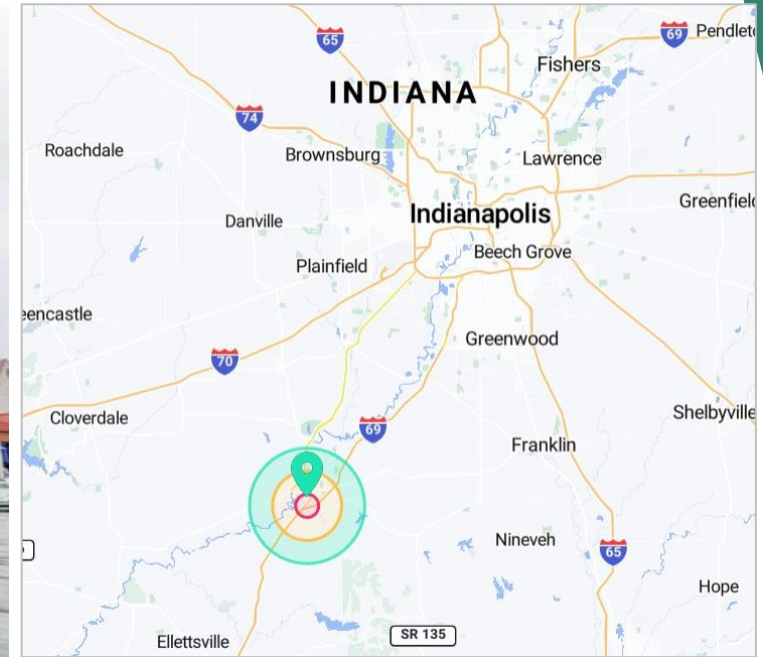


FOR LEASE

# Martinsville Plaza

2028-2138 Burton Ln, Martinsville, IN 46151



## OFFERING SUMMARY

**AVAILABLE SF:** 2 Spaces Available - 1,200 SF & 10,850 SF

**LEASE RATE:** \$12-14/SF Modified Gross

**ZONING:** B3

**TRAFFIC COUNT (ADT):** 25,828 (I-69), 13,407 (Morton Ave)

**MARKET:** Martinsville, IN

## PROPERTY DESCRIPTION

With premium visibility and access from I-69, this retail space is perfect for a user looking to capitalize on the traffic from the improved interstate. This property has easy access on and off the interstate via exit 137 and is one of Martinsville's most highly trafficked retail destinations with an average of 194,000+ visits to this development per week. The center has recently been repaved and the exterior painted.

## PROPERTY OVERVIEW

- 0.5 miles from I-69 on/off ramp
- High visibility from I-69
- Easily accessible
- Co-tenants such as Ace Hardware, McDonalds, Taco Bell, Sgt Peppers Chicken

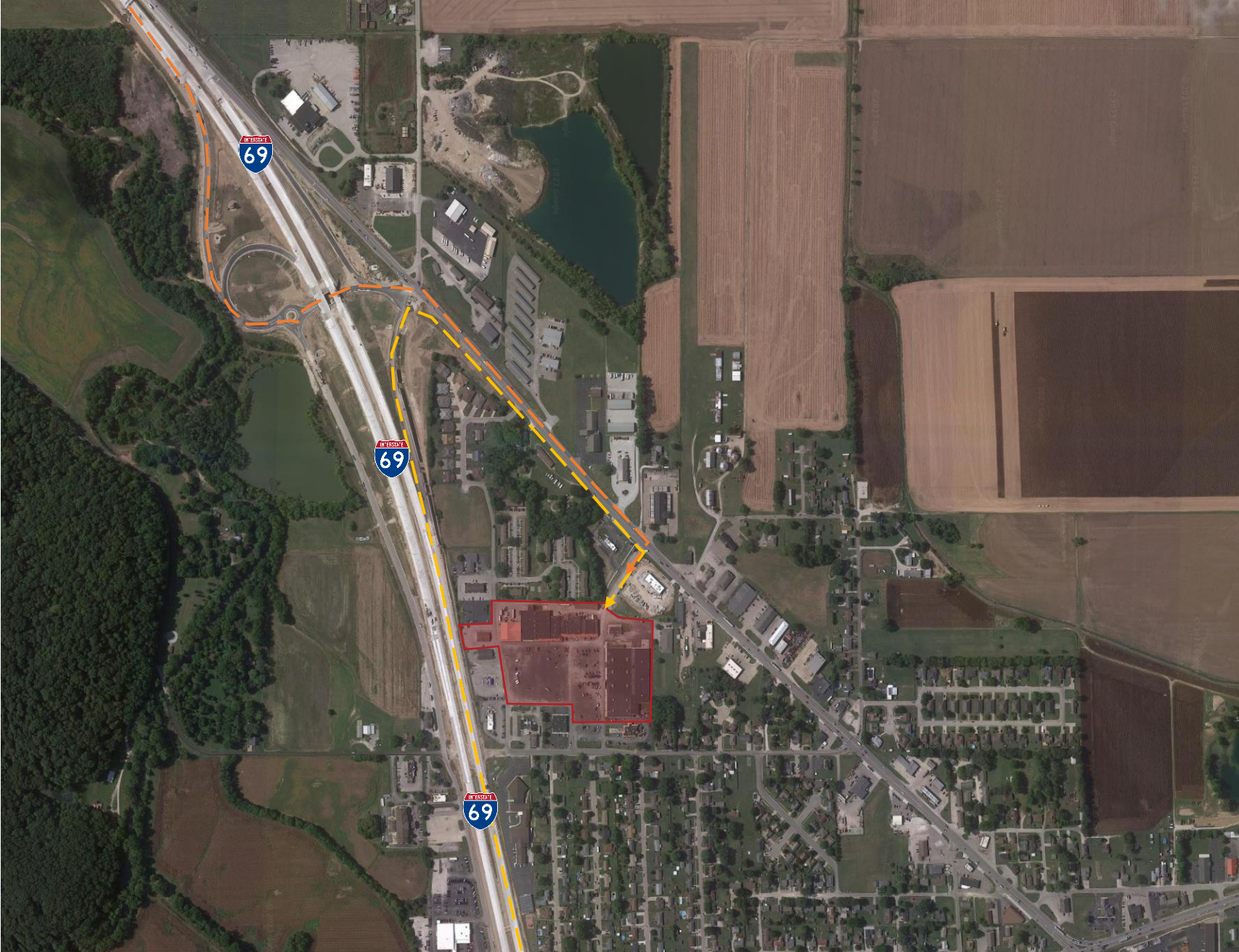
**JOSIE LAVAY**  
Merrill Property Group  
P: 270-804-2473  
josielavay@kw.com



FOR LEASE

# Martinsville Plaza

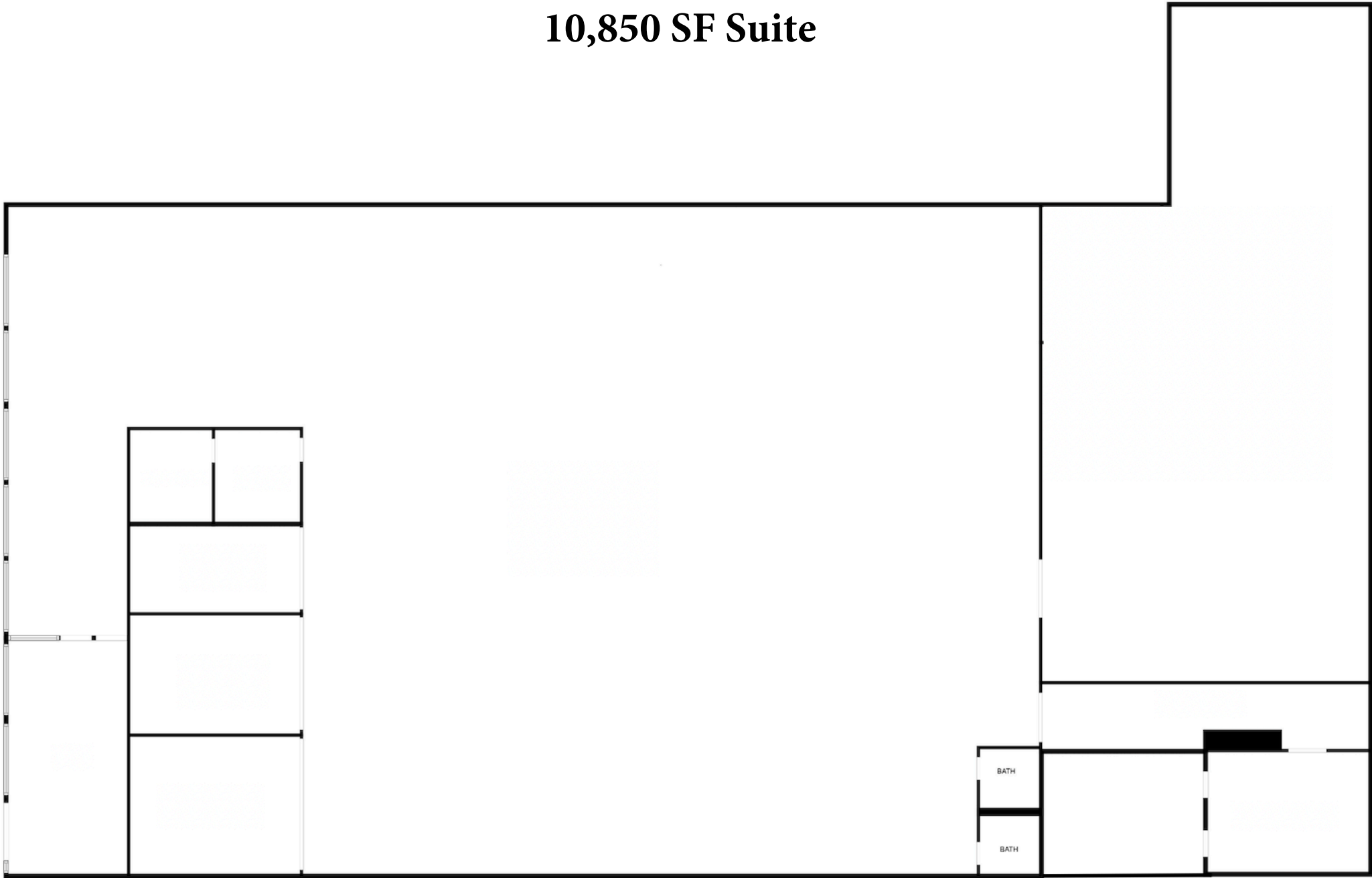
2028-2138 Burton Ln, Martinsville, IN 46151



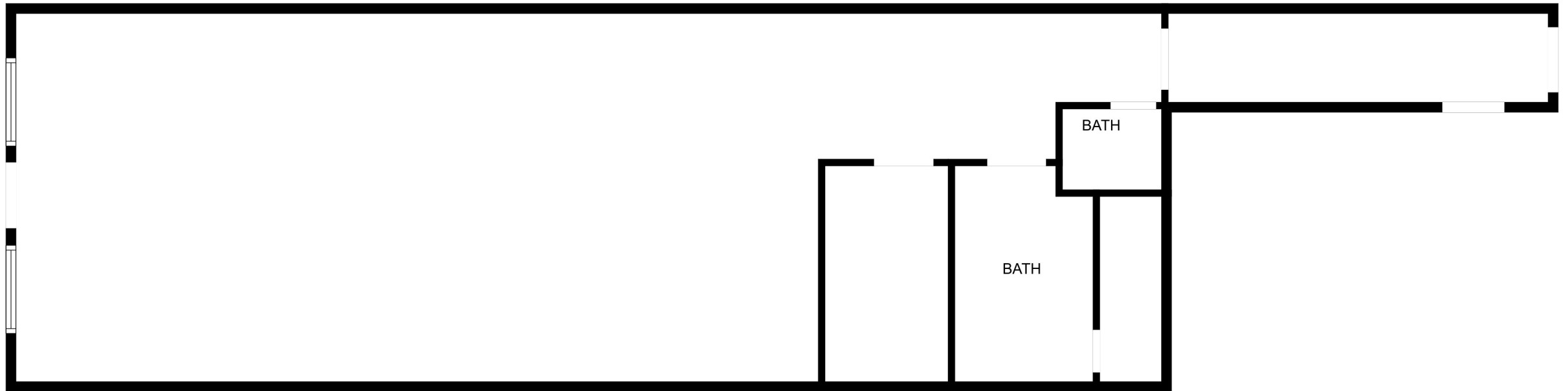
**JOSIE LAVEY**  
Merrill Property Group  
P: 270-804-2473  
josielavey@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# 10,850 SF Suite



# 1,200 SF Suite



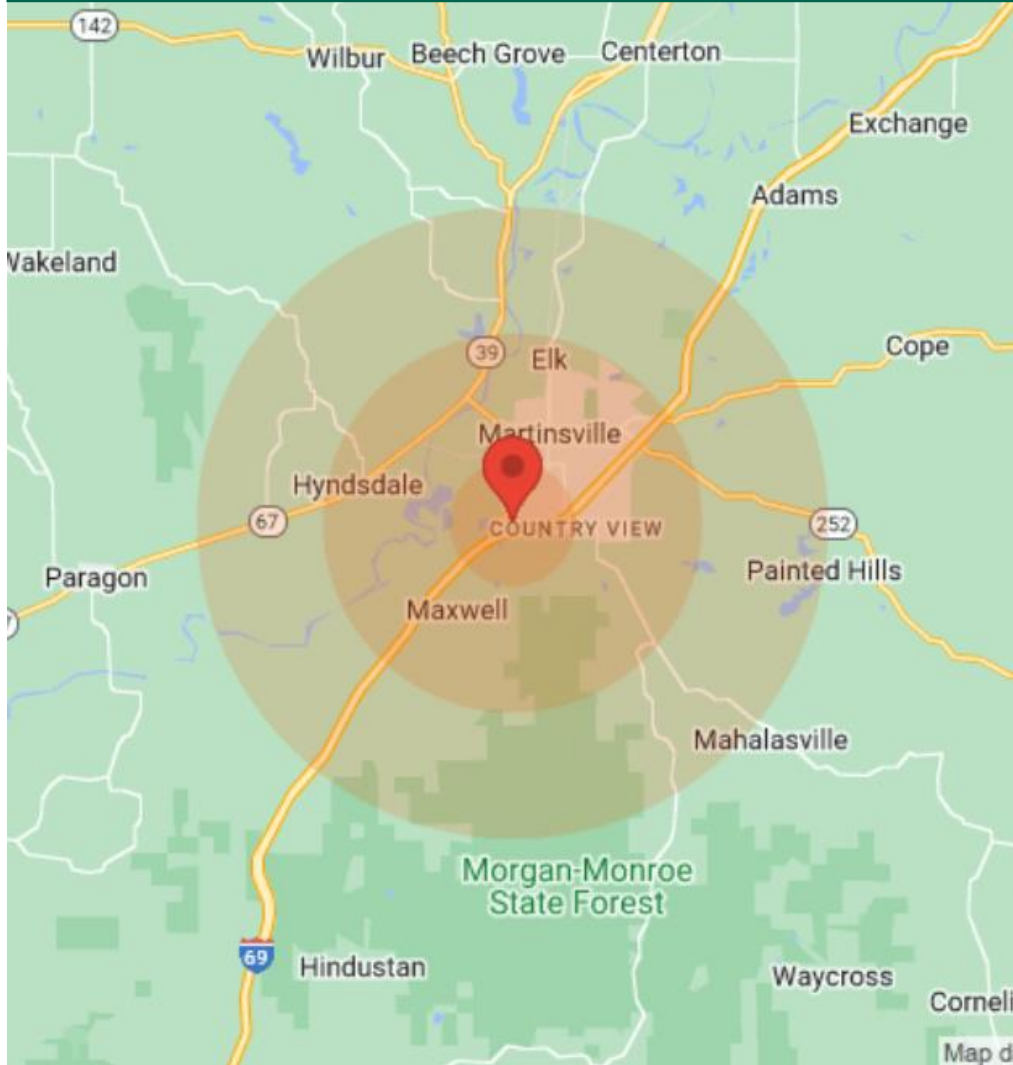


# Martinsville Plaza

2028-2138 Burton Ln, Martinsville, IN 46151



## DEMOGRAPHICS



<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Male	1,537	6,052	9,502
Female	1,749	6,132	9,201
Total Population	3,286	12,184	18,703

<b>Age</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Ages 0-14	657	2,509	3,697
Ages 15-24	430	1,763	2,699
Ages 25-54	1,282	4,891	7,476
Ages 55-64	375	1,316	2,201
Ages 65+	542	1,705	2,630

<b>Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Median	\$28,586	\$33,884	\$38,079
< \$15,000	257	772	923
\$15,000-\$24,999	388	945	1,196
\$25,000-\$34,999	200	731	924
\$35,000-\$49,999	149	738	1,016
\$50,000-\$74,999	205	1,021	1,394
\$75,000-\$99,999	120	460	820
\$100,000-\$149,999	23	128	614
\$150,000-\$199,999	N/A	32	158
> \$200,000	N/A	16	103

<b>Housing</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Units	1,578	6,091	8,678
Occupied	1,478	5,544	7,954
Owner Occupied	782	3,120	5,204
Renter Occupied	696	2,424	2,750
Vacant	100	547	724

**JOSIE LAVEY**  
 Merrill Property Group  
 P: 270-804-2473  
 josielavey@kw.com