

FOR SALE

Mixed Use

160 E Morgan St, Martinsville, IN



8,000+ Square Feet



Newly Updated



B-2 Zoning



I-69 Highway Access



**GARDNER
PROPERTY
GROUP**

<5 min drive from I-69, and State Rd. 39

<5 min drive to any location in Martinsville

<10 min walk of 20+ local businesses



8,000 SQFT

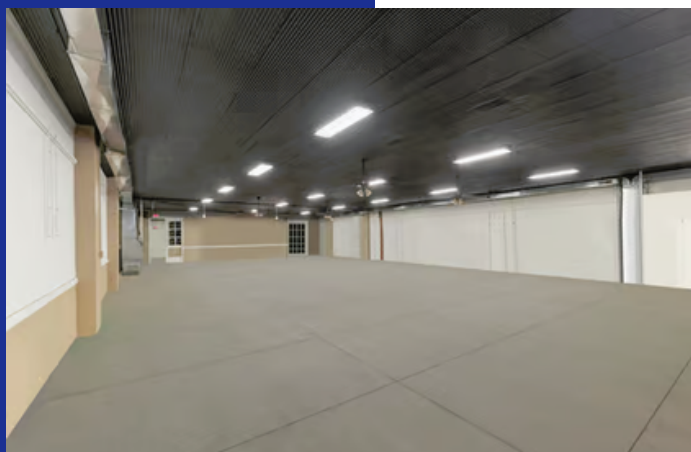
160 E Morgan St			
	1 mile	3 miles	5 miles
2024 Total Population	7,268	15,167	21,282
2024 Avg. HH Income	\$67,181	\$80,459	\$91,293
2024 Median HH Income	\$53,731	\$60,861	\$70,076
2024-2029 Median HH Income: CAGR	3.35%	3.92%	3.46%
2024 Median Disposable Income	\$45,173	\$51,052	\$56,214

Highlights

High-Efficiency Lighting 3-Phase Capable
 New Laminate Flooring Kitchen & Bathroom

Recent Improvements

2014: New Wiring, New Blown Insulation
 2015: AC/Heat, Roof, High Efficiency Lighting
 2022: Roll-Up Doors, Laminate Flooring



Mixed Use

Isaac VanCuren



(812) 900-2125



Isaac@CallGPG.com



www.CallGPG.com