

# FREESTANDING BUILDING | 14,490 SF | 2.83 AC FOR SUBLEASE & DIRECT LEASE

VERITAS  
REALTY

25 Bill's Blvd, Martinsville, IN 46151



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FOR SUBLEASE &  
DIRECT LEASE

[www.VeritasRealty.com](http://www.VeritasRealty.com)

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## PROPERTY OVERVIEW

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- 14,490 SF freestanding building available for sublease; lease expiration of 9/30/2028
- Pylon available
- +/- 2.13 AC
- +/- 65 parking spaces

### PROPERTY HIGHLIGHTS:

- Access and visibility to over 45,000 cars per day
- Approximately 30 minutes from Bloomington; home of Indiana University and 30 minutes from Indianapolis
- Located along recently completed I-69 that connects Indianapolis to Evansville; completion is spurring development along this corridor

DEMOGRAPHICS	 3 MILE	 5 MILE	 7 MILE
Population:	15,023	20,605	26,201
Average HH Income:	\$89,920	\$98,977	\$106,433
Daytime Population:	11,126	13,337	15,494



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SOUTHEAST  
AERIAL



# FREESTANDING BUILDING | 14,490 SF | 2.13 AC FOR SUBLEASE & DIRECT LEASE

NORTHEAST  
AERIAL



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MARKET  
AERIAL



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