

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
- The Buildings Are Also Available For Sale Individually

Property Details

Price: \$680,000

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

Sharon Thompson - Executive Director

(317) 564-7160

sharonthompson@kw.com

RB#14044406, Indiana

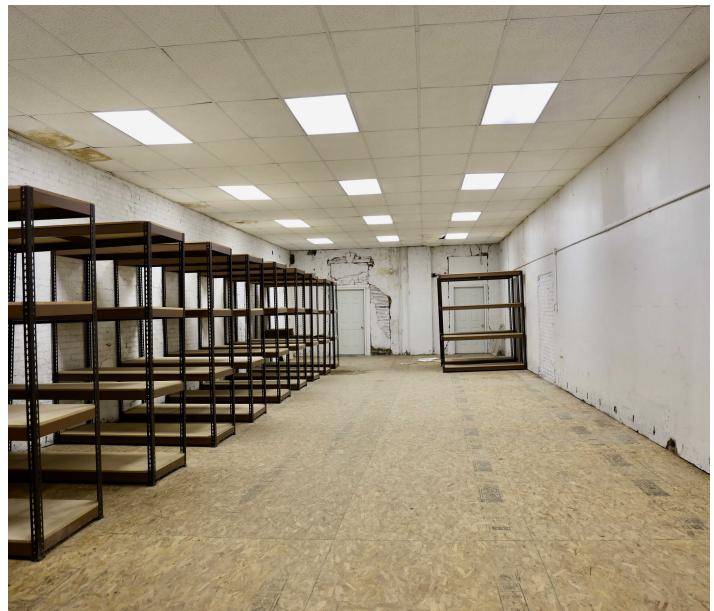
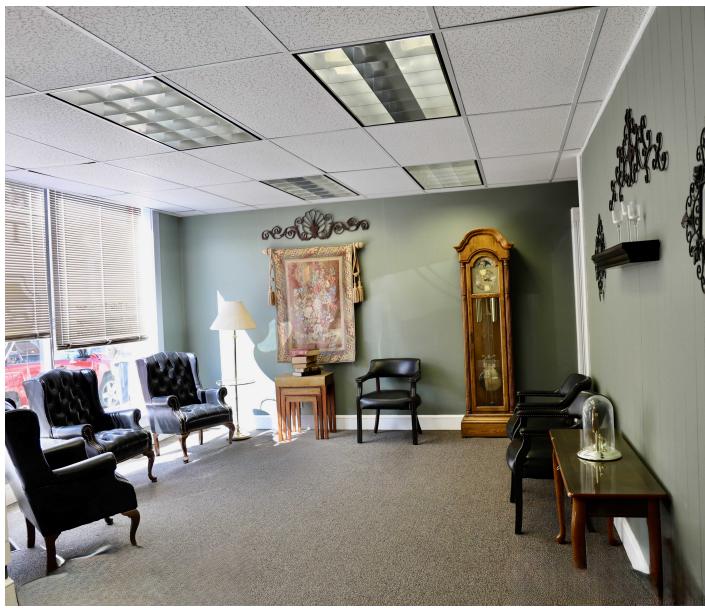
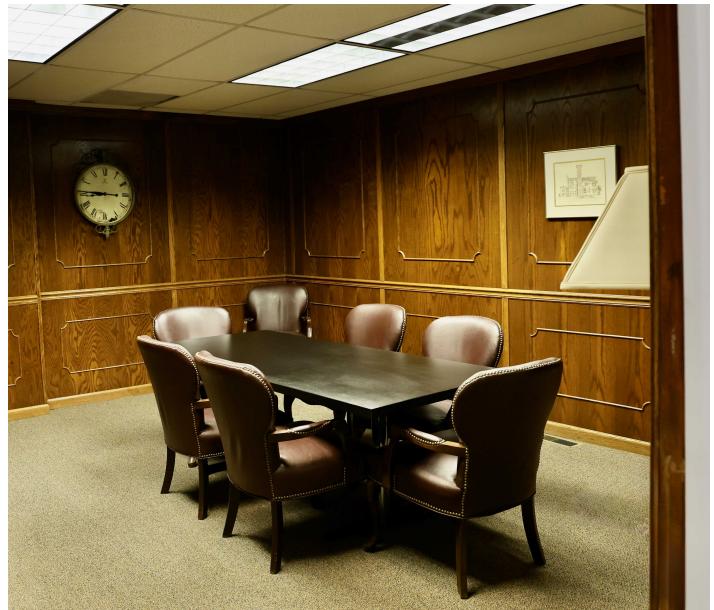
KW INDY METRO NORTHEAST

8555 N River Road, Ste 200
Indianapolis, IN 46240

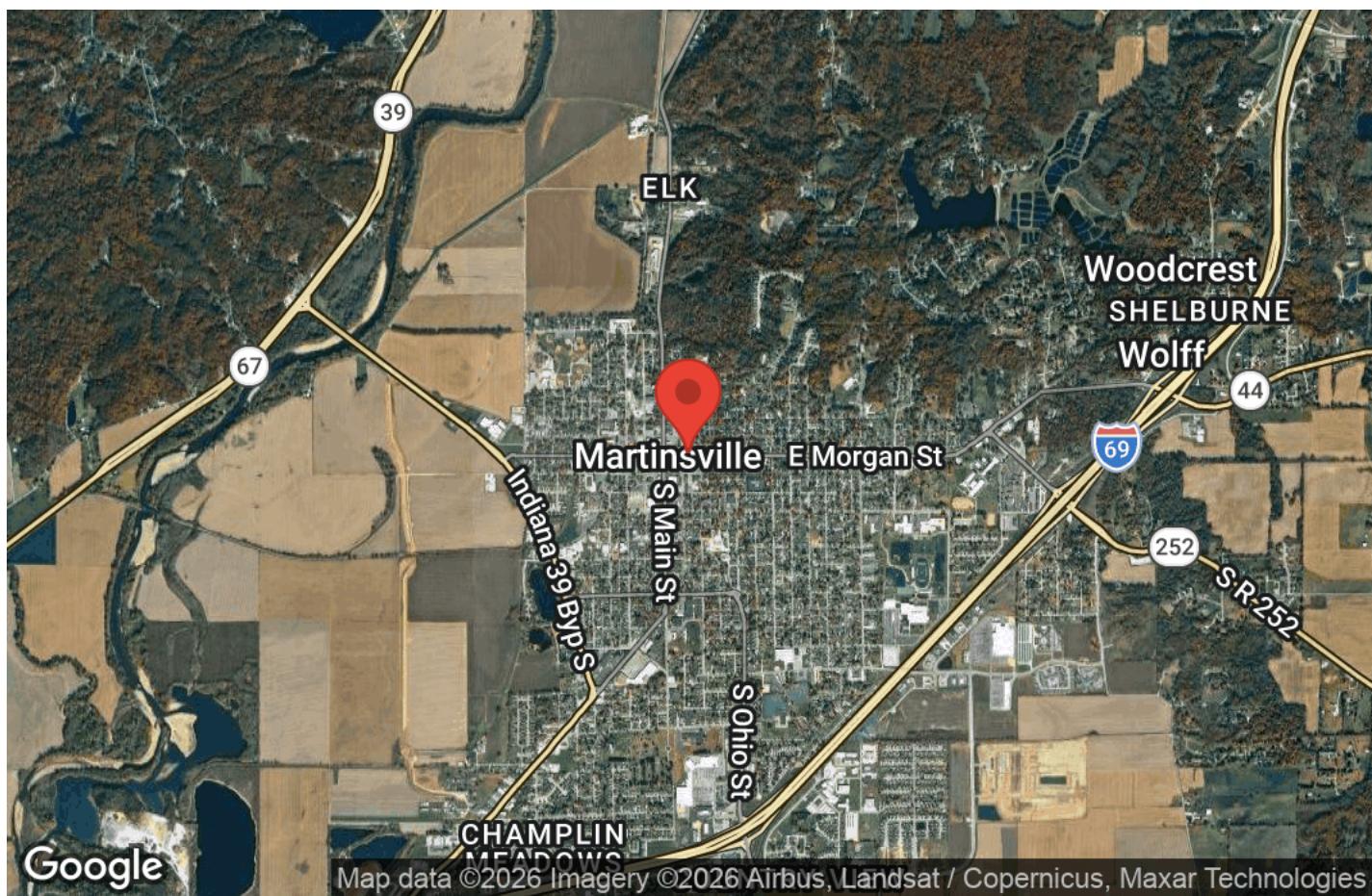
Each Office is Independently
Owned and Operated



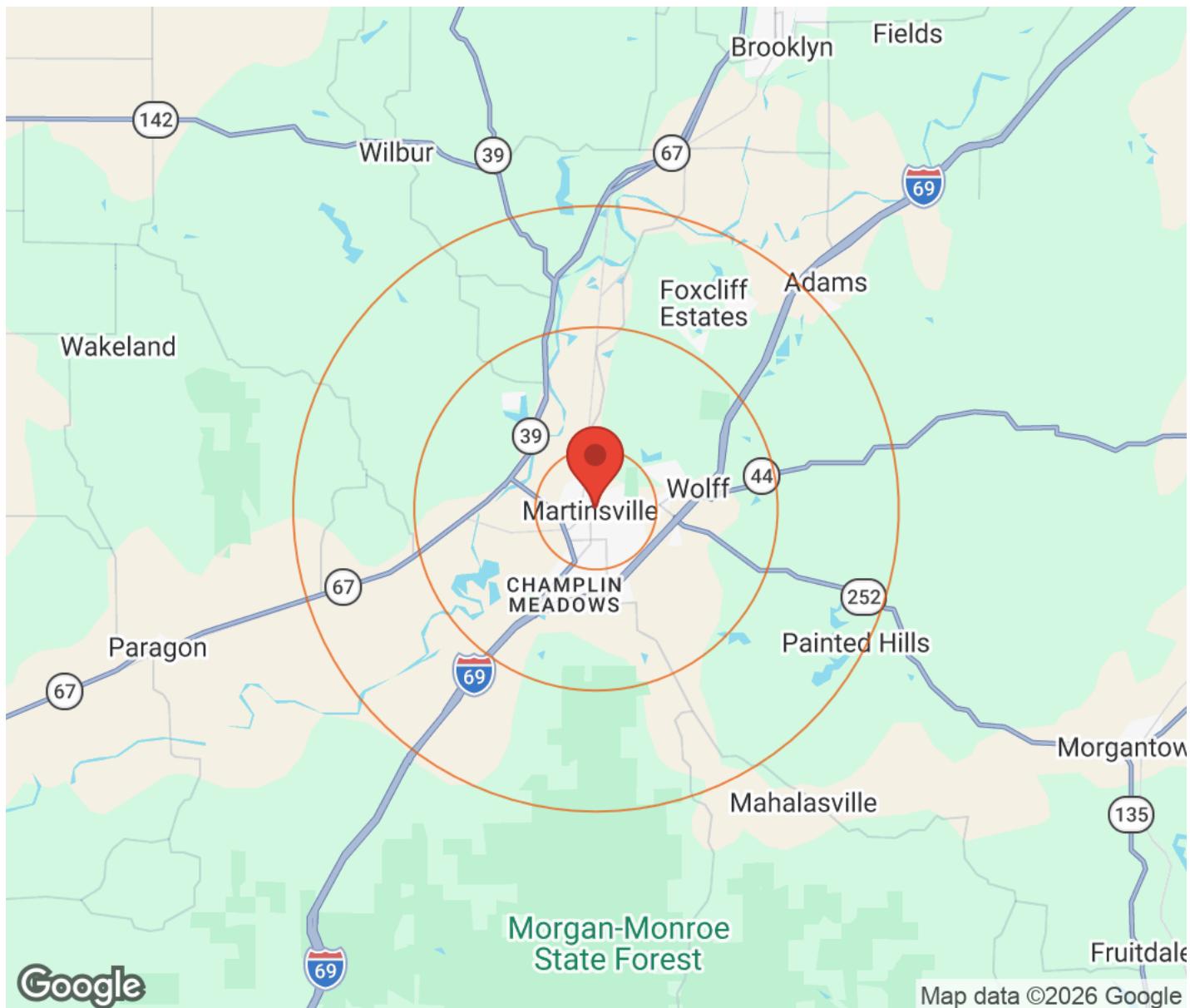
Property Photos



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