# **MARTINSVILLE SHOPPES**

JOIN

1,233-2,488 SF ENDCAP AVAILABLE | DRIVE-THRU POTENTIAL





### **PROPERTY HIGHLIGHTS:**

- 1,233 to 2,488 SF Endcap with potential drive-thru opportunity
- Walmart anchored outlot shops with new ownership and complete renovations completed in 2021
- Interstate pylon sign with available panel(s)
- Billboard visibility to I-69 (32,316 cars per day), access to two different I-69 interchanges
- Across from Martinsville High School (1,487 students) & IU Health Morgan(265 employees)
- Martinsville is the county seat of Morgan County (population 70,116), which is situat-ed between Indianapolis & Bloomington, IN

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Population:	14,584	21,225	40,694
Households:	5,856	8,430	15,808
Daytime Pop:	11,095	13,872	22,260
Avg. HH Income:	\$61,612	\$69,352	\$79,924



#### CONTACT:

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### **MARTINSVILLE SHOPPES** 1,233-2,488 SF ENDCAP AVAILABLE | DRIVE-THRU POTENTIAL

AERIAL SITE



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SITE

**PLAN** 

NE В A divisible to 1,233 SF) W world Finance 1,278 SF **AVAILABLE** 2,521 SF INTERSTATE 2,488 SF (8) (14) 32,316 ADT BIRK ROAD (PUBLIC ROADWAY) 10 Available to demise 1,255 SF In-line 1,233 SF Endcap PYLON 8 (8) Available -**ATHLETICO** wf World Finance

SITE PLAN





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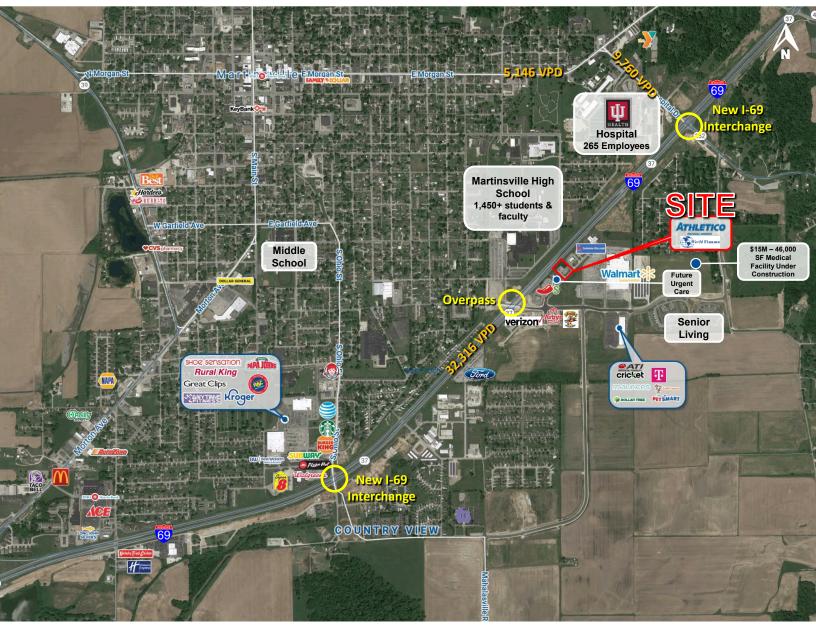




640 Birk Road, Martinsville, IN 46151

MARKET

**AERIAL** 



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