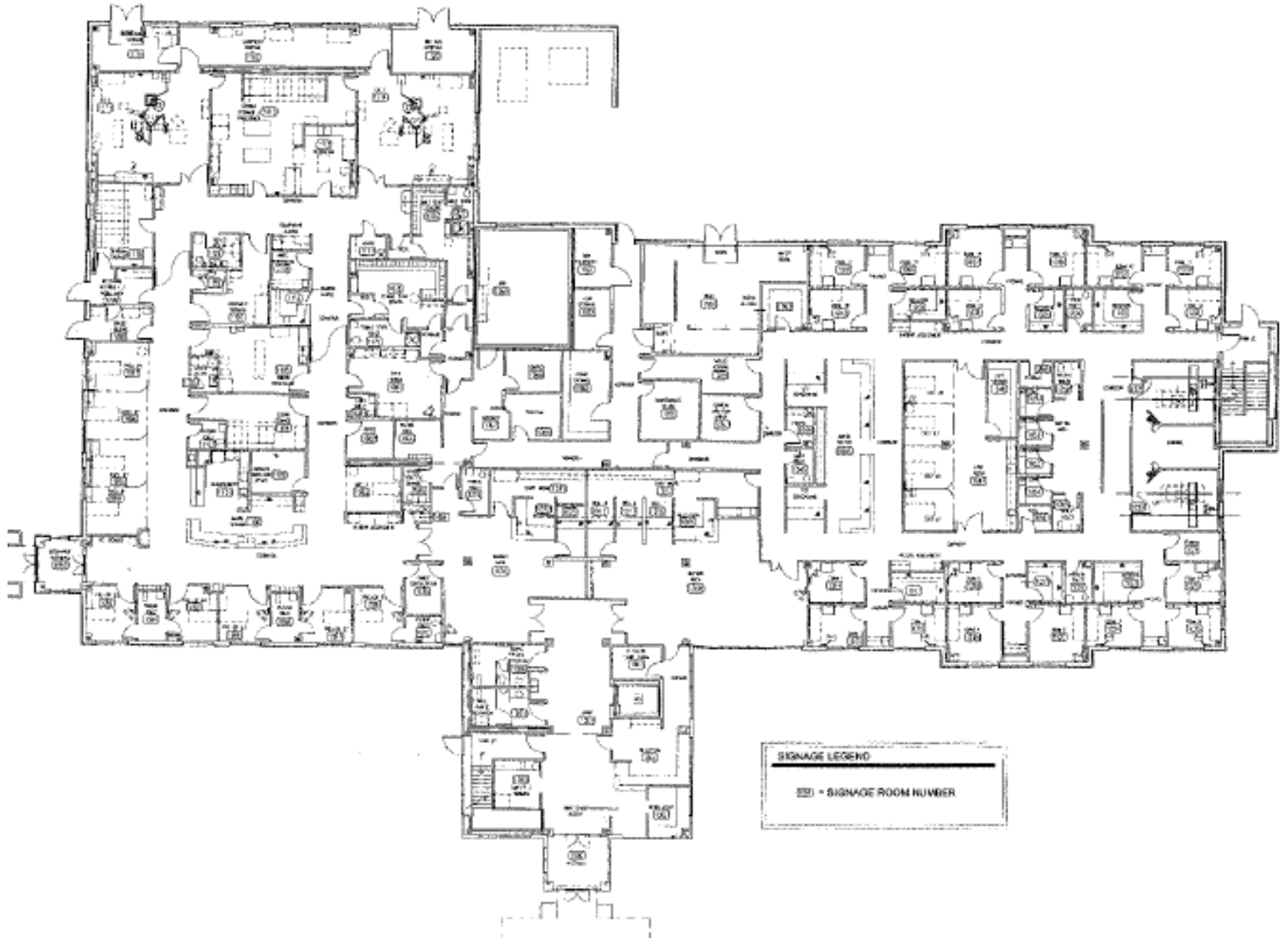
LOCATION AND SITE



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FLOOR PLAN

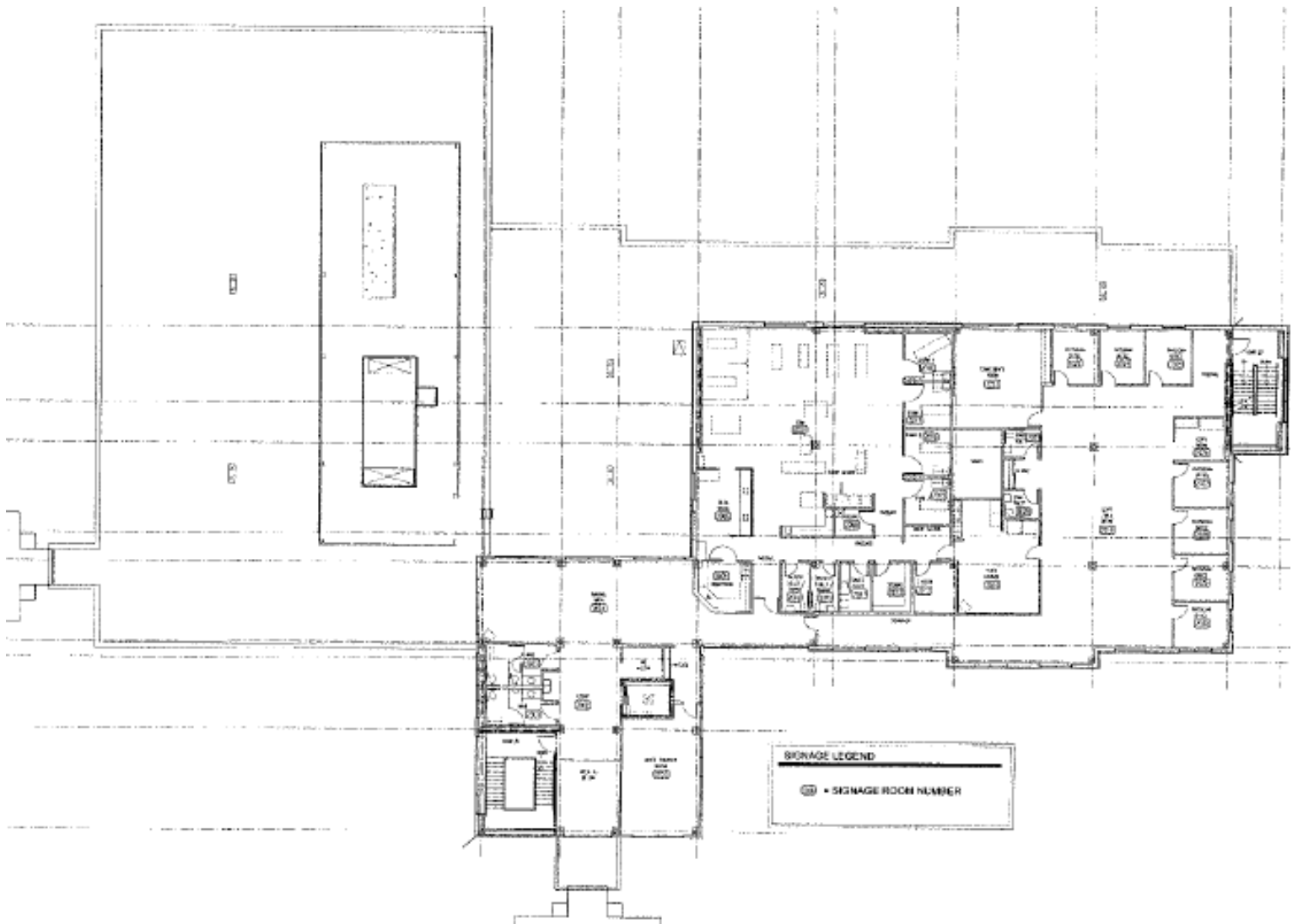
1ST FLOOR



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FLOOR PLAN

2ND FLOOR



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