

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

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KW INDY METRO NORTHEAST

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Each Office is Independently
Owned and Operated



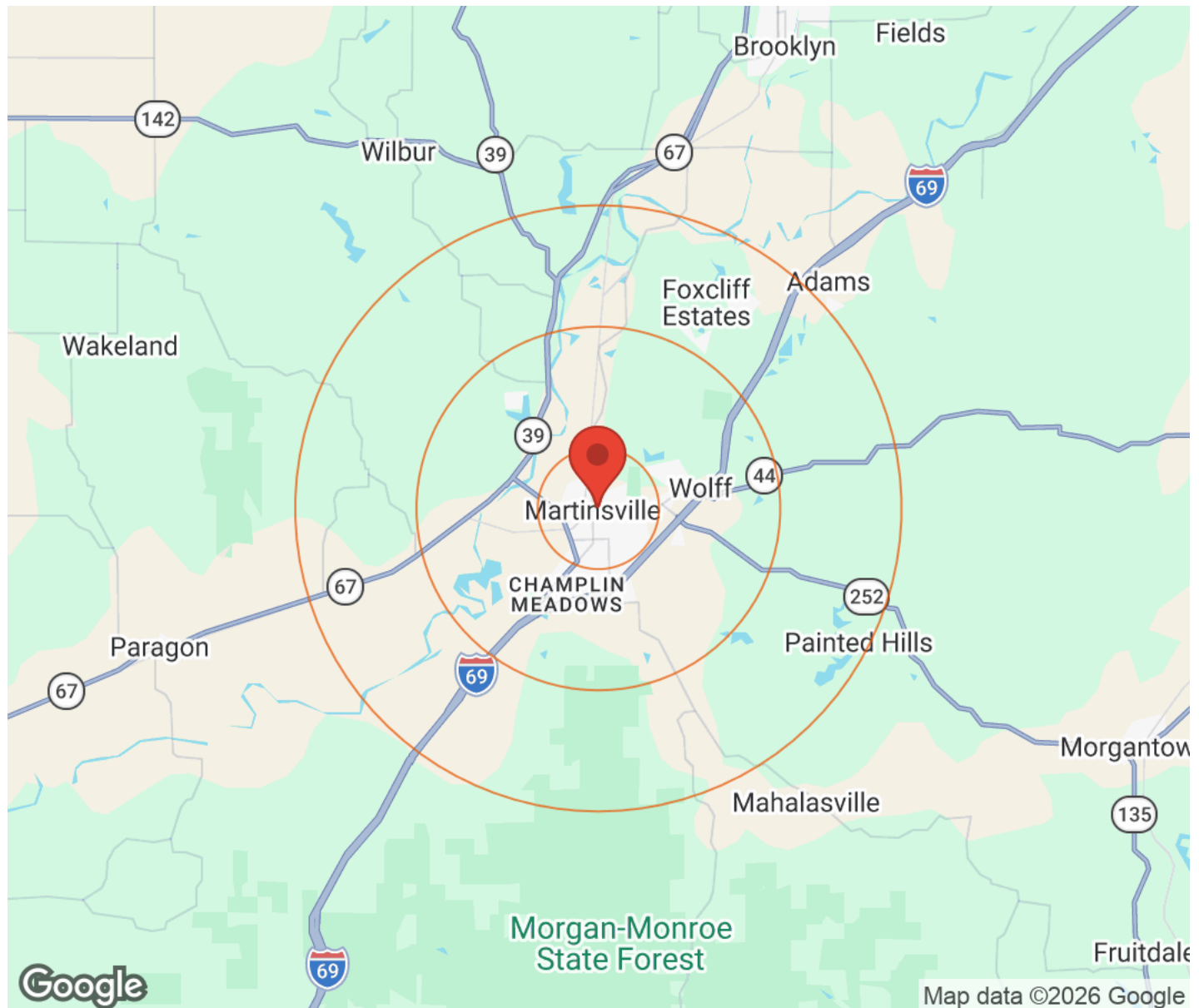
Property Photos



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				