MERRILL
PROPERTY GROUP



FOR LEASE

MARTINSVILLE PLAZA

2050 – 2080 Burton Ln | Martinsville, IN

STARTING AT $10/SF/YR MG

2,004-12,126 SF Available

±0.5 Mile from I-69

FLEXIBLE LEASE TERMS

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2,004 SF – Existing Salon

Existing salon buildout offers an opportunity for beauty, wellness, or personal-service users.

2,931 SF – Flexible Retail Space

Open floor plan suitable for retail, showroom, or service-oriented uses.

12,126 SF – Large-Format Retail

Expansive floor plan offering flexibility for larger retail, fitness, recreation, or specialty users.

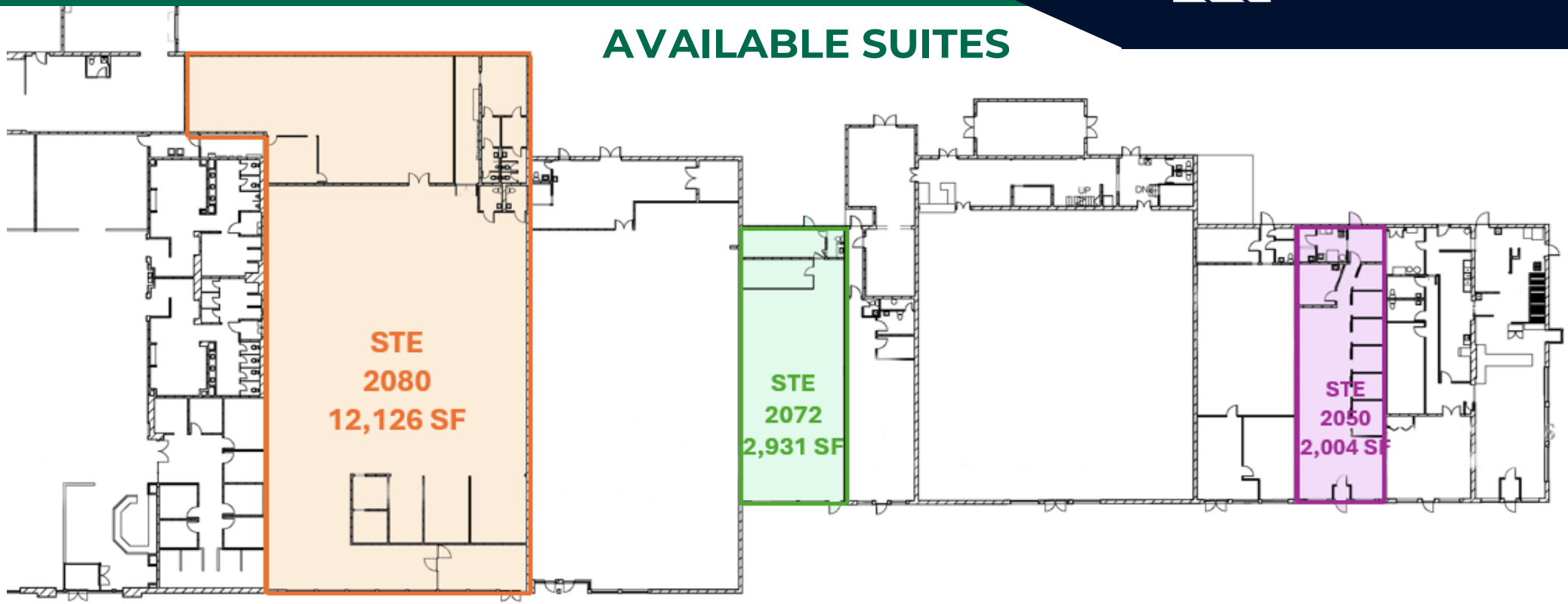
PROPERTY DESCRIPTION

Position your business at Martinsville Plaza, an established retail destination just 0.5 miles from I-69. Offering excellent visibility, convenient interstate access, and proximity to national retailers including Ace Hardware, Planet Fitness, McDonald's, and Taco Bell. Multiple suite sizes and flexible lease terms accommodate a variety of retail and service-oriented businesses.

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AVAILABLE SUITES



2080 BURTON LN

SIZE: LEASE	12,126 SF
RATE:	$10/SF/YR MG
AVAILABLE:	Now
NOTES:	Expansive open floor plan ideal for larger retail or specialty users

2072 BURTON LN

SIZE: LEASE	2,931 SF
RATE:	$12/SF/YR MG
AVAILABLE:	Now
NOTES:	Flexible open layout for retail, showroom, or service uses

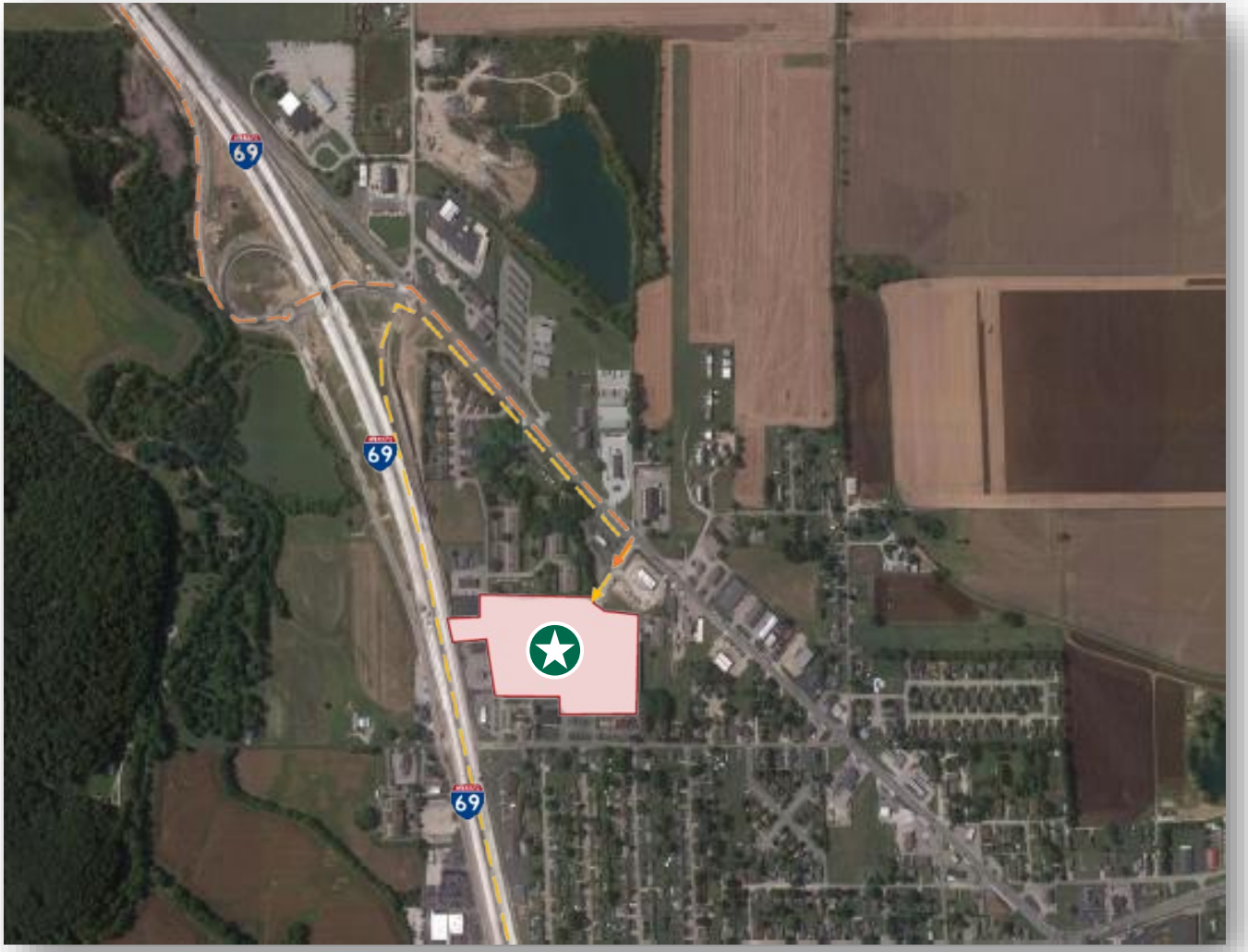
2050 BURTON LN

SIZE: LEASE	2,004 SF
RATE:	$14/SF/YR MG
AVAILABLE:	October 2026
NOTES:	Existing salon buildout with infrastructure in place

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MARTINSVILLE'S RETAIL GATEWAY

Prime retail location just off I-69, offering exceptional visibility, convenient access, and exposure to local and regional traffic.

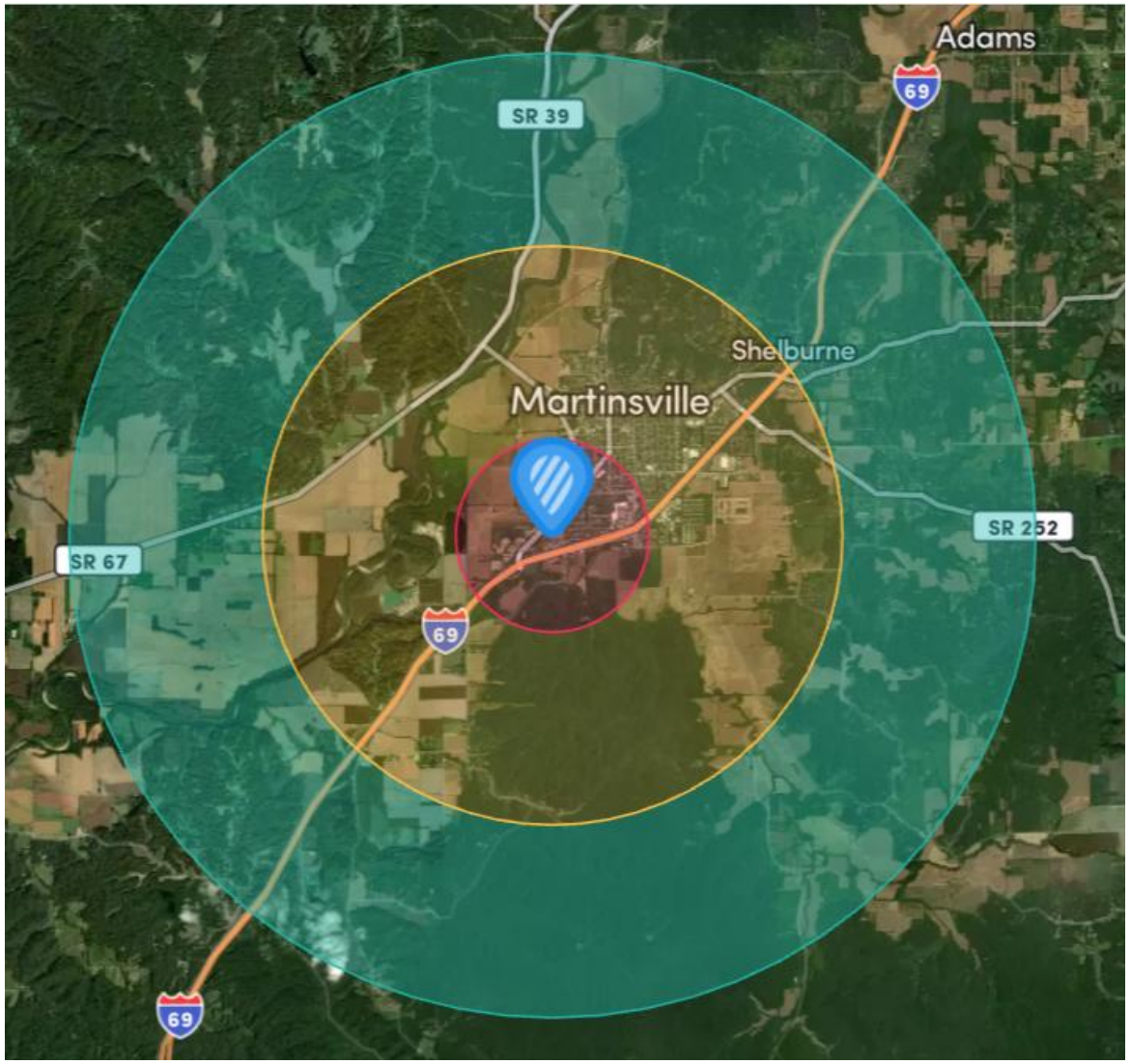


- ±0.5 Mile from I-69 / SR 39 Interchange
- Excellent Interstate Visibility & Access
- Strategic Location Between Indianapolis & Bloomington
- Established Retail Destination with National Co-Tenants
- Convenient Access for Local & Regional Customers

LOCATION · ACCESS · VISIBILITY

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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	1,111	7,017	10,161
Female	1,255	7,118	10,164
Total Population	2,366	14,135	20,325

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	433	2,501	3,473
Ages 15-24	289	1,807	2,588
Ages 25-54	819	5,132	7,132
Ages 55-64	260	1,811	2,777
Ages 65+	563	2,885	4,356

Income	1 Mile	3 Miles	5 Miles
Median	$55,500	$61,000	$68,800
< $15,000	134	800	989
$15,000-$24,999	63	357	422
$25,000-$34,999	70	399	539
$35,000-$49,999	181	910	1,139
$50,000-$74,999	277	1,249	1,695
$75,000-$99,999	131	861	1,195
$100,000-	114	808	1,307
$150,000-	26	222	443
> $200,000	18	188	438

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,100	6,255	8,763
Occupied	1,014	5,794	8,168
Owner Occupied	542	3,515	5,618
Renter Occupied	472	2,279	2,550
Vacant	85	461	595

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