

124 E MORGAN ST, MARTINSVILLE, IN

COMMERCIAL RETAIL FOR SALE



NEXT TO THE VENUE



Property Overview

Downtown Martinsville opportunity on the Courthouse Square! This historic retail/office building offers walk-in storefront space with window display plus professional offices. Formerly Artesian Books, this spacious 5565 sf building includes a large second floor with lofty ceilings, natural light, plus views overlooking the new Martinsville Arts Venue. Excellent potential for apartment, Airbnb, studios, or expanded offices. Built in 1900 with a new 2025 roof. Zoned B-2 General Commercial. Sold separately or with adjoining 128 E Morgan St.

Property Highlights

- Retail and Professional Services Building in Morgan County Courthouse Square Area
- Overlooking the Martinsville's New Venue for the Performing Arts
- Great Second Floor Development Opportunities
- "Worth The Walk" Passport Area Promoting Walkable Business
- Flexible B-2 General Commercial Zoning
- 2025 GAF Diamond Roof with Warranty

Property Details

Price:	\$350,000
Building SF:	5,565
Lot Size:	0.07 Acres
Year Built:	1900
Zoning:	B-2
Permitted Uses:	Office, Retail
Roof:	2025 GAF Diamond Roof
APN:	55-09-33-463-006.000-021

Sharon Thompson - Executive Director

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KW INDY METRO NORTHEAST

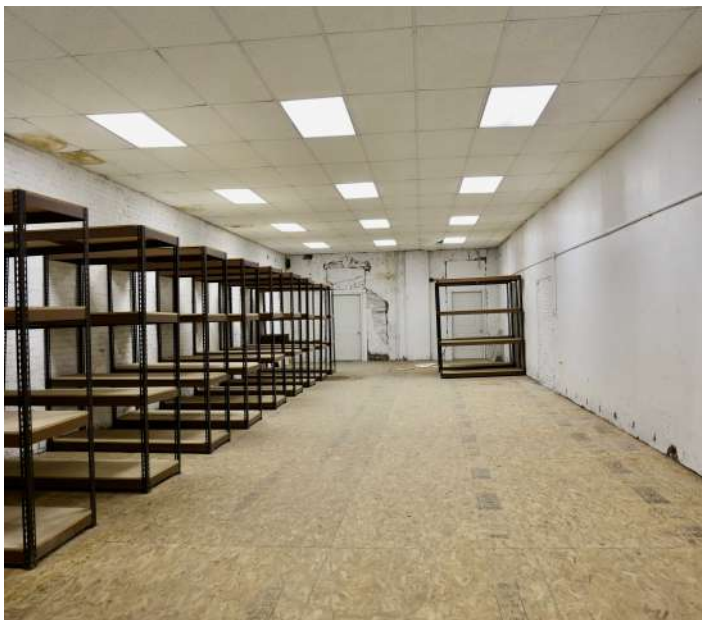
8555 N River Road, Ste 200

Indianapolis, IN 46240

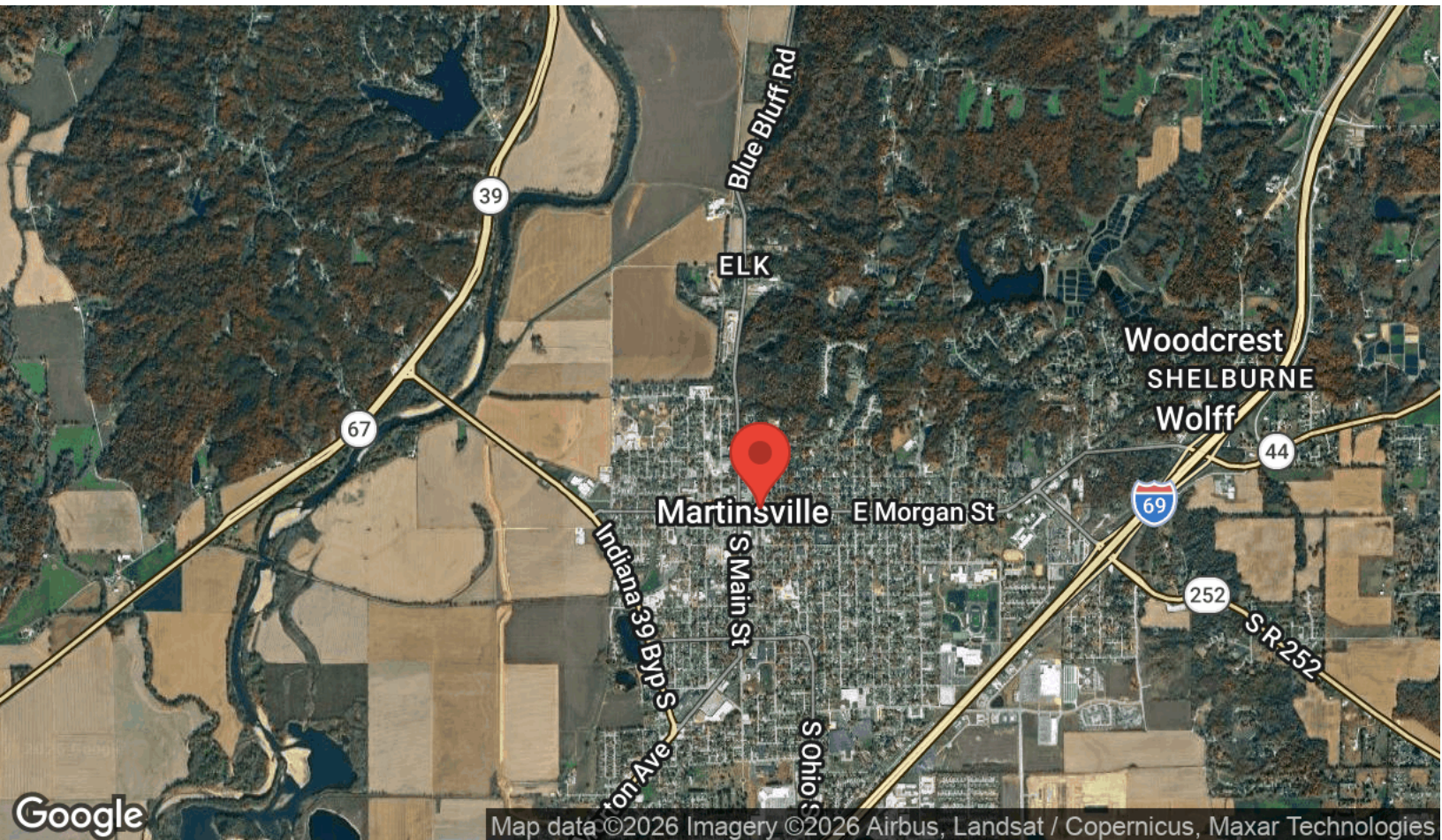
Each Office is Independently
Owned and Operated



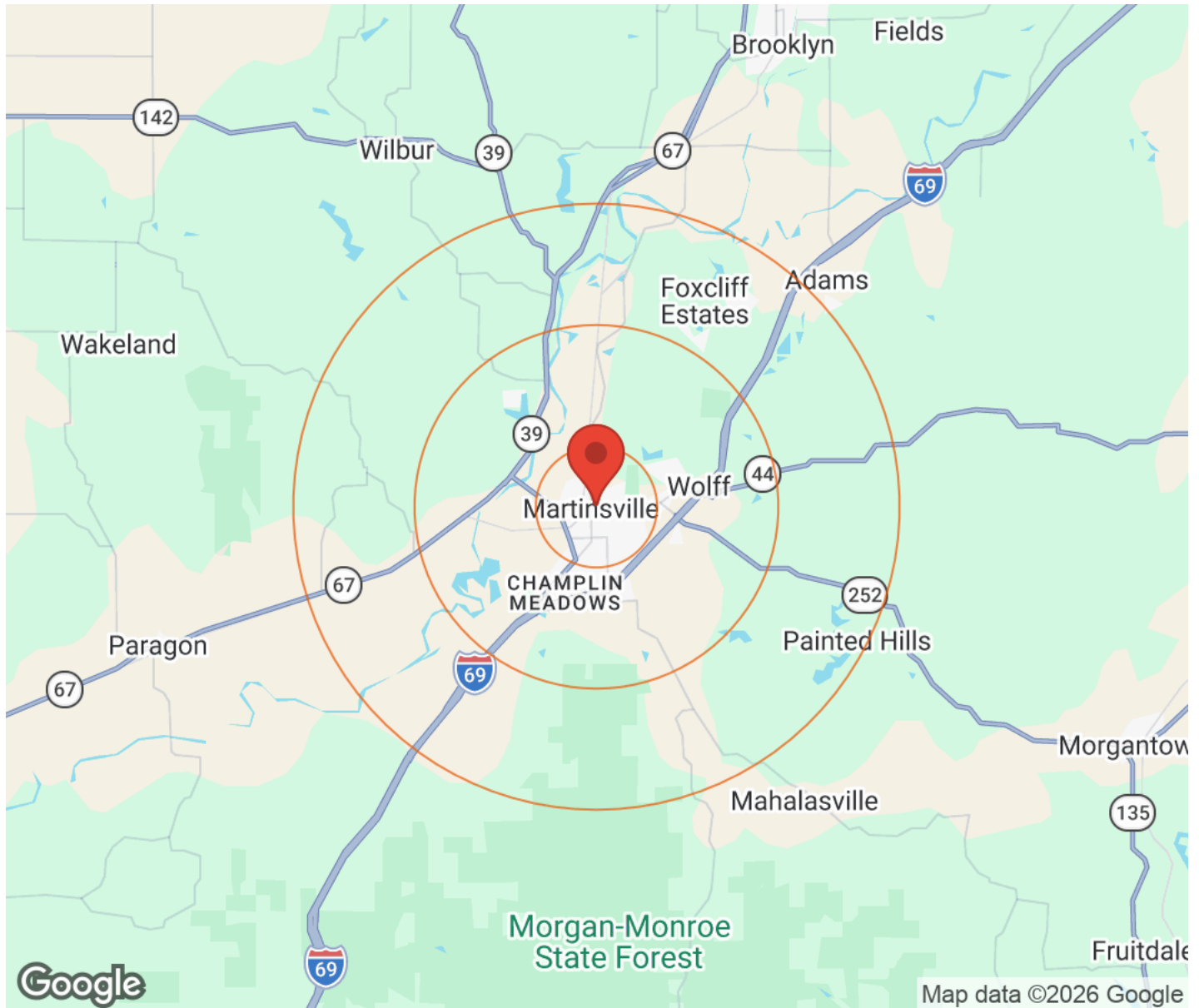
Property Photos



Location Maps



Demographics



Population	1 Mile	3 Miles	5 Miles	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				