

# 128 E MORGAN ST, MARTINSVILLE, IN

## COMMERCIAL RETAIL FOR SALE



## NEXT TO THE VENUE

### Property Overview

Downtown Martinsville opportunity on the Courthouse Square! Formerly home to Royal Title Services, this 6,357 SF historic retail and professional office building is convenient to the renovated Morgan County Courthouse. The main level features a open waiting area, wood-paneled group conference room, open office area, kitchenette plus ample storage. The second floor features lofty ceilings and natural light, with views overlooking the new Martinsville Arts Venue. This location has excellent potential for new retail and professional services as well as apartment, Airbnb, studios, or expanded offices. Built in 1900 with updates including a brand new GAF 2025 roof. Flexible B-2 Zoning for General Commercial uses. Sold as an individual building or combined with the adjoining 124 E Morgan St building.

### Property Highlights

- Retail and Professional Services Building in Morgan County Courthouse Square Area
- Overlooking the Martinsville's New Venue for the Performing Arts
- Great Second Floor Development Opportunities
- "Worth The Walk" Passport Area Promoting Walkable Businesses
- Flexible B-2 General Commercial Zoning
- 2025 GAF Diamond Roof with Warranty

### Property Details

<b>Price:</b>	\$350,000
<b>Building SF:</b>	6,357
<b>Lot Size:</b>	0.07 AC
<b>Year Built:</b>	1900
<b>Zoning:</b>	B-2
<b>Permitted Uses:</b>	Retail, Office
<b>Roof:</b>	2025 GAF Diamond Roof
<b>APN:</b>	55-09-33-463-007.000-021

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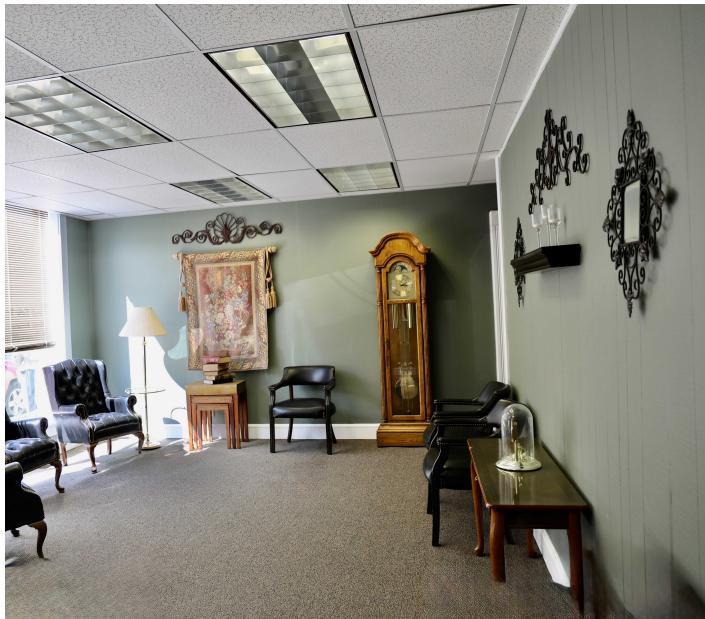
KW INDY METRO NORTHEAST

8555 N River Road, Ste 200  
Indianapolis, IN 46240

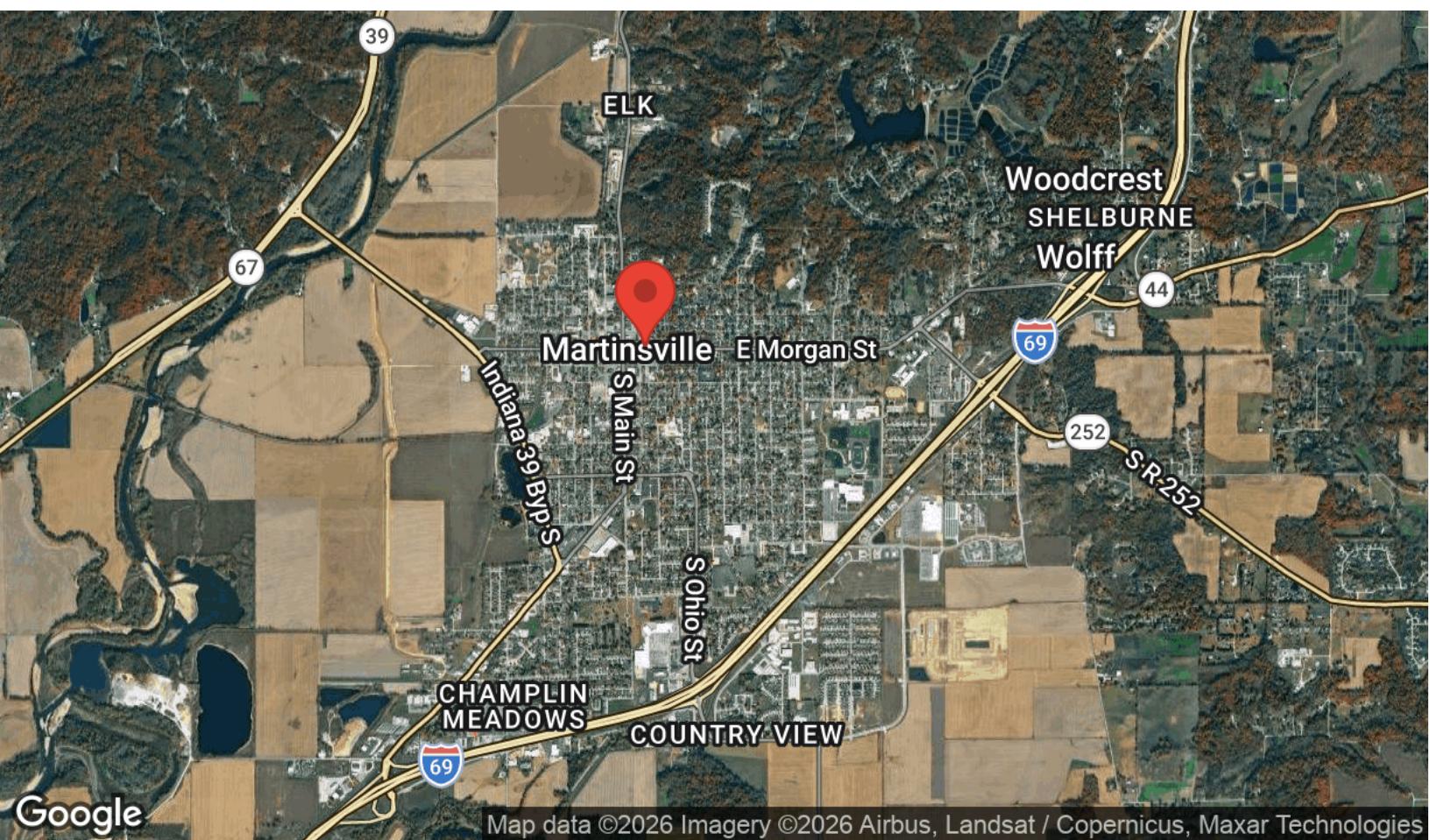
Each Office is Independently  
Owned and Operated



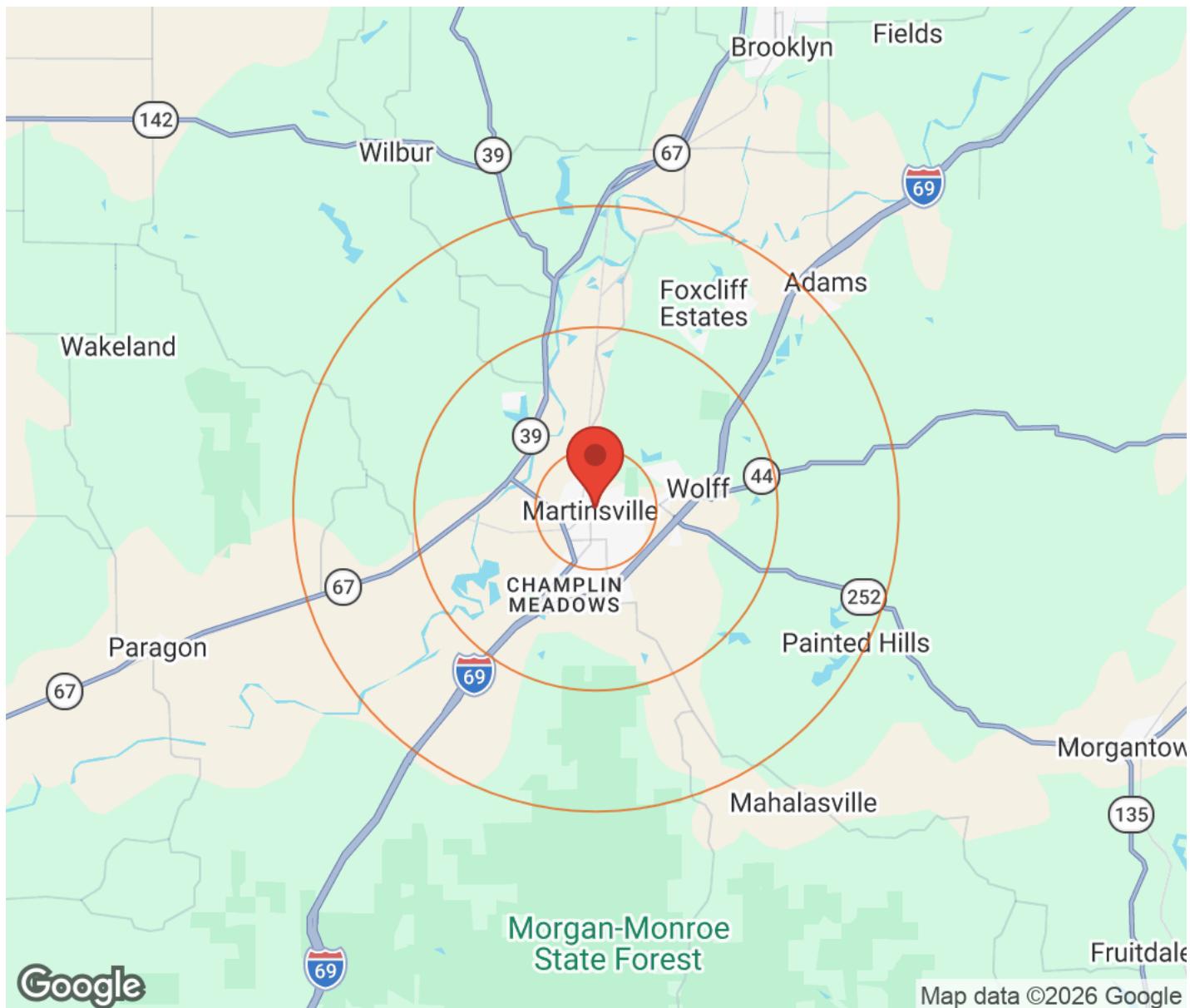
# Property Photos



# Location Maps



# Demographics



Population	1 Mile	3 Miles	5 Miles
Male	4,204	8,018	11,309
Female	3,996	7,862	11,030
Total Population	8,200	15,880	22,339

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,338	2,702	3,818
Ages 15-24	1,012	1,904	2,653
Ages 25-54	3,226	6,007	8,241
Ages 55-64	1,079	2,085	3,081
Ages 65+	1,544	3,180	4,549

Race	1 Mile	3 Miles	5 Miles
White	7,815	14,930	21,030
Black	107	191	239
Am In/AK Nat	8	16	25
Hawaiian	N/A	N/A	N/A
Hispanic	148	391	532
Asian	37	140	201
Multi-Racial	83	208	302
Other	2	5	9

Income	1 Mile	3 Miles	5 Miles
Median	\$63,377	\$67,998	\$75,761
< \$15,000	438	641	765
\$15,000-\$24,999	286	420	481
\$25,000-\$34,999	340	562	696
\$35,000-\$49,999	376	770	964
\$50,000-\$74,999	520	1,122	1,522
\$75,000-\$99,999	468	901	1,221
\$100,000-\$149,999	653	1,168	1,652
\$150,000-\$199,999	244	532	875
> \$200,000	73	334	756

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,685	6,951	9,627
Occupied	3,397	6,450	8,934
Owner Occupied	1,914	4,050	6,192
Renter Occupied	1,483	2,400	2,742
Vacant	288	501	693