

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

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

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KW INDY METRO NORTHEAST

8555 N River Road, Ste 200
Indianapolis, IN 46240

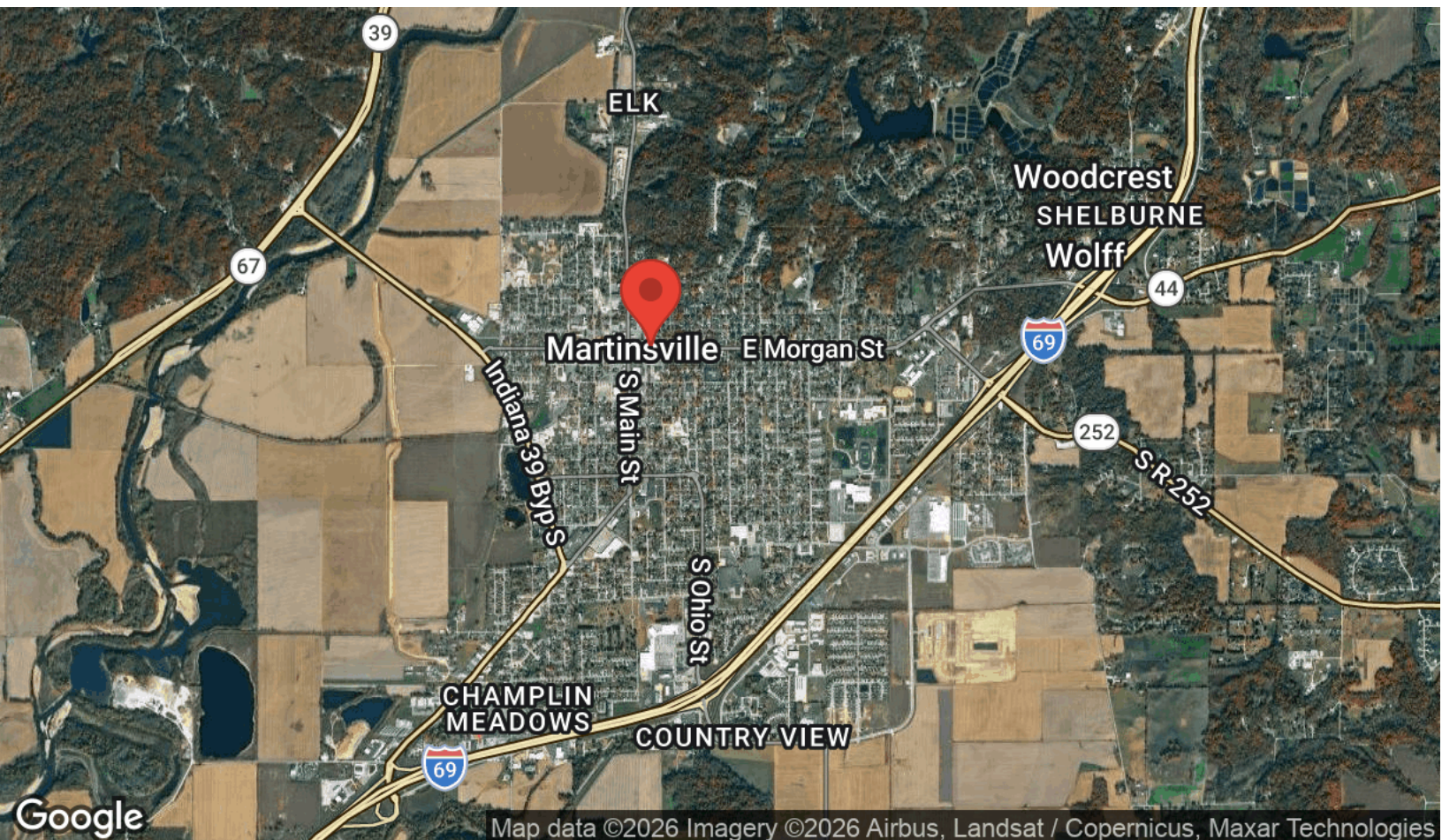
Each Office is Independently
Owned and Operated



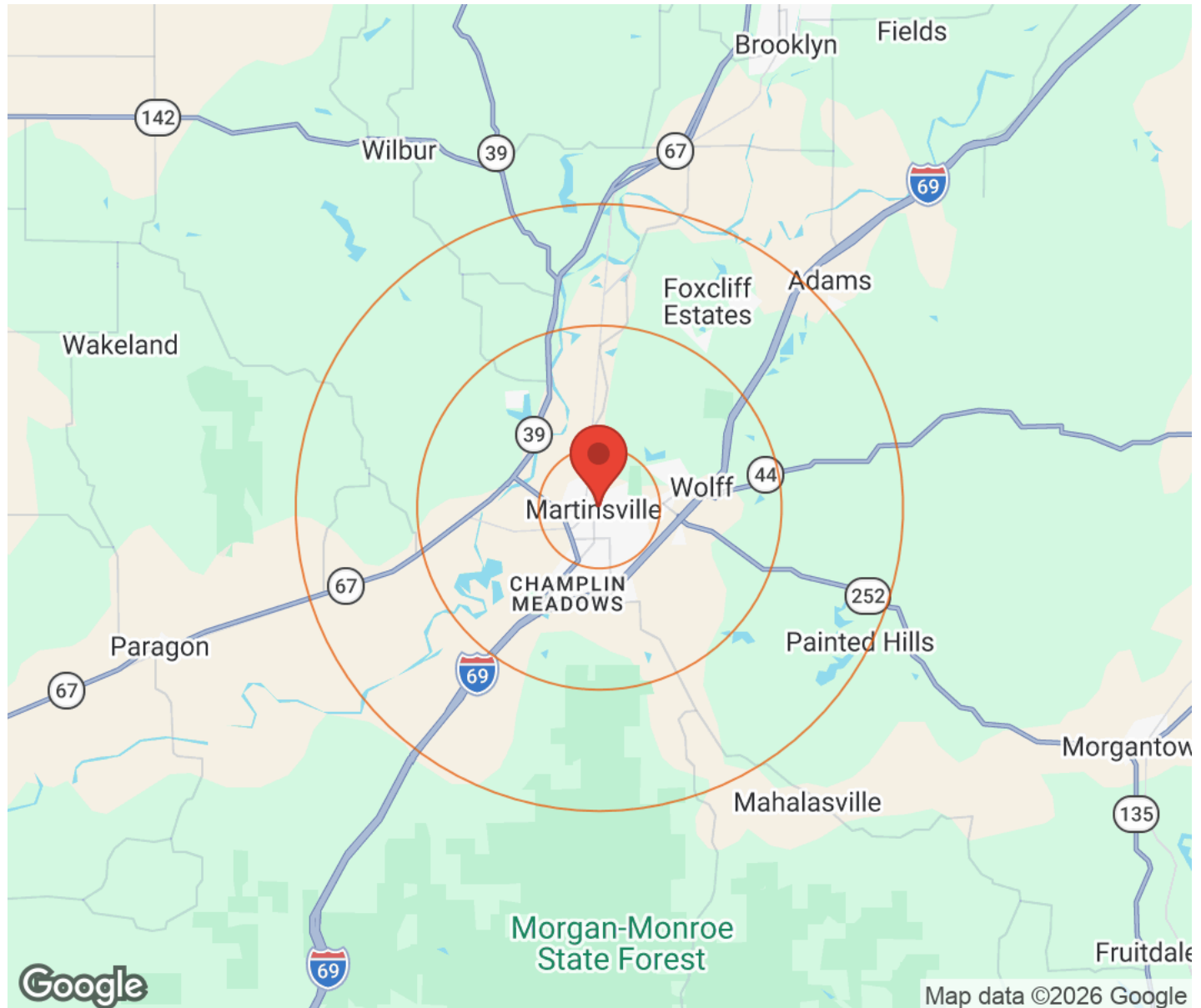
Property Photos



Location Maps



Demographics



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	4,204	8,018	11,309	Median	\$63,377	\$67,998	\$75,761
Female	3,996	7,862	11,030	< \$15,000	438	641	765
Total Population	8,200	15,880	22,339	\$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
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,338	2,702	3,818	Total Units	3,685	6,951	9,627
Ages 15-24	1,012	1,904	2,653	Occupied	3,397	6,450	8,934
Ages 25-54	3,226	6,007	8,241	Owner Occupied	1,914	4,050	6,192
Ages 55-64	1,079	2,085	3,081	Renter Occupied	1,483	2,400	2,742
Ages 65+	1,544	3,180	4,549	Vacant	288	501	693
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				