

Walmart-Anchored Outlot For Sale Or Ground Lease

MARTINSVILLE, INDIANA OUTLOT

385 Grand Valley Blvd, Martinsville, IN 46151



PROPERTY HIGHLIGHTS

- Walmart-Anchored Outlots
- I-69 expansion through Martinsville - connecting Evansville, IN to Indianapolis via I-69
- Road construction will bring 2 additional entrances to the shopping center in 2021

For More Information:

JOHN CUSUMANO

314.628.8499

john@mrpstl.com

AJ ANTHON

636.707.1244

aj@mrpstl.com

MRP
CAPITAL GROUP

Martinsville, Indiana Outlot

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: Subject To Offer

Lot Size: 8 Acres - Divisible

Location: 45 minutes from Indianapolis, IN

PROPERTY OVERVIEW

MRP Capital Group is pleased to present 8 acres of divisible land for sale or for ground lease. The acreage sits adjacent to Grand Valley Shopping Center, a multi-tenant property located next a high performing Walmart Supercenter off of Interstate 69 in Martinsville, IN. The surrounding area consists of many national credit retailers including Dollar Tree, Maurice's, Shoe Show, and PetSmart.

SPACES	LEASE RATE		SPACE SIZE
Outlot	Negotiable		8.5 Acres
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,784	8,287	16,147
Total Population	14,998	21,736	43,232
Average HH Income	\$50,907	\$55,302	\$61,070

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