

FOR LEASE

1839 Robin Road Martinsville, IN 46151



MATT GRAY
Broker – Merrill Property Group
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3,600 SF Divisible



PROPERTY OVERVIEW

Mosaic Office is conveniently located less than one-half mile from the SR 39/I-69 interchange and offers approximately 3,600 square feet of divisible ground-level office space. Designed to accommodate a variety of office users, the space can be configured to meet your business needs while providing easy access for employees and clients alike. With excellent local and regional connectivity, ample parking, and nearby dining, retail, and lodging options, this location delivers both convenience and flexibility.

OFFERING SUMMARY

LIST PRICE:	Inquire with Broker
BUILDING SIZE:	7,144 SF
LOT SIZE:	0.67 Acres
SUITES:	3,600 SF Divisible
YEAR BUILT:	1970
USES:	General Office

PROPERTY HIGHLIGHTS

- Less than one-half mile from I-69 interchange
- Approximately 3,600 square feet available with flexibility to divide into smaller units
- Several nearby amenities
- Approximately 15 miles north of Bloomington (Indiana University) and 30 miles south of Indianapolis
- Excellent local and regional access

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SPACE FEATURES



3,600 SF AVAILABLE



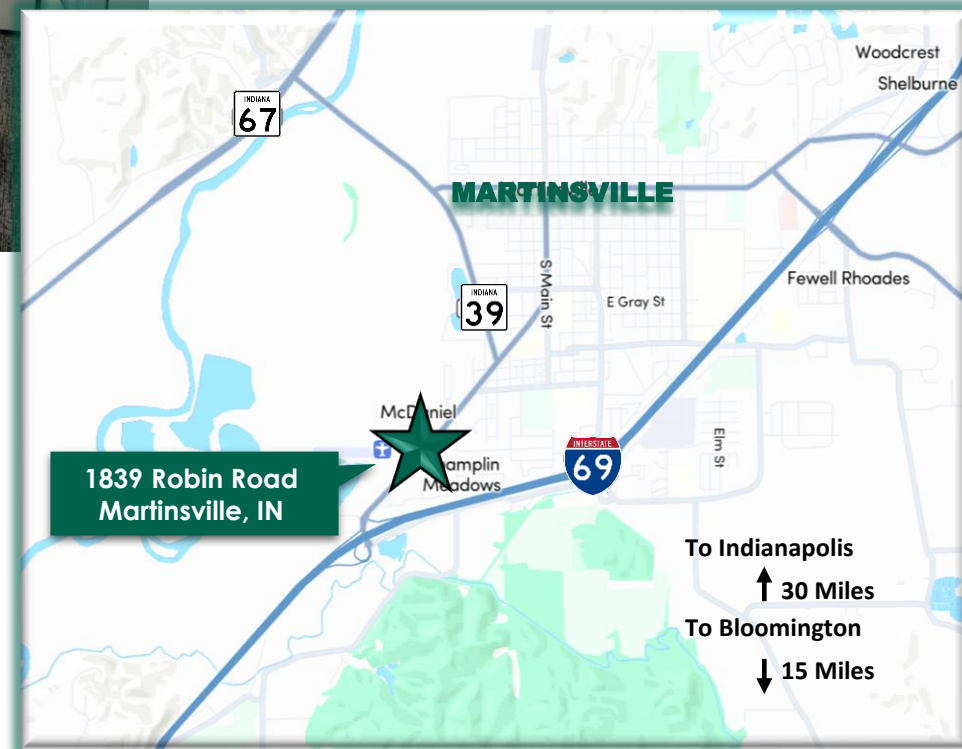
GROUND-LEVEL OFFICE SUITE



FLEXIBLE LEASE TERMS



EXCELLENT VISIBILITY



FLEXIBLE SPACE TO FIT YOUR NEEDS

Suite can be leased as one contiguous 3,600 SF suite or divided into smaller office suites to fit your business needs.

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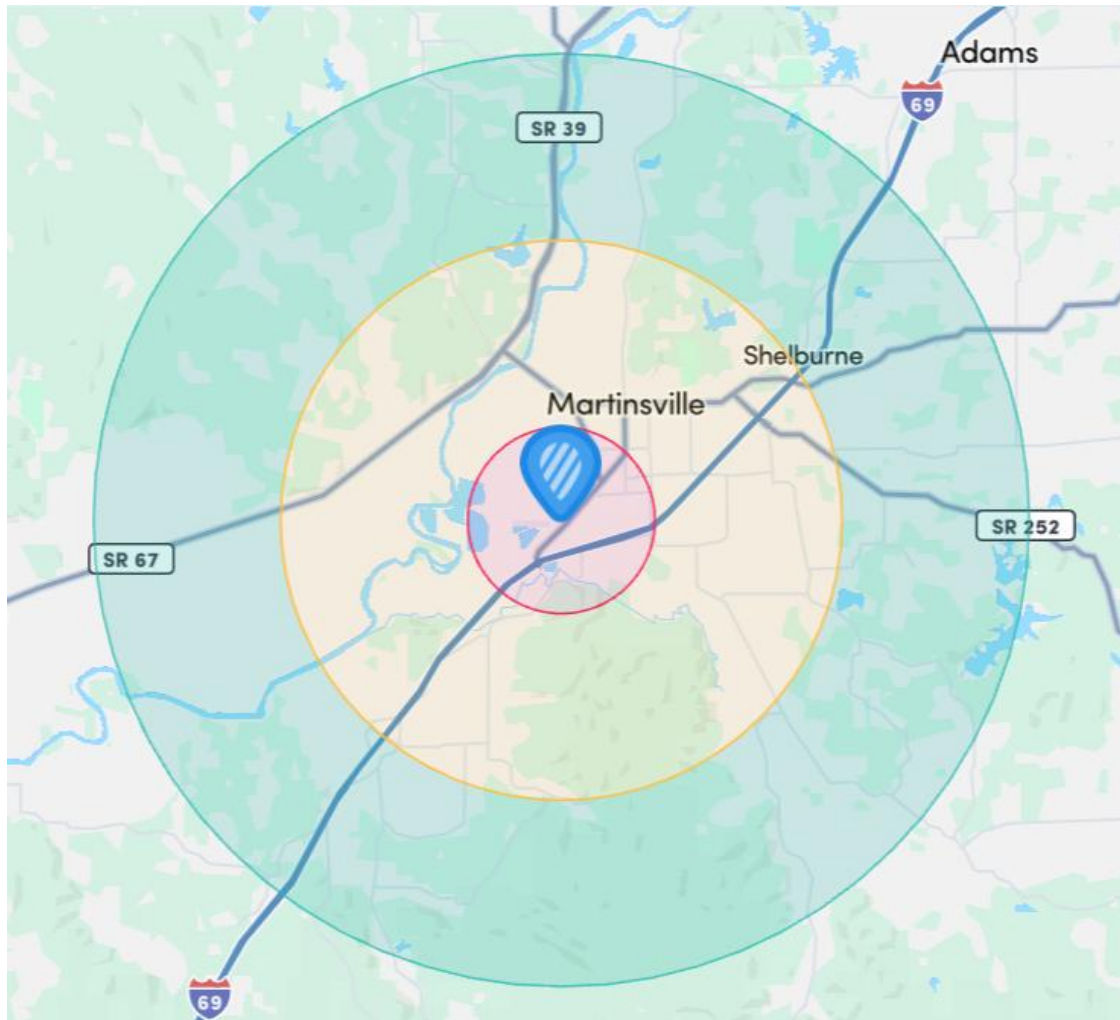
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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	1,191	7,207	10,147
Female	1,337	7,306	10,152
Total Population	2,528	14,513	20,299

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	465	2,559	3,469
Ages 15-24	309	1,854	2,585
Ages 25-54	885	5,253	7,125
Ages 55-64	279	1,869	2,772
Ages 65+	602	2,978	4,348

Income	1 Mile	3 Miles	5 Miles
Median	\$55,900	\$74,200	\$68,900
< \$15,000	139	815	988
\$15,000-\$24,999	69	359	421
\$25,000-\$34,999	80	405	537
\$35,000-\$49,999	192	919	1,139
\$50,000-\$74,999	294	1,271	1,690
\$75,000-\$99,999	141	879	1,194
\$100,000-	135	843	1,308
\$150,000-	26	242	442
> \$200,000	18	207	437

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,179	6,409	8,751
Occupied	1,092	5,940	8,157
Owner Occupied	593	3,650	5,608
Renter Occupied	499	2,290	2,549
Vacant	86	469	594

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.