



OFFERING MEMORANDUM

TURN-KEY RESTAURANT

INDOOR - OUTDOOR SEATING

789 E MORGAN ST, MARTINSVILLE, IN 46151



PRESENTED BY



JASON ALSUP

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With over 19 years of experience in the real estate industry, I specialize in buying, selling, and tenant representation across all aspects of commercial real estate. Whether it's office, retail, industrial, or investment properties, I am dedicated to helping my clients navigate the market with expert guidance and strategic solutions.

I take pride in my strong communication skills, active listening, and ability to truly understand my clients' needs and goals. My extensive network of service providers and deep clientele database allow me to connect buyers, sellers, and tenants efficiently.

In addition to serving Metro Indianapolis, I also specialize in the Southwest Florida market, offering clients access to prime commercial opportunities in this rapidly growing region. Whether you're looking to invest, expand, or relocate your business, I am here to provide exceptional service and results-driven strategies.

Let's connect and turn your commercial real estate goals into reality

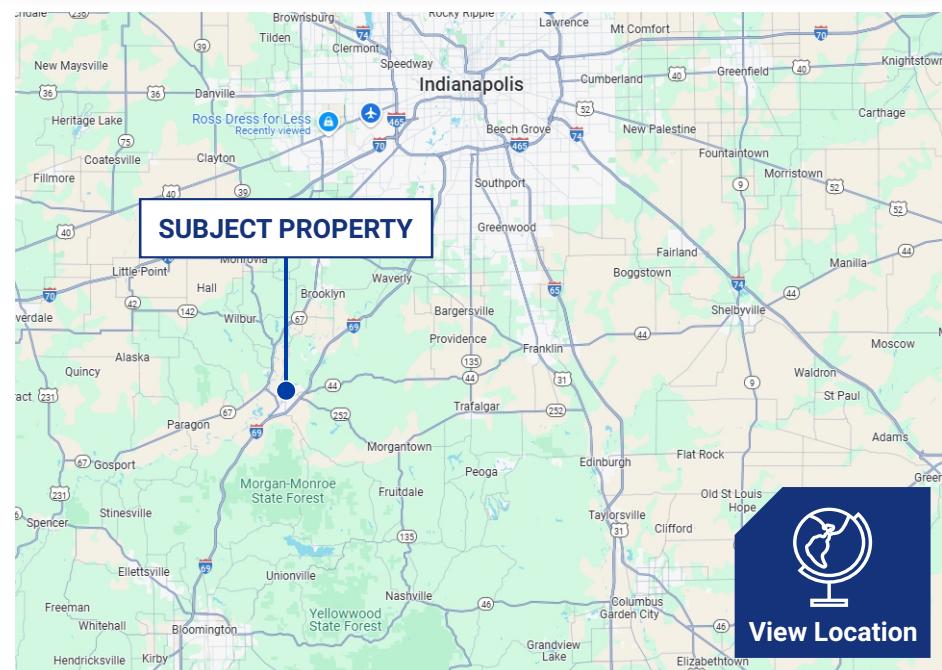


PROPERTY OVERVIEW

TURN-KEY RESTAURANT
789 E MORGAN ST, MARTINSVILLE, IN 46151

FEATURES

Address	789 E Morgan St, Martinsville, IN 46151
Asking Price	\$425,000
Property Type	Retail, Special Purpose
Subtype	Restaurant
Class	B
Square Footage	1,836 SF
Net Rentable (sq ft)	1,836 SF
Occupancy	Vacant
Units	1
Year Built	1968
Stories	1
Zoning	B3
Lot Size (acres)	0.23
Broker Co-Op	Yes
Ownership	Sole



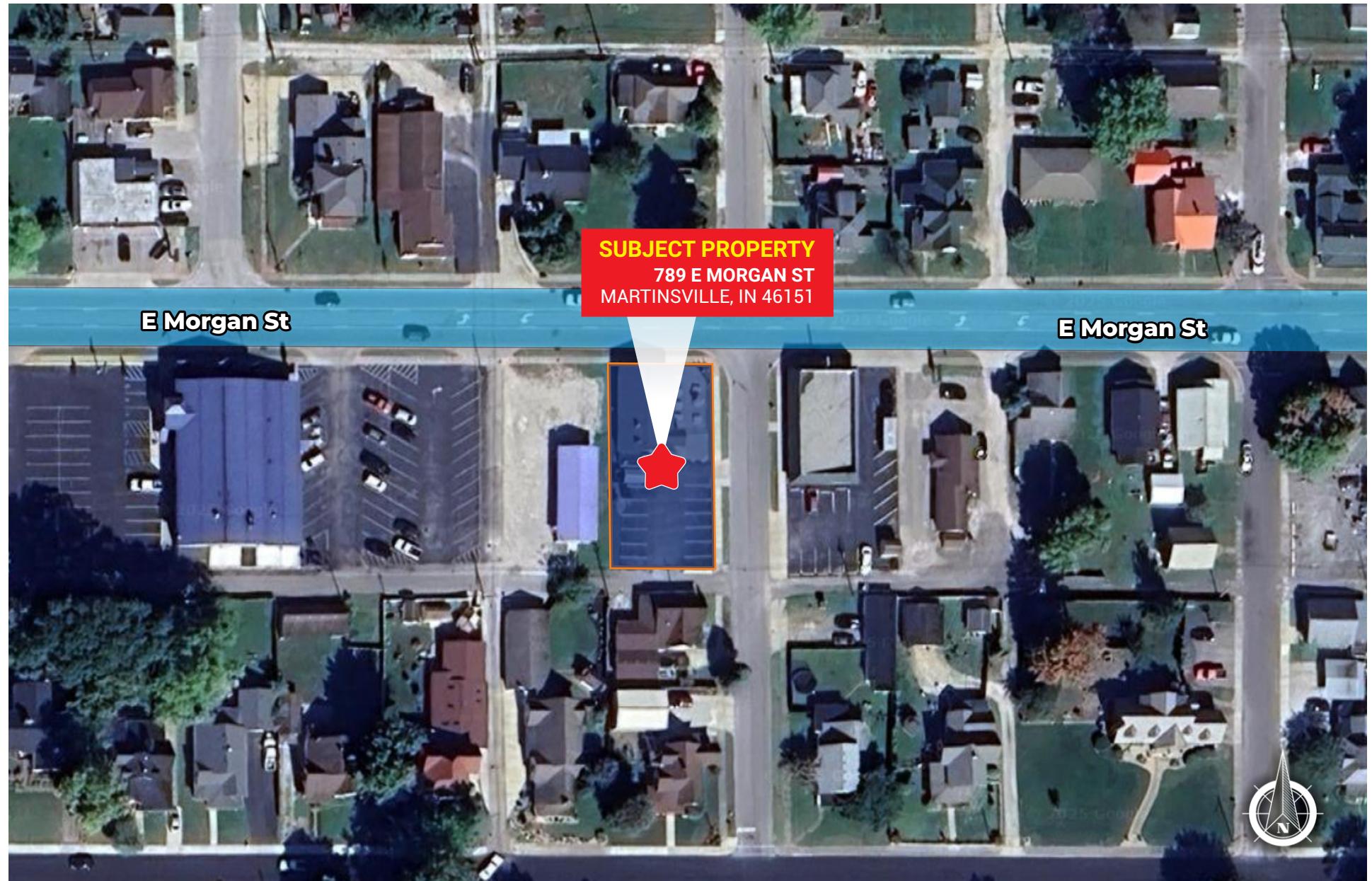
PROPERTY PHOTOS

TURN-KEY RESTAURANT
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PROPERTY LOCATION

TURN-KEY RESTAURANT
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AERIAL MAP

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DEMOGRAPHICS

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Category	Subcategory	1 Mile	3 Miles	5 Miles
Population	2023	14,729	21,567	33,553
Population	2022	14,731	21,500	33,524
Population	2021	14,658	21,364	33,115
Population	2020	14,604	20,594	32,818
Population	2019	14,576	20,542	33,559
Household Income	2023 Median Income	\$65,598	\$72,527	\$78,483
Household Income	Under \$25k	990	1,202	1,508
Household Income	\$25k - \$50k	1,225	1,620	2,478
Household Income	\$50k - \$100k	1,866	2,632	3,920
Household Income	\$100k - \$150k	1,013	1,504	2,640
Household Income	Above \$150k	650	1,370	2,424
Age	2023 Median Age	38.1	40.2	42.1
Age	Under 20	3,665	5,210	8,179
Age	20 - 25	1,091	1,363	1,740
Age	25 - 45	3,985	5,471	8,009
Age	45 - 65	3,525	5,957	10,109
Age	Over 65	2,040	2,870	4,409
Employees	Total 2023	11,870	17,449	27,387
Employees	Agriculture	86	152	303
Employees	Construction	719	1,120	2,298
Employees	Manufacturing	1,249	1,629	2,941
Employees	Wholesale Trade	121	178	354
Employees	Retail Trade	809	964	1,919
Employees	Transportation, Warehousing	564	908	1,937
Employees	Information	12	59	156
Employees	Finance, Insurance	402	498	1,090
Employees	Professional Services	947	1,430	2,239
Employees	Educational, Health Care	1,638	2,189	4,065
Employees	Arts, Entertainment, Food	659	775	1,382
Employees	Management, Business, Science, Arts	2,765	3,840	7,078
Employees	Public Administration	754	835	1,454
Employees	Other Services	394	619	1,063
Housing Occupancy	2023 Ratio	20:03	10:01	10:01
Housing Occupancy	Occupied	5,099	7,514	11,709
Housing Occupancy	Vacant	645	814	1,261
Renter To Homeowner	2023 Ratio	9:20	7:20	1:04
Renter To Homeowner	Renters	1,747	2,080	2,435
Renter To Homeowner	Homeowners	3,997	6,248	10,535

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FOR MORE INFORMATION
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