

# Former Fresenius Medical Clinic | Idabel

**FOR SUBLEASE**

1104 Lincoln Road, Idabel, OK 74745



## Details

<b>Lease Rate:</b>	\$20 SF/yr (NNN)
<b>Available Building SF:</b>	9,514 SF
<b>Sublease expiration:</b>	January 6, 2030

## Highlights

- Located on Highway 259
- Pylon signage available
- Medical-grade buildout

## Overview

A rare opportunity to occupy a purpose-built medical facility in southeastern Oklahoma. This former Fresenius dialysis clinic offers a fully built-out clinical environment ready for a healthcare operator to hit the ground running — with minimal tenant improvement investment required.

At nearly 9,500 square feet, the space is ideally suited for a dialysis provider, multi-specialty clinic, primary care group, or other outpatient healthcare use. The existing infrastructure — plumbing, clinical layout, and medical-grade buildout — represents significant value that would be costly to replicate from shell condition.

Located on Lincoln Road with convenient access from US-259, the property serves a trade area of nearly 14,000 residents within 10 miles. The surrounding community is underserved, with average household incomes and a younger-than-average population that reflects strong, ongoing demand for accessible healthcare services.

With a sublease term running through January 2030, there is meaningful runway for an operator to establish a patient base and community presence in a market with limited medical competition.

Ev Ernst

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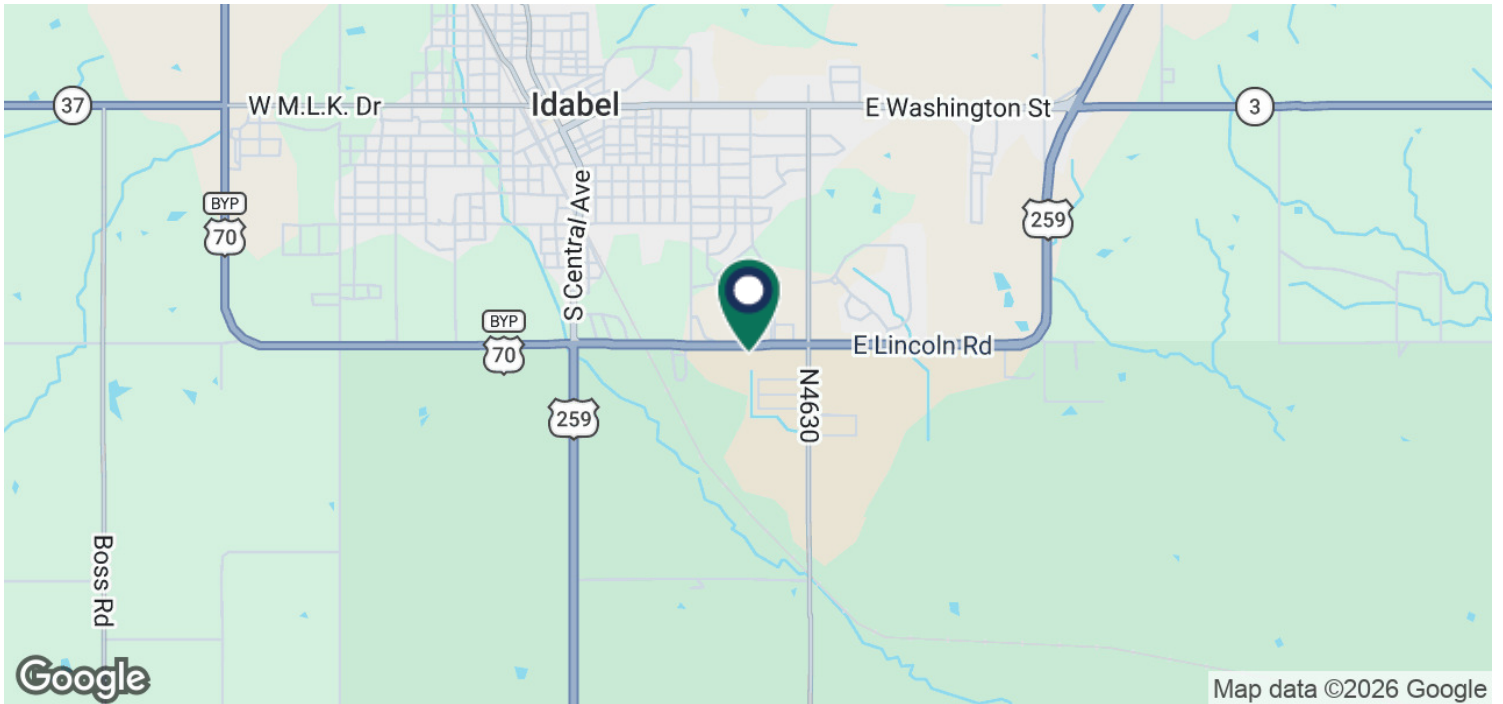
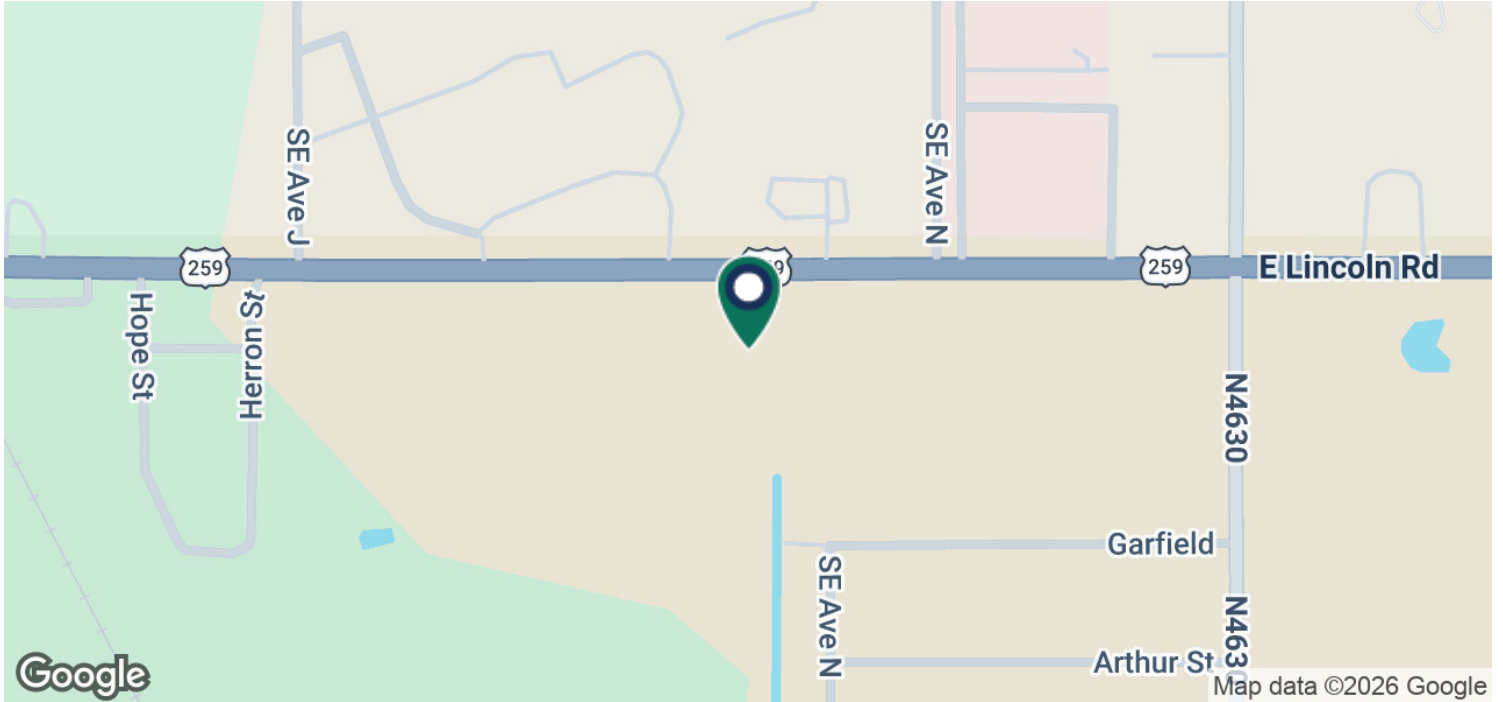
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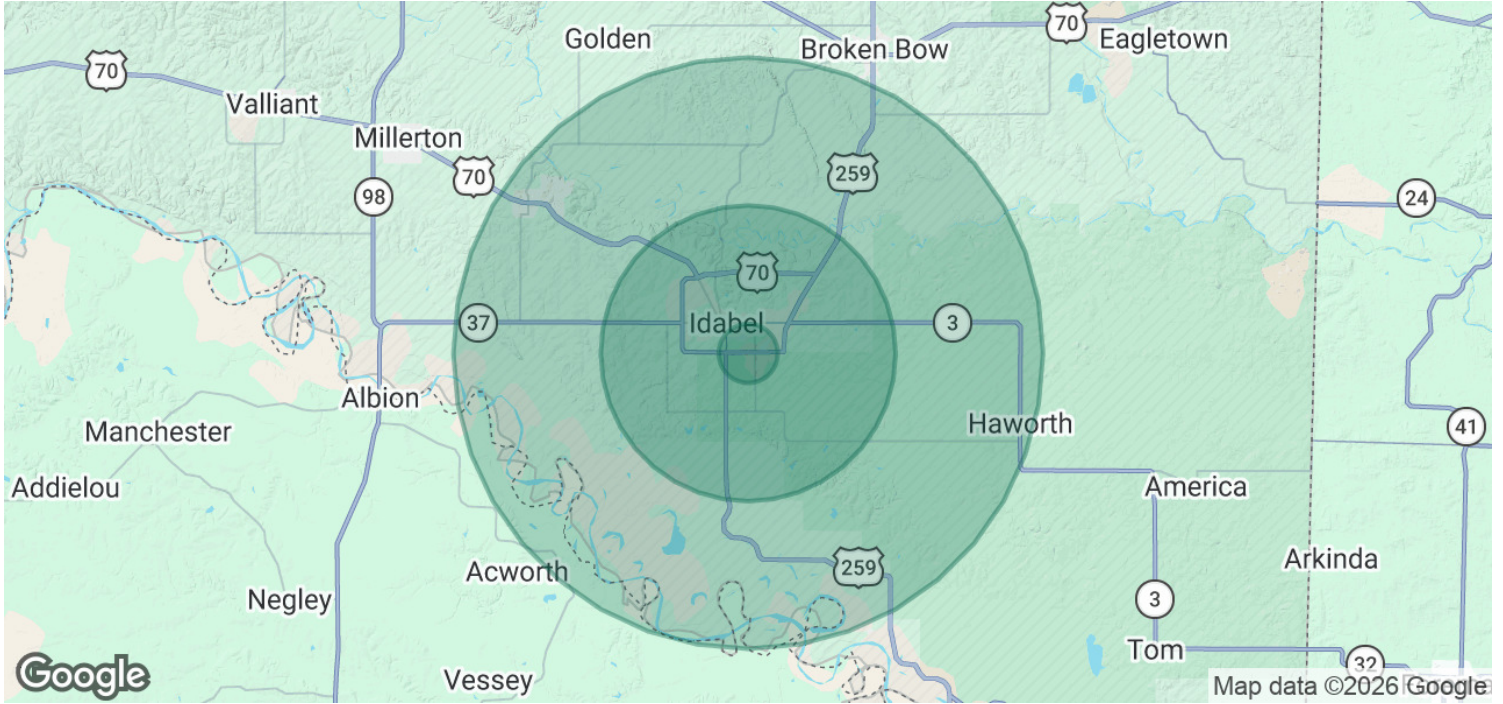
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POPULATION	1 MILE	5 MILES	10 MILES
<b>Total Population</b>	2,007	7,849	13,749
<b>Average Age</b>	34.7	35.1	36.5
<b>Average Age (Male)</b>	34.3	33.3	35.3
<b>Average Age (Female)</b>	41.8	38.8	39.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
<b>Total Households</b>	765	2,957	5,098
<b># of Persons per HH</b>	2.6	2.7	2.7
<b>Average HH Income</b>	\$60,842	\$55,593	\$63,002
<b>Average House Value</b>	\$167,260	\$161,194	\$174,529
<i>2023 American Community Survey (ACS)</i>			<i>05112026</i>

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