

124 & 128 E MORGAN ST, MARTINSVILLE, IN

**COMMERCIAL RETAIL FOR SALE
TWO ADJACENT BUILDINGS**

NEXT TO THE VENUE

Property Overview

Two adjoining brick commercial buildings in Martinsville's downtown courthouse square, formerly home to Royal Title and Artesian Books. Positioned directly next to the new Martinsville Venue, the properties enjoy excellent visibility and steady downtown foot traffic. Each historic building offers flexible space for retail, office, coworking, or boutique services, with second floors ready for your future vision. Recent updates include a brand new GAF roof. An outstanding opportunity for owner-occupants or investors to participate in the ongoing revitalization of Martinsville's historic courthouse square.

Property Highlights

- Two Retail Buildings In Morgan County Courthouse Square Area
- Overlooks The Martinsville's New Venue for the Arts
- Great Second Floor Development Opportunities
- "Worth The Walk" Passport Area Promoting Walkable Business
- Flexible Retail and Office Spaces

Property Details

Price:	\$745,000
Building SF:	124 E Morgan St - 5,565 SF 128 E Morgan St - 6,357 SF Total SF - 11,922
Floors:	2
Lot Size:	0.14 Acres
Year Built:	1900
Roof	2025 GAF Diamond Roof
Parcel ID	55-09-33-463-007.000-021 55-09-33-463-006.000-021

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KW INDY METRO NORTHEAST

8555 N River Road, Ste 200
Indianapolis, IN 46240

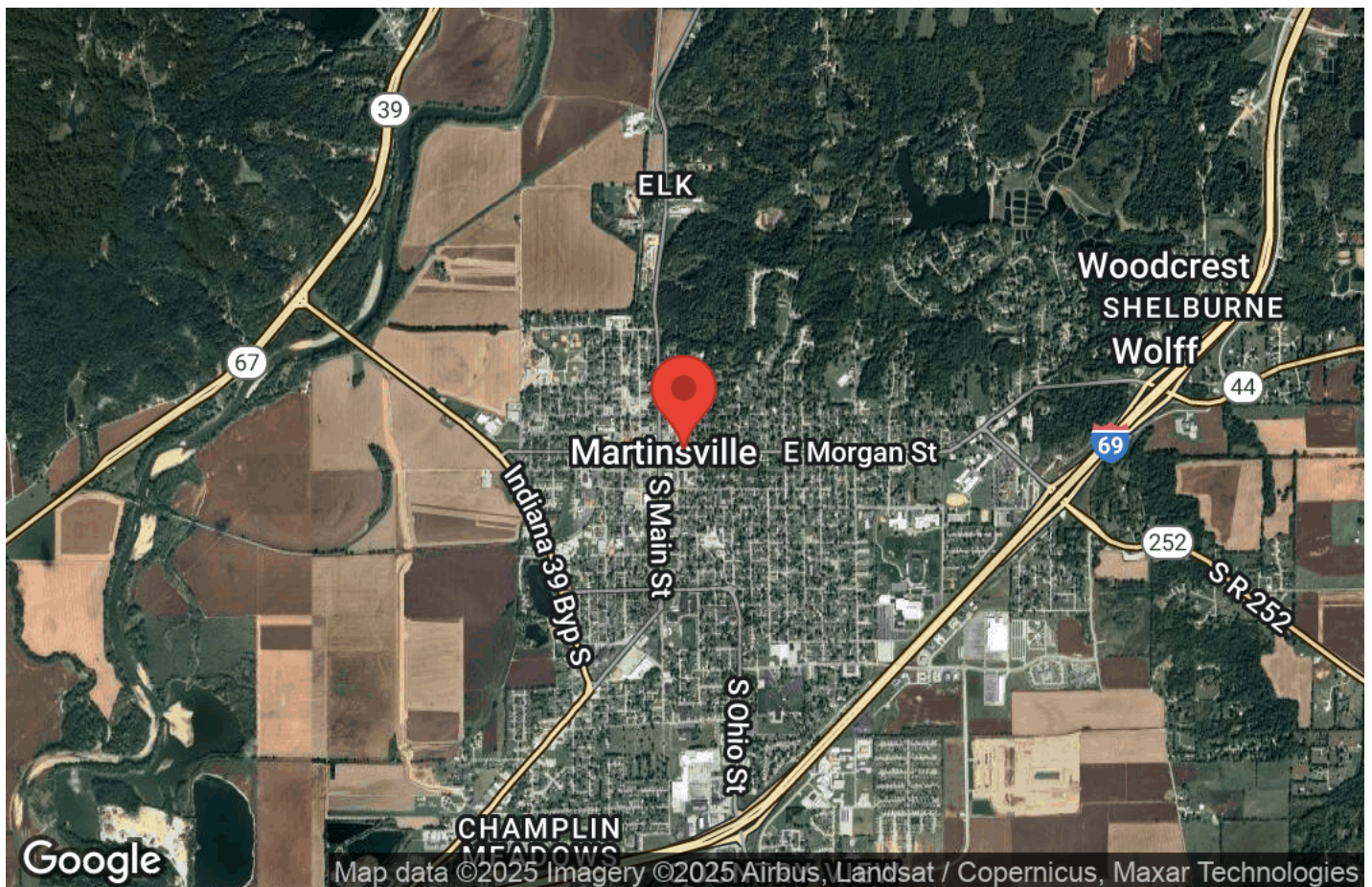
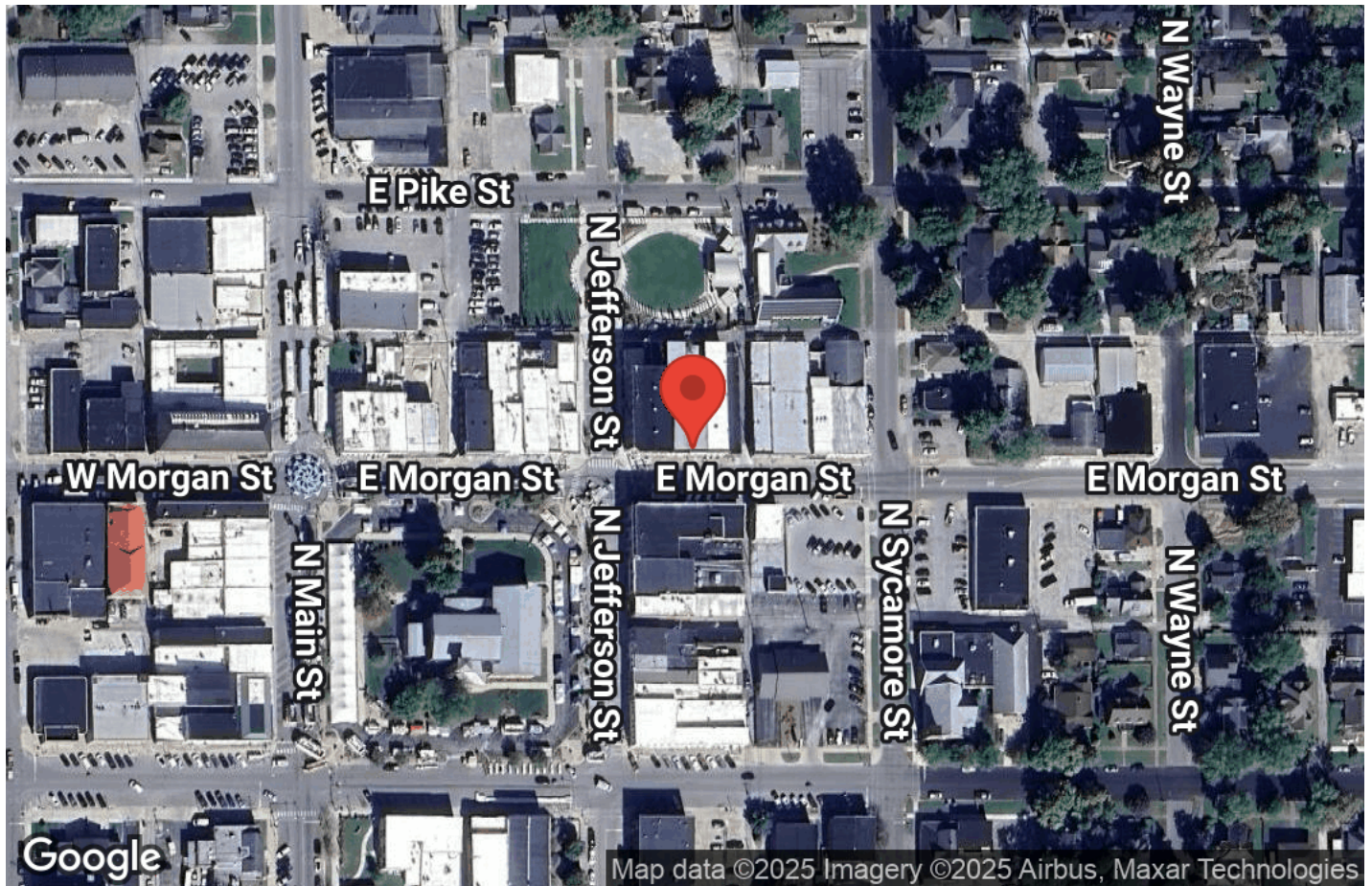
Each Office is Independently
Owned and Operated



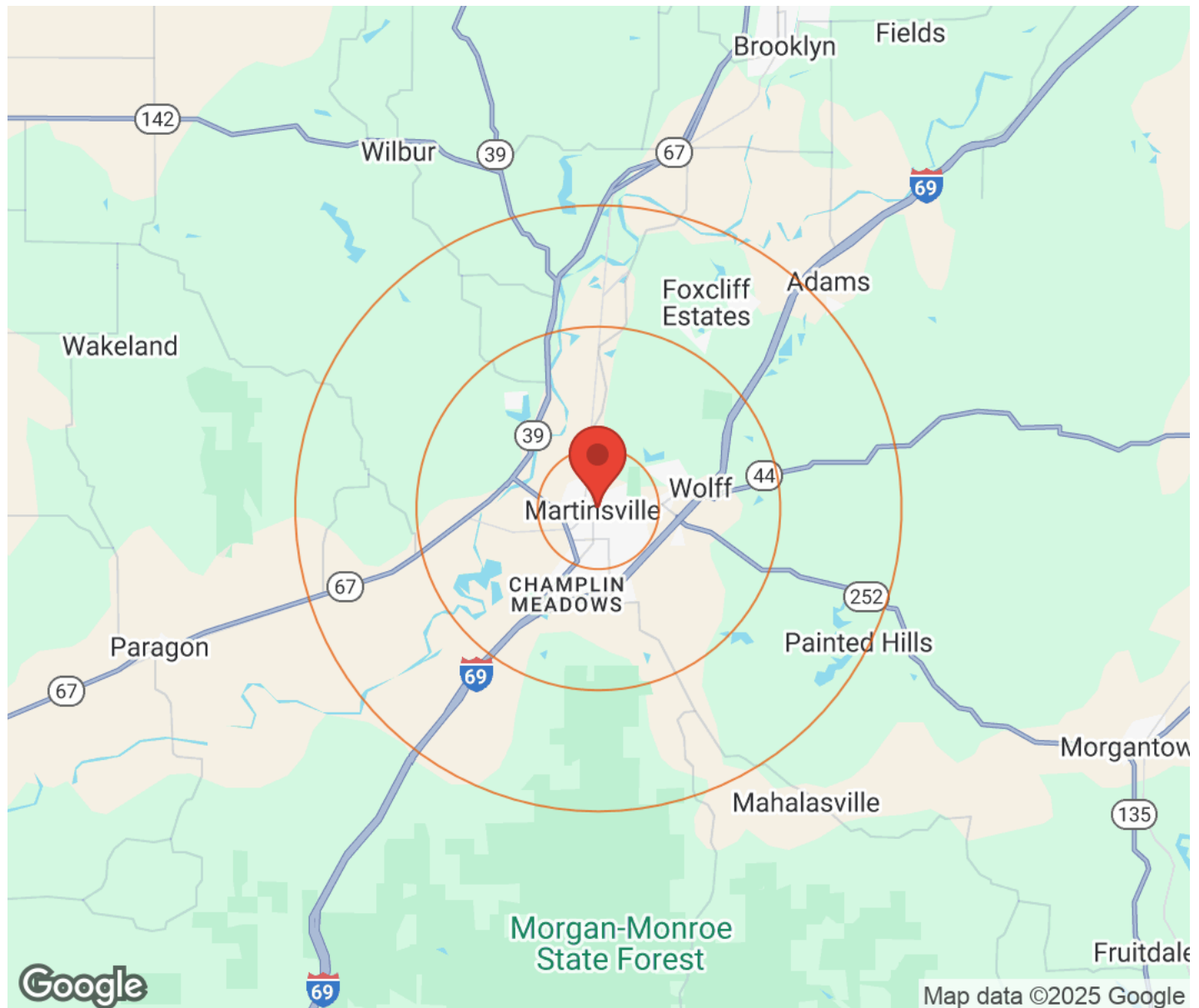
Property Photos



Location Maps



Demographics



Population	1 Mile	3 Miles	5 Miles
Male	4,229	8,004	11,224
Female	4,006	7,822	10,924
Total Population	8,235	15,826	22,148

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,368	2,727	3,827
Ages 15-24	1,033	1,918	2,640
Ages 25-54	3,223	5,981	8,185
Ages 55-64	1,107	2,122	3,127
Ages 65+	1,505	3,078	4,369

Race	1 Mile	3 Miles	5 Miles
White	7,868	14,937	20,943
Black	85	142	182
Am In/AK Nat	8	16	24
Hawaiian	N/A	N/A	N/A
Hispanic	145	373	496
Asian	33	135	193
Multi-Racial	92	215	299
Other	4	8	11

Income	1 Mile	3 Miles	5 Miles
Median	\$62,578	\$66,832	\$73,836
< \$15,000	449	651	774
\$15,000-\$24,999	281	411	472
\$25,000-\$34,999	340	561	694
\$35,000-\$49,999	389	784	975
\$50,000-\$74,999	549	1,172	1,589
\$75,000-\$99,999	447	851	1,151
\$100,000-\$149,999	660	1,180	1,660
\$150,000-\$199,999	234	506	826
> \$200,000	69	323	730

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,698	6,917	9,532
Occupied	3,417	6,437	8,871
Owner Occupied	1,917	4,026	6,127
Renter Occupied	1,500	2,411	2,744
Vacant	281	480	661