



# MIDWEST RETAIL

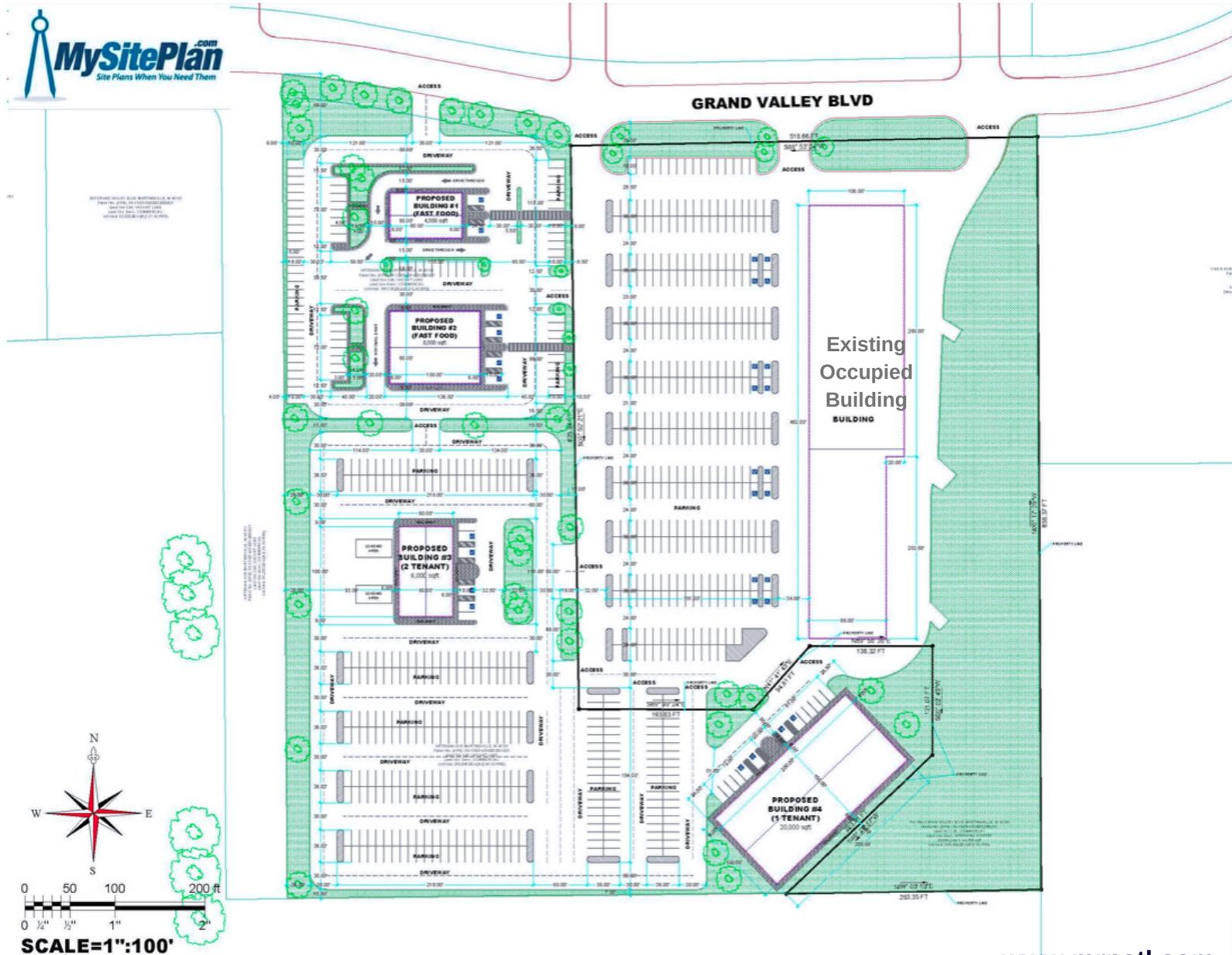
# PROPERTIES

GRAND VALLEY SHOPPING CENTER  
MARTINSVILLE, INDIANA  
DEVELOPMENT OPPORTUNITIES

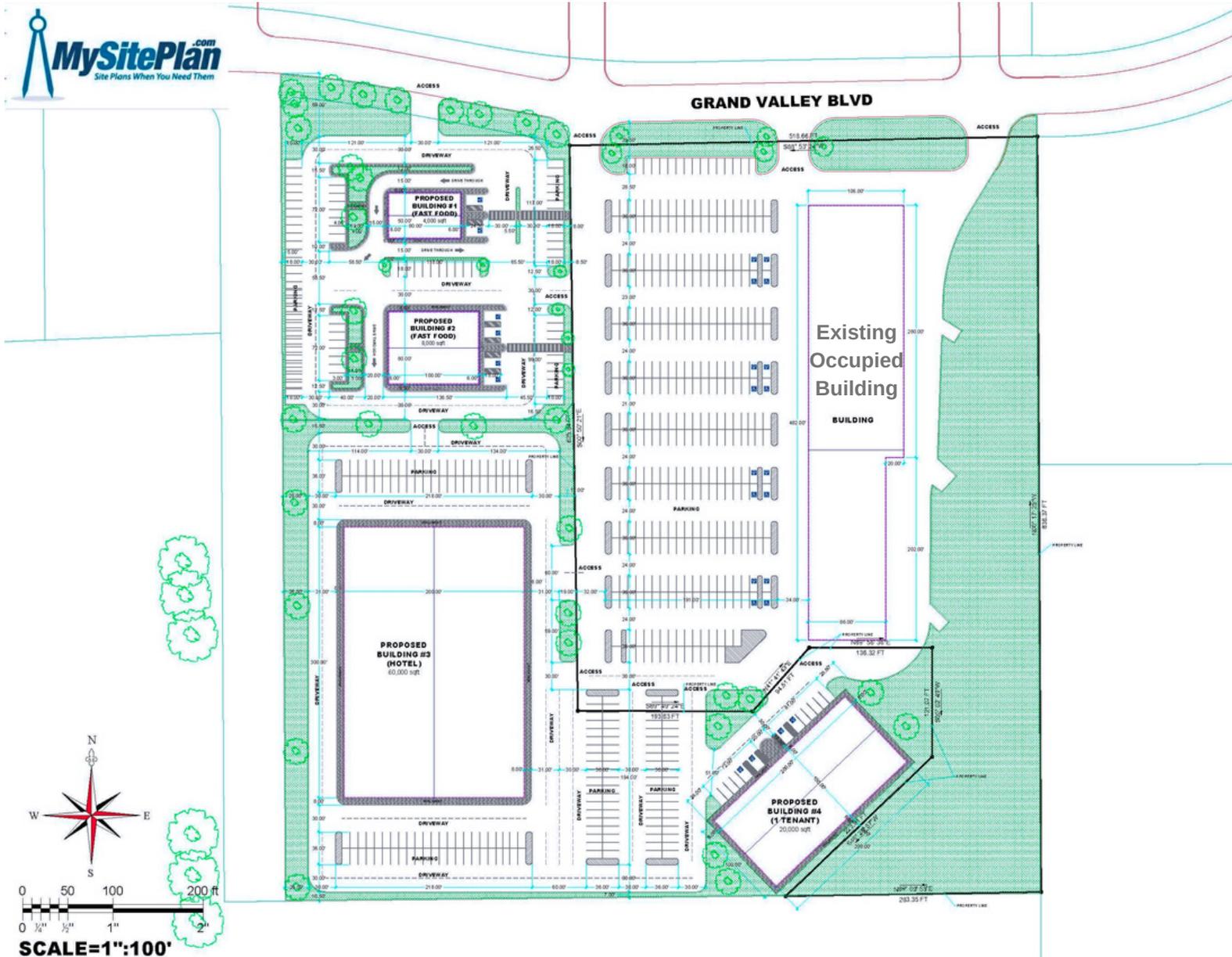
**MRP**

MIDWEST RETAIL PROPERTIES

# Site Plan - Option 1



# Site Plan - Option 2



# Property Highlights

- Property anchored by a Walmart Supercenter
- 8.5 acres available for sale or ground lease - divisible
- Located off of I-69 - a well travel Interstate between Evansville, Indiana and Indianapolis.
- INDOT Construction to I-69 will increase traffic through Martinsville and bring 3 new access and egress points to the Grand Valley Shopping Center
- Good visibility from I-69 and new access from Artesian Ave



# Market Overview

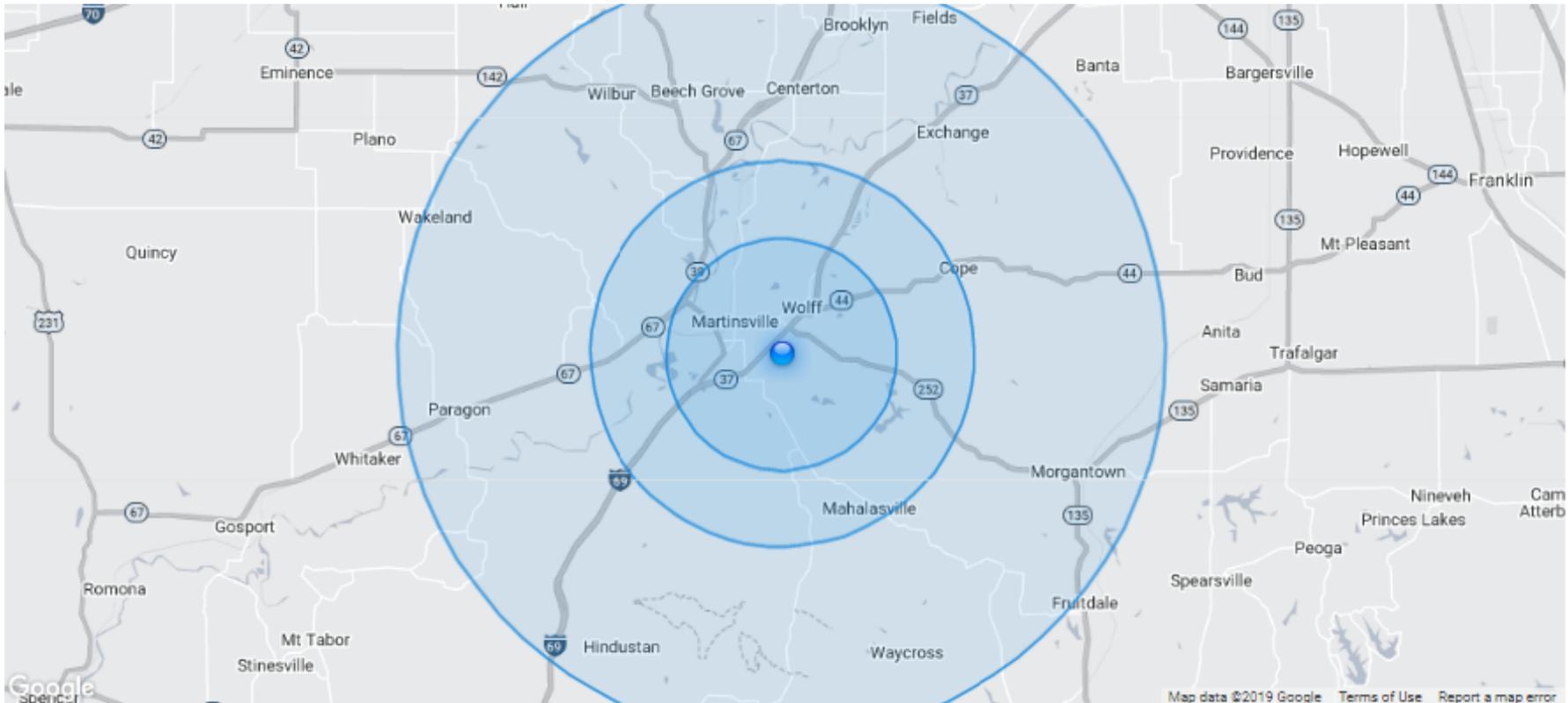
Martinsville is a city in Washington Township in the state of Indiana. Earning the nickname City of Mineral Water for its well-known mineral water sanitariums, Martinsville has been the county seat of Morgan County since its founding in 1822.

Today, the city has a population of about 14,000. Martinsville has a courthouse square and downtown shopping area that hosts a variety of locally owned restaurants, bakeries, and shops.

Martinsville is home to many industries such as Twigg Corporation (purchased by Rapp and Son, Inc. in the 70s) manufactures jet aircraft engine components in Martinsville. Tuscarora, Inc. is one of the nation's largest producers of custom-molded foam products made from expanded plastic materials. Harman-Motive is one of the most highly-automated loud speaker manufacturing facilities in the U.S.

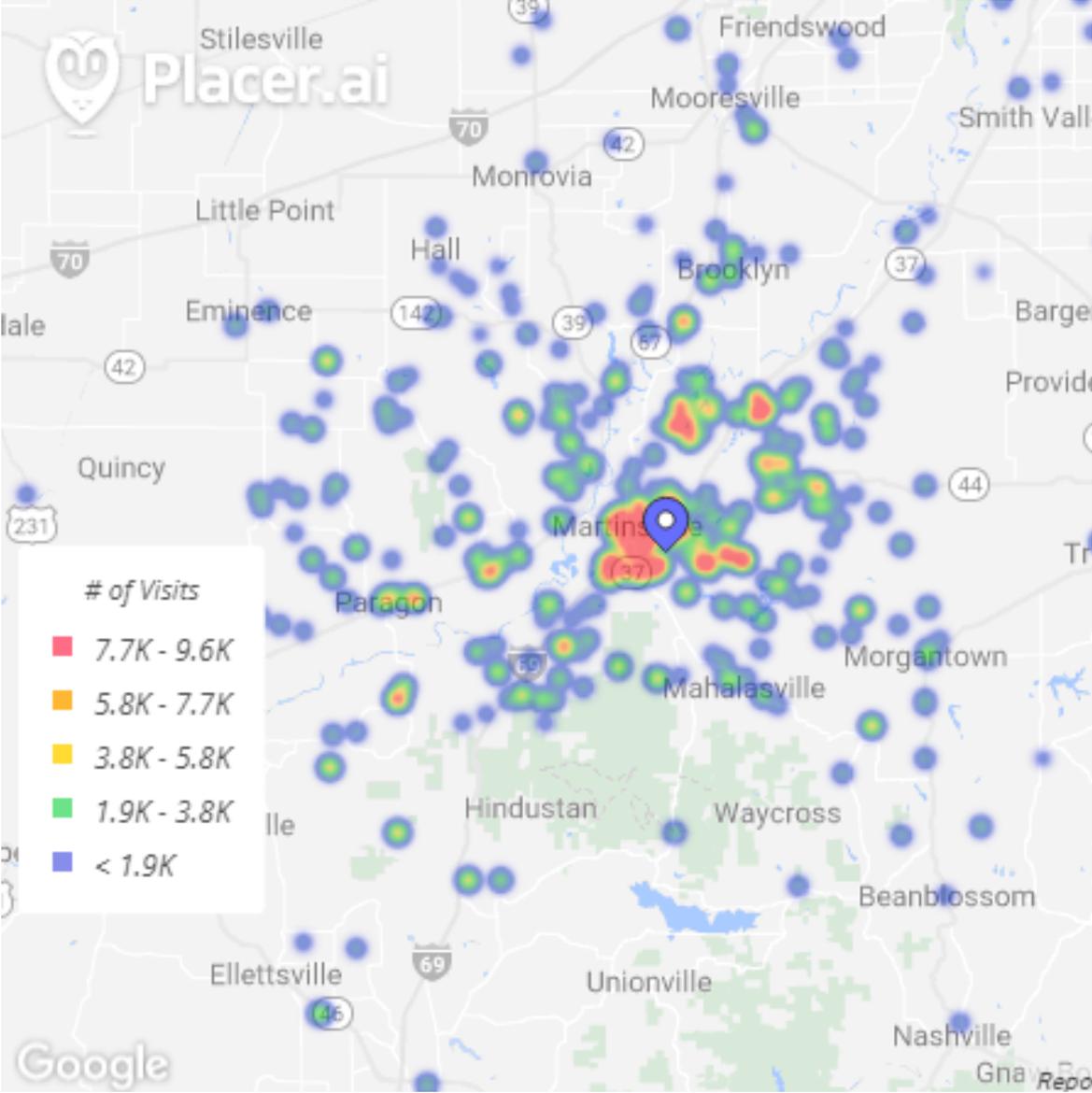


# Demographics

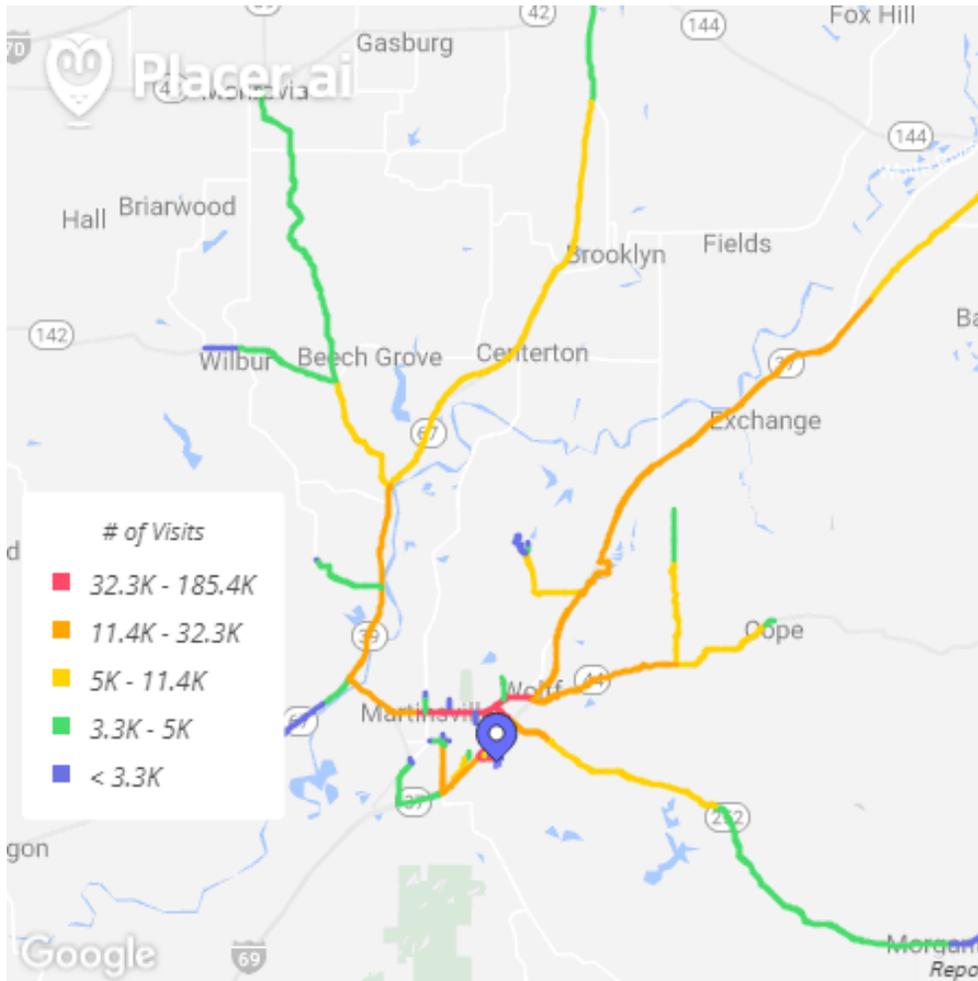


	<b>3 miles</b>	<b>5 miles</b>	<b>10 miles</b>
<b>total population</b>	14,998	21,736	43,232
<b>total households</b>	5,784	8,287	16,147
<b>avg. household income</b>	\$50,907	\$55,302	\$61,070

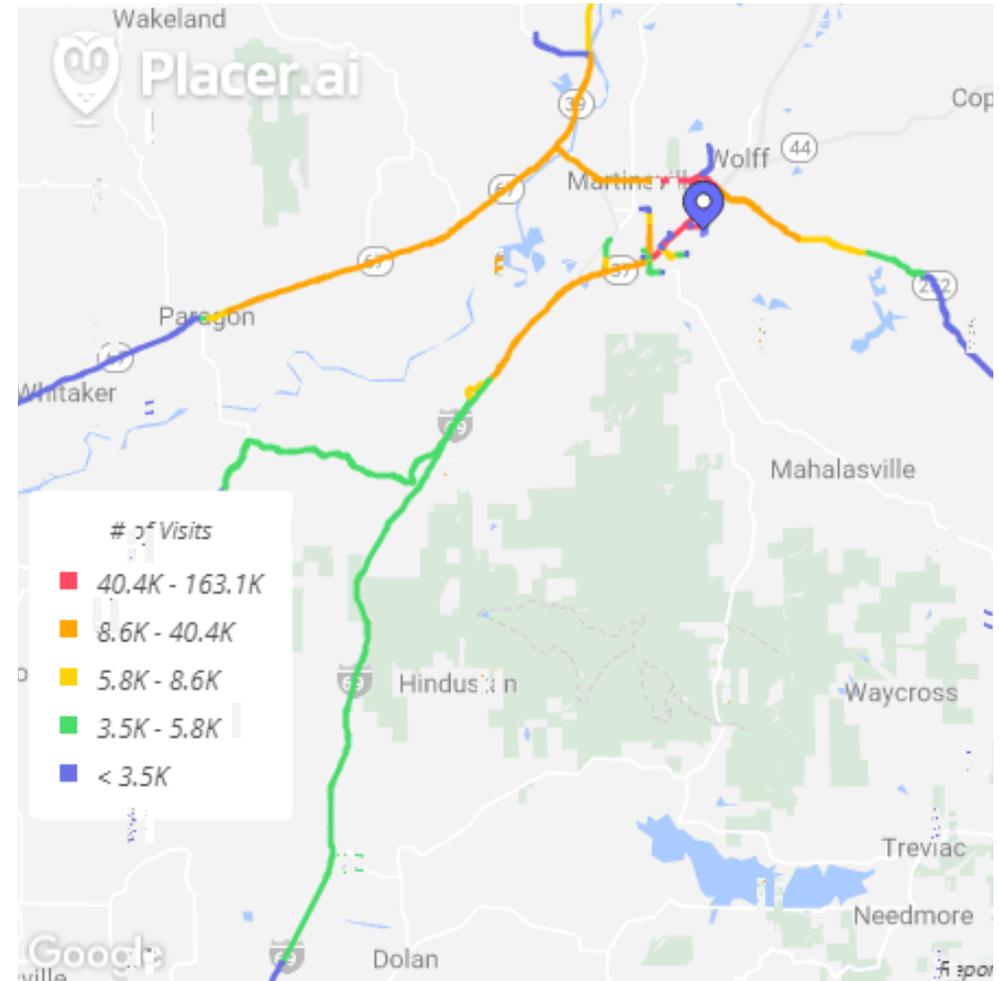
# Trade Area



# Customer Journey



From Prior Locations

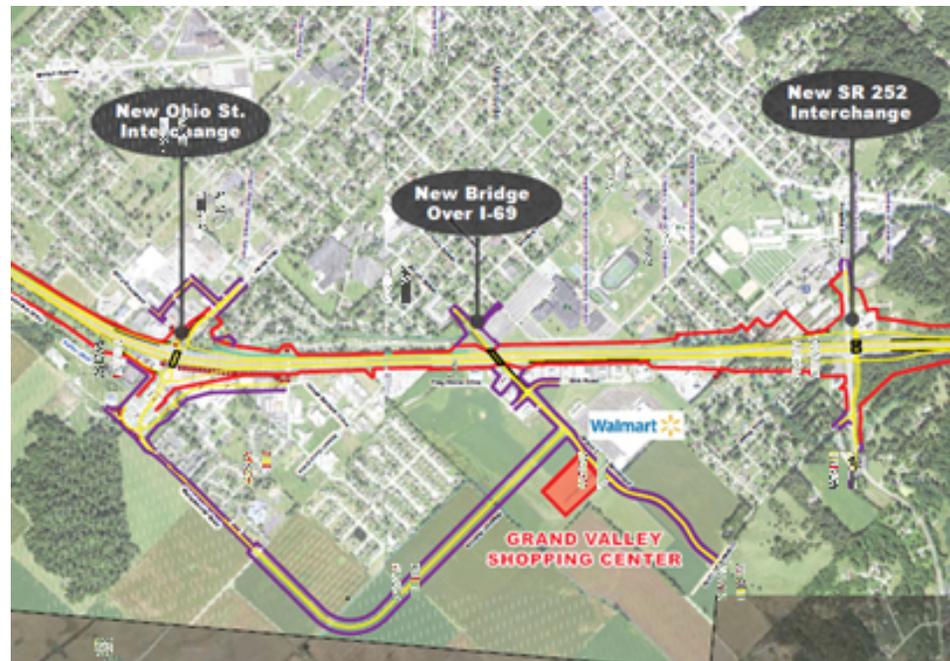


To Post Locations

# I-69 Construction Overview

Martinsville has many upcoming plans for expansion - beginning with the I-69 project. This project's overall goal is to connect Evansville, IN to Indianapolis, IN via I-69. In turn, all traffic will go straight through the heart of Martinsville. Before construction, there was only one entrance to Grand Valley Shopping Center, but after the stage one of the INDOT project was completed in the Spring of 2020, there are three entrances/exits to the shopping center.

One access point is located at the current Grand Valley Boulevard by means of an I-69 overpass from downtown Martinsville. The second site of ingress & egress will be an overpass at Ohio Street from downtown Martinsville. The third site will be at Crammer Town Loop from HWY 252. I-69 will only be closed to through traffic for one construction season (March 1 – November 1) according to recent reports from INDOT.





Grand Valley Blvd. Extension



Grand Valley Blvd.



Artesian Ave.



Rural King



Walgreens

Artesian Ave.

Mahalasseton Rd.

28,200 VPD



# MRP

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