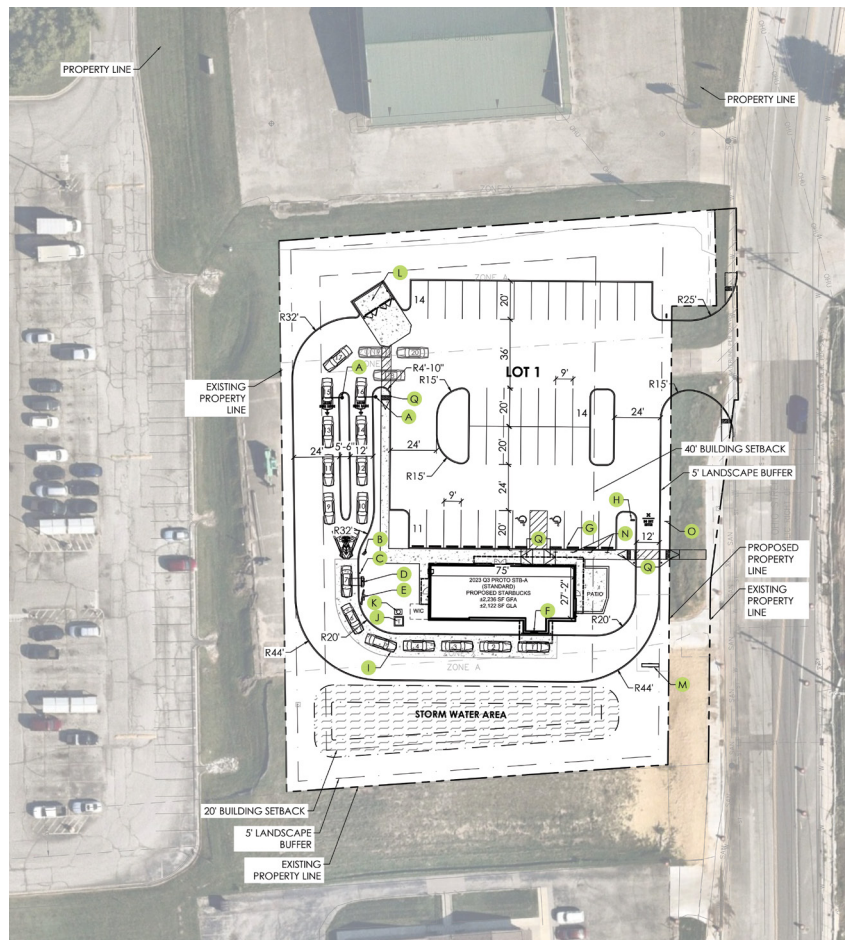


# Martinsville Outlot Available

S Ohio Street, Martinsville, IN 46151



## FOR LEASE / GROUND LEASE

### TRAFFIC COUNTS

S Ohio Street - 9,350 ADT

I-69 - 30,000 ADT

- +/- 1.4 acre outlot at new off ramp to I-69
- Zoned for drive thru
- All utilities at the site
- Tremendous restaurant site
- Adjacent to extremely busy Kroger
- Very strong traffic counts on I-69

### CONTACT

McCrea Property Group  
for more details

### MARKET DEMOGRAPHICS

Radius	Population	Income	Households	Daytime Pop
1 Mile	7,012	\$66,744	2,932	3,244
3 Mile	14,164	\$72,351	5,818	5,575
5 Mile	20,394	\$83,797	8,241	6,148



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