



DRONE
VIDEO

FOR SALE

**VALUE-ADD CENTER
KROGER SHADOW CENTER**



ASKING PRICE

PRICE PSF

OCCUPANCY

TOTAL SQ FT

\$ 1,049,000

\$ 94.62

20.1%

11,086

ADDRESS	35-49 Bill's Blvd, Martinsville, IN
COUNTY	Morgan (County Seat)
OWNERSHIP	Fee Simple
ACREAGE	1.77 Acres
YEAR BUILT	2005
RENOVATED	N/A
ROOF AGE	2019 (Warranty through 2034)
BUILDING SIZE	11,086 Sq Ft
# OF UNITS	3
OCCUPANCY	20.1 %
PARKING SPACES	75

VERITAS REALTY is pleased to present a prime value-add investment opportunity in Martinsville, IN, which is located 20 minutes north of Bloomington, IN and 40 minutes south of downtown Indianapolis. The building is an outparcel to both Kroger and Rural King, and adjacent to the new I-69 corridor that was completed in 2022.

Select Physical Therapy currently occupies 2,230 square feet with the lease expiring on 9/30/2026. Call for more information.

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VALUE-ADD
OPPORTUNITY**



RURAL KING
Kroger
 ANYTIME FITNESS
 AT&T
 Dairy Queen
 Great Clips
 PAPAJOHNS

Walmart
 Save money. Live better.
 cricket wireless
 maurices

SUBJECT PROPERTY

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OPPORTUNITY**



Walmart wellnow Urgent Care verizon chili's

STORAGE EXPRESS

INTERSTATE 69

PROPOSED DUNKIN'

S OHIO ST.

SUBWAY

Turkey Hill

BW Best Western

BILL'S BLVD.

select PHYSICAL THERAPY

SUBJECT PROPERTY

KROGER ANCHORED VALUE-ADD OPPORTUNITY





INTERSTATE 69

GRAND VALLEY BLVD.



PAPAJOHNS

Great Clips



SOHIO ST.



PROPOSED DUNKIN'

BILL'S BLVD.

SUBJECT PROPERTY



KROGER ANCHORED VALUE-ADD OPPORTUNITY



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