Former Fresenius Medical Clinic | Idabel

For Sublease

1104 Lincoln Road, Idabel, OK 74745



Details

Lease Rate:	$20 SF/yr (Gross)
Available Building SF:	9,514 SF
Sublease expiration:	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. 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.

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.

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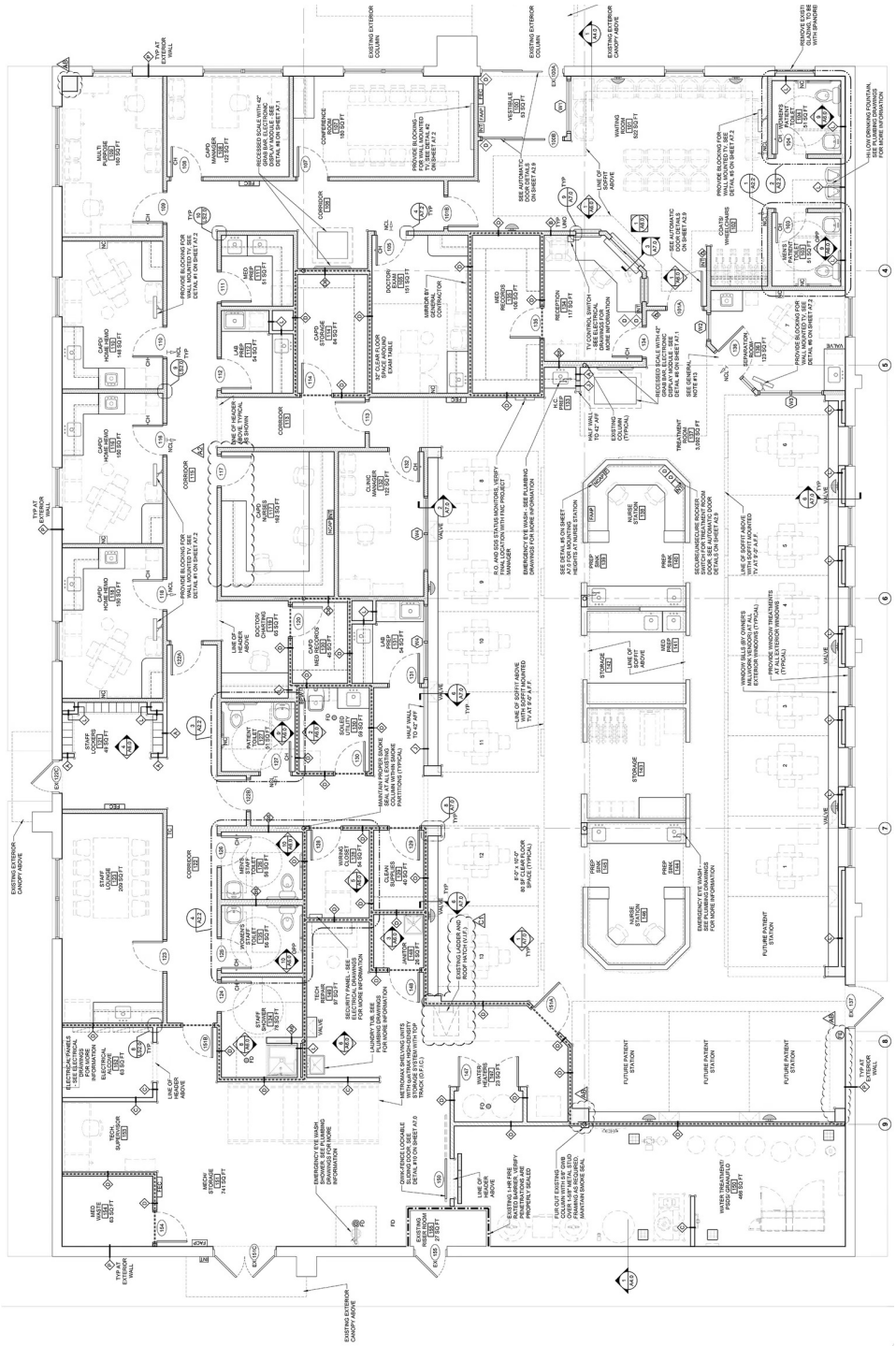
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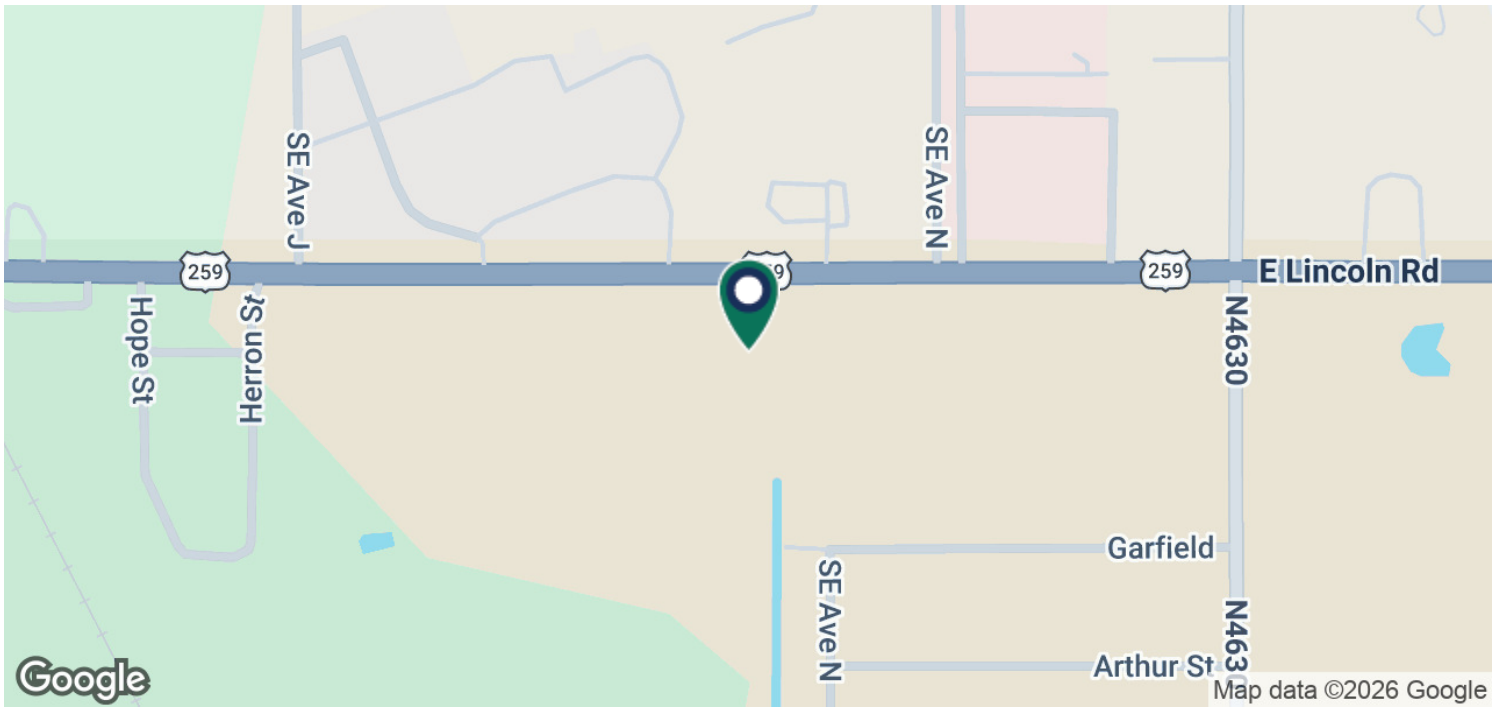
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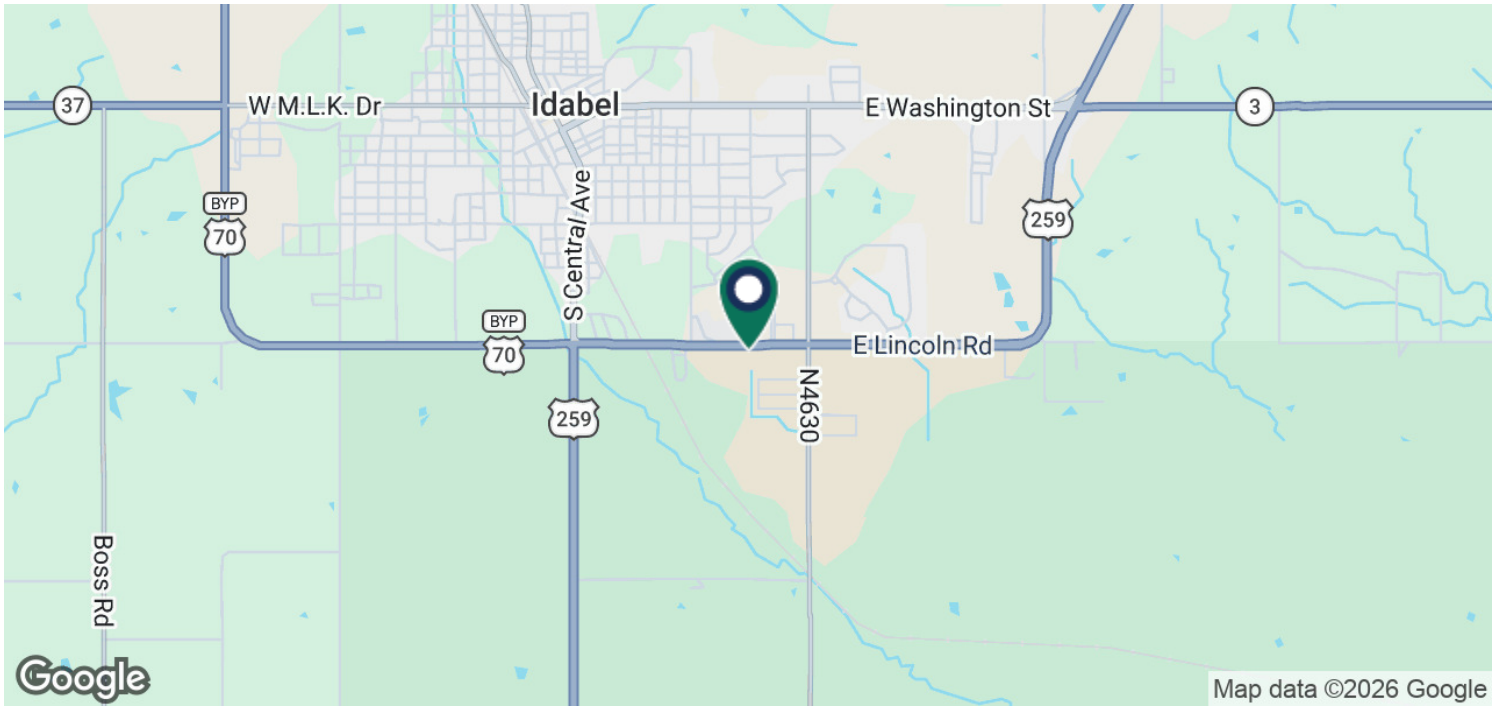
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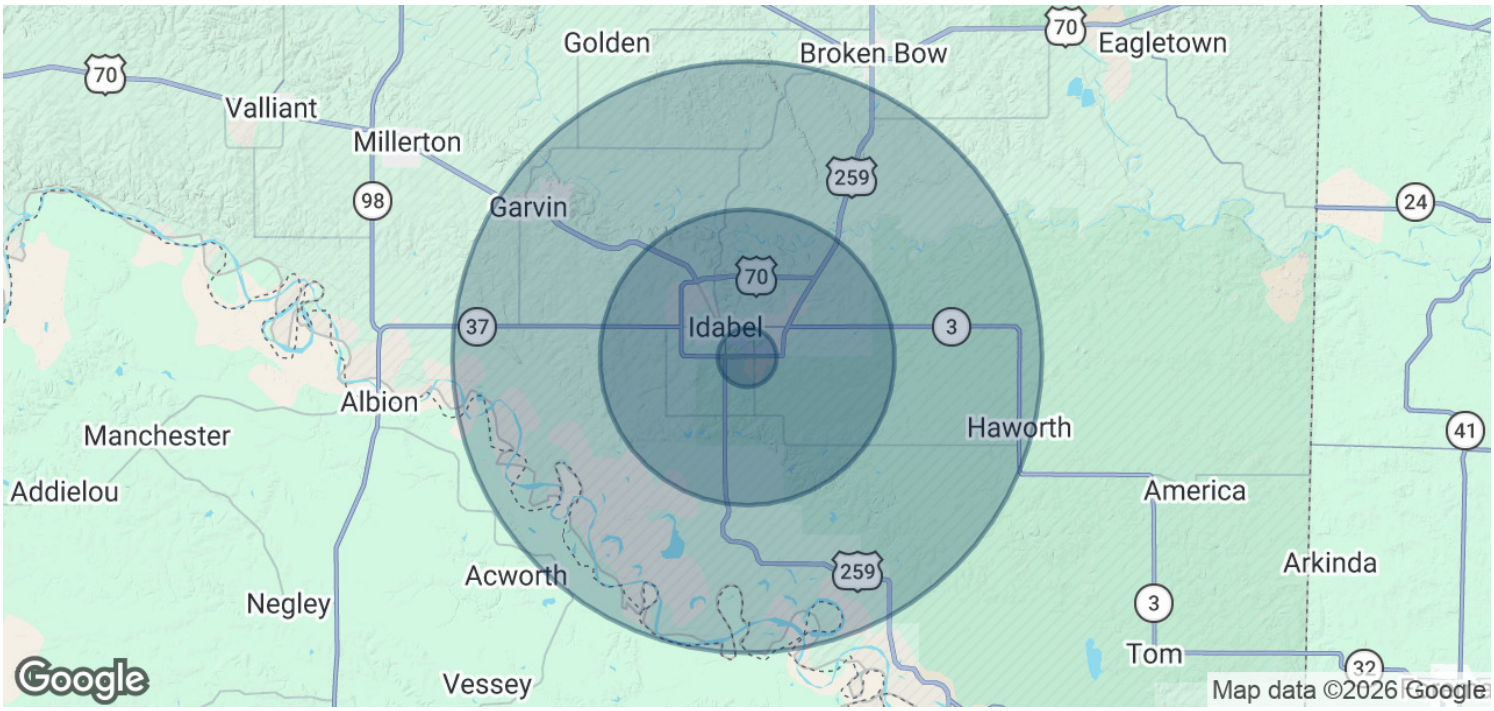
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Population	1 Mile	5 Miles	10 Miles
Total Population	2,007	7,849	13,749
Average Age	34.7	35.1	36.5
Average Age (Male)	34.3	33.3	35.3
Average Age (Female)	41.8	38.8	39.2

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	765	2,957	5,098
# of Persons per HH	2.6	2.7	2.7
Average HH Income	$60,842	$55,593	$63,002
Average House Value	$167,260	$161,194	$174,529

2023 American Community Survey (ACS) *10052026*

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