



35-49 Bill's Boulevard

Martinsville, IN 46151

NEW OWNERSHIP – NOW LEASING!



PROPERTY DESCRIPTION

This expansive property offers a modern and versatile leasing opportunity, ideal for a range of commercial uses. With ample parking and great visibility, it's designed to accommodate the needs of your business. Suite 39 is built out for office use, the remaining suites are white boxes ready for your layout. Located in a thriving business district, it presents a prime opportunity for establishing or expanding your business.

PROPERTY HIGHLIGHTS

- Ample Parking
- High Visibility
- Flexible Layout Options

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Available SF:	Two Suites - 1,707 SF and 2,402 SF
Lot Size:	1.72 Acres
Building Size:	11,092 SF

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Households	4,886	8,169	14,999
Total Population	11,694	20,330	37,944
Average HH Income	\$67,557	\$83,776	\$91,114





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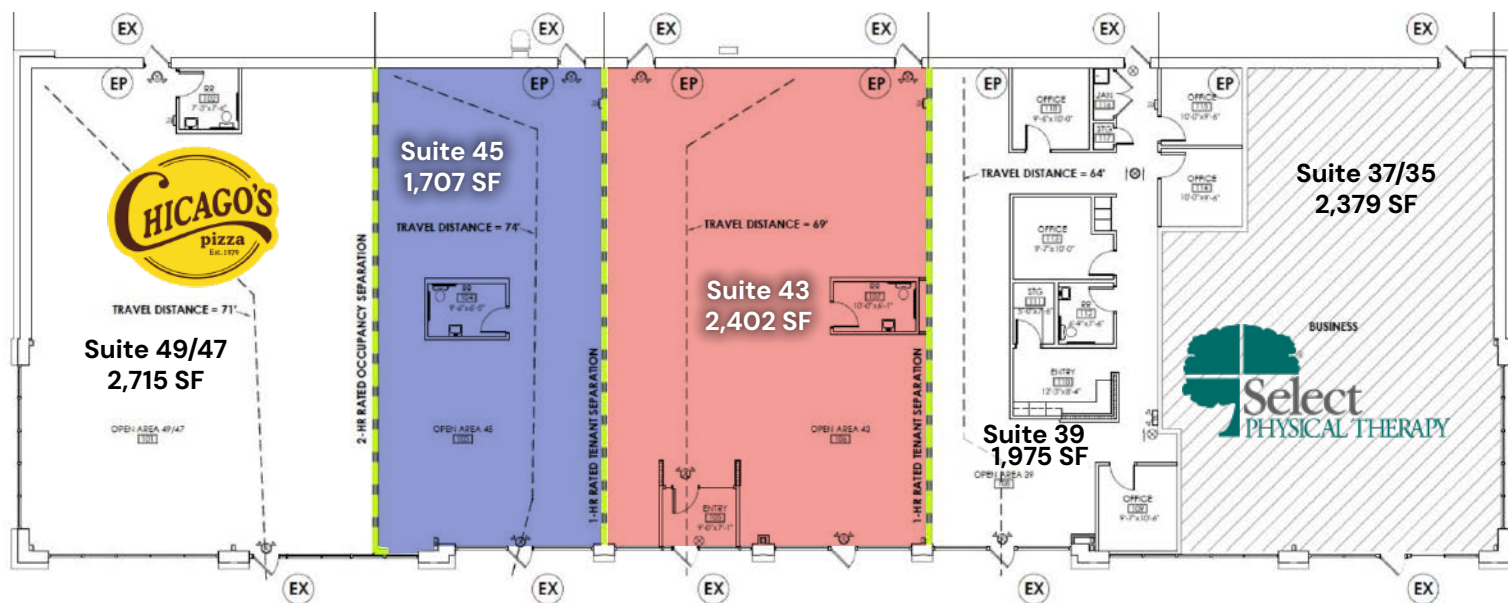




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Suite Map

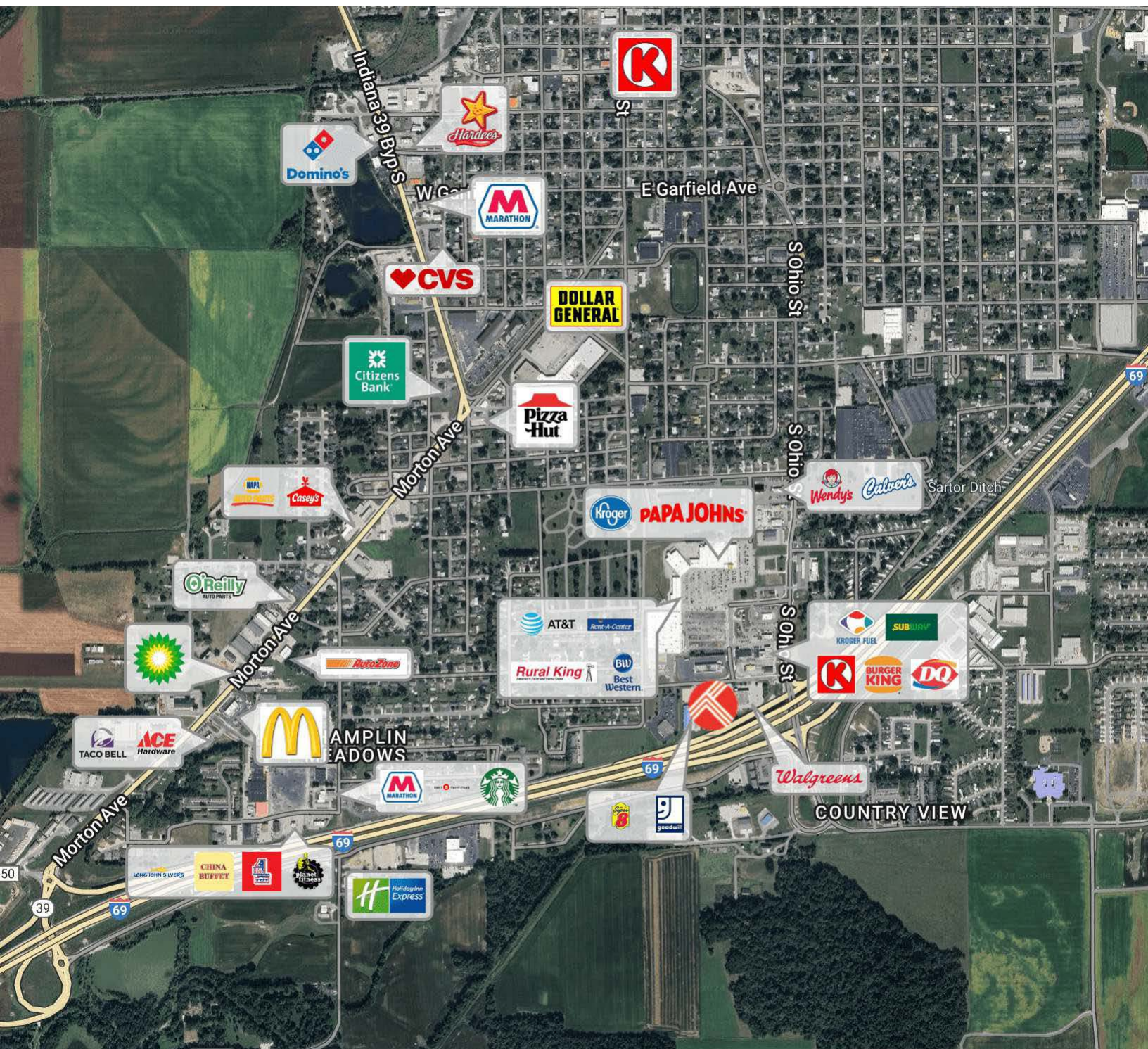




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Surrounding Businesses

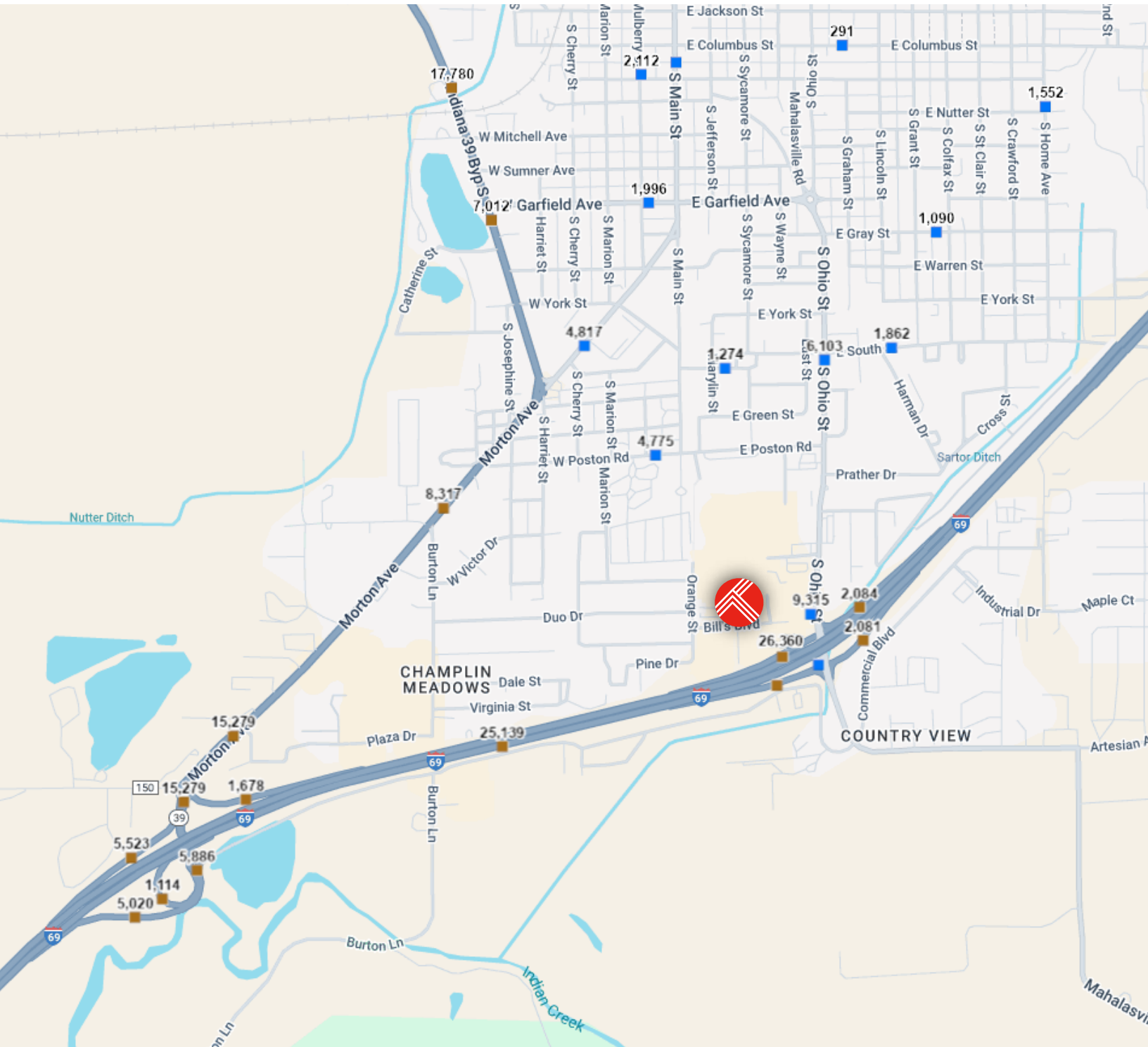




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Traffic Counts

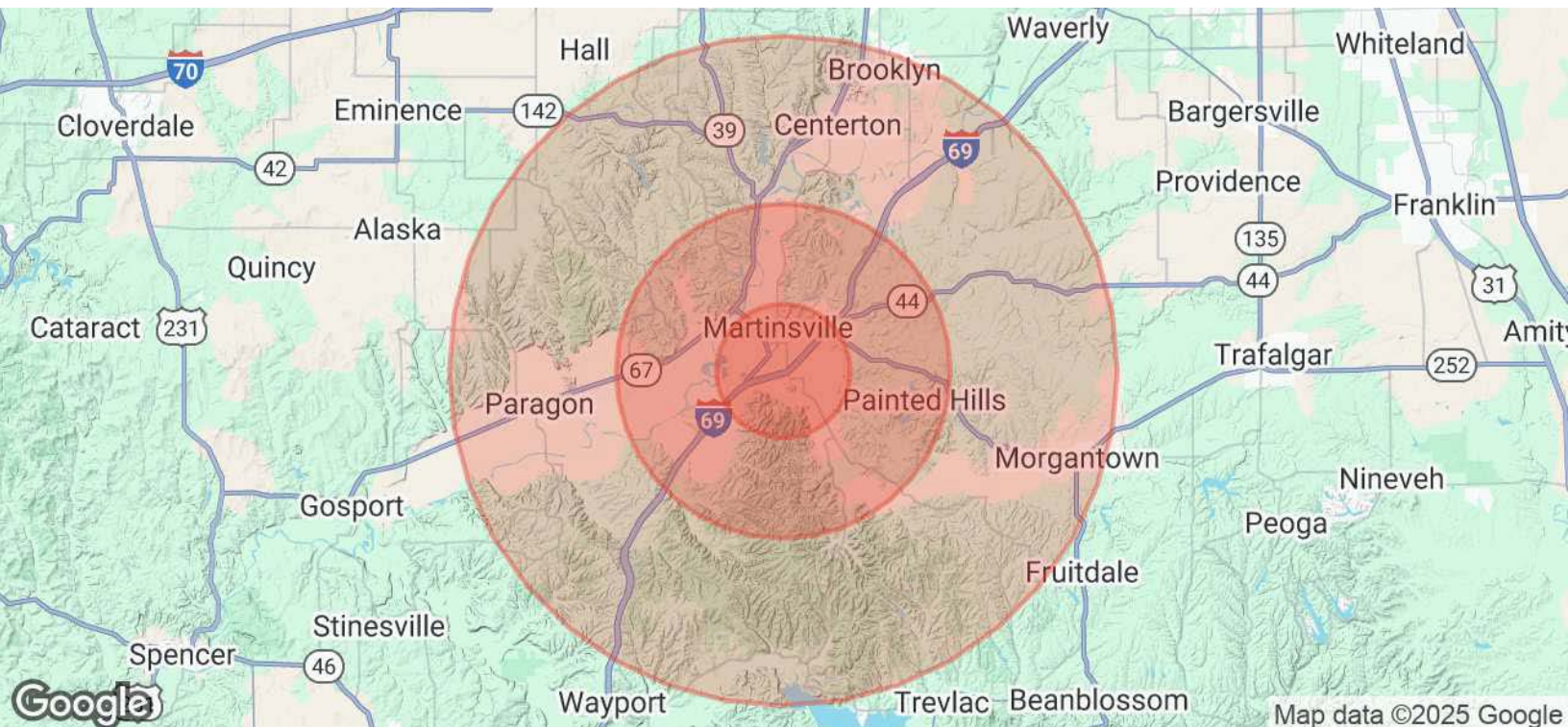




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Demographics



POPULATION	2 MILES	5 MILES	10 MILES
Total Population	11,694	20,330	37,944
Average Age	41	42	43
Average Age (Male)	39	41	42
Average Age (Female)	43	43	44
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	4,886	8,169	14,999
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$67,557	\$83,776	\$91,114
Average House Value	\$179,795	\$225,872	\$266,202

Demographics data derived from AlphaMap

