

# FOR SALE COMMERCIAL

Offering Price:

**\$795,000**

Highly visible commercial property located just off the I-69 corridor at the Morton Avenue exit, offering exceptional exposure to both local and interstate traffic. Positioned in a rapidly growing Martinsville market with strong demographics, major infrastructure investment, and downtown revitalization underway, this flexible, open-concept building is well suited for retail, hospitality, office, or entertainment uses seeking long-term growth and market presence.

- ▶ Outstanding visibility and traffic exposure at the Morton Avenue exit, capturing both daily commuters and interstate travelers
- ▶ Efficient, open-concept building with concrete construction, easily adaptable to a wide range of commercial uses
- ▶ Location within a fast-growing Martinsville market supported by new housing, infrastructure upgrades, downtown investment, and an increasingly affluent consumer base

CONTACT US **317-902-8622**



930 Morton Ave  
Martinsville, IN 46151



ANNIE SCOTT  
REALTY GROUP

Commercial | Residential Real Estate Specialists



F.C. Tucker Company

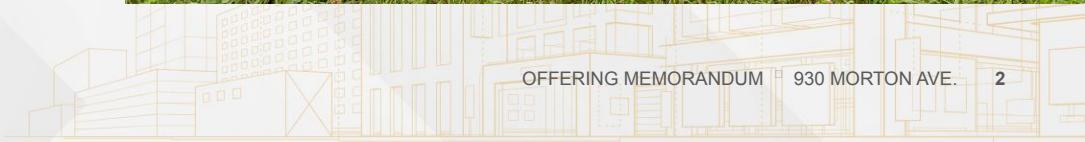
# *HIGH VISIBILITY SITE!*

## I-69 SIGHT, GROWTH, DEMAND

<u>ADDRESS</u>	1728 W 16th St. Indianapolis, IN 46202
<u>OFFERED AT</u>	\$795,000
<u>LOT SIZE</u>	0.37 Acre
<u>BUILDING SIZE</u>	6,000 SF
<u>PROPERTY TYPE</u>	Commercial
<u>ZONING</u>	B-2 (General Commercial)
<u>APN</u>	55-13-08-230-018.100-021
<u>YEAR BUILT</u>	1979

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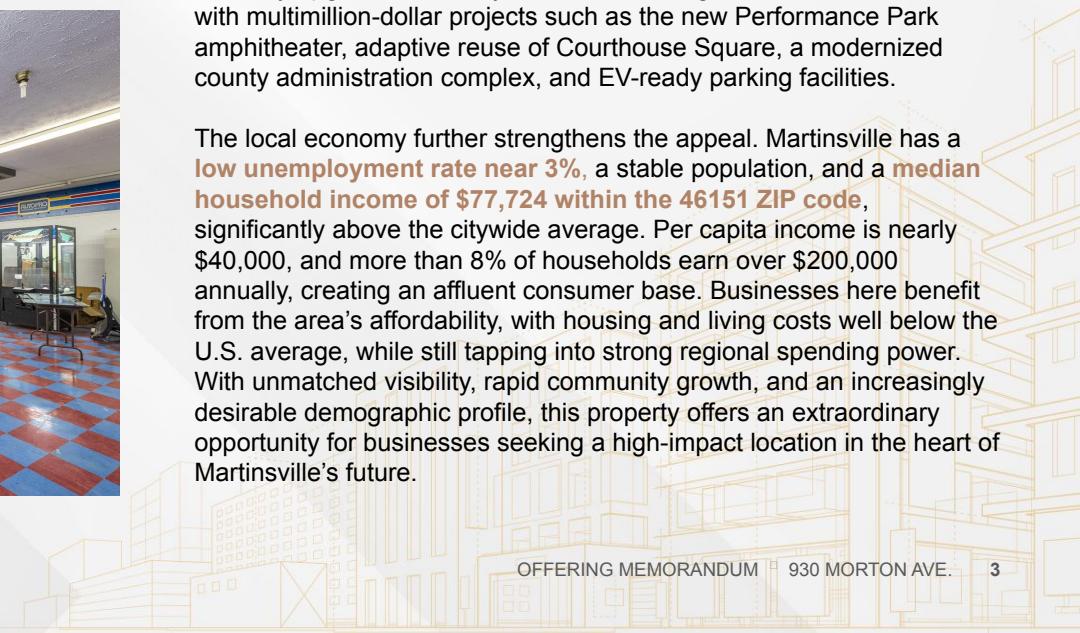


## THE OFFERING

Located at **930 Morton Avenue in Martinsville, Indiana**, this property offers **exceptional visibility** with extremely high drive-by traffic, positioned just off the I-69 corridor at the Morton Avenue exit. The exposure from both local commuters and interstate travelers makes this one of the most strategic locations in the city for a growing business. The building itself is highly efficient, with an **open-concept layout on a durable concrete base**, currently home to an arcade business but easily adaptable for retail, hospitality, office, or entertainment uses.

Martinsville is experiencing a surge of growth, driven by the newly completed I-69 improvements, major residential developments adding more than 450 new homes, and infrastructure investments including expanded sewer and water service, a proposed fire station, and roadway upgrades. The city is also revitalizing its historic downtown with multimillion-dollar projects such as the new Performance Park amphitheater, adaptive reuse of Courthouse Square, a modernized county administration complex, and EV-ready parking facilities.

The local economy further strengthens the appeal. Martinsville has a **low unemployment rate near 3%**, a stable population, and a **median household income of \$77,724 within the 46151 ZIP code**, significantly above the citywide average. Per capita income is nearly \$40,000, and more than 8% of households earn over \$200,000 annually, creating an affluent consumer base. Businesses here benefit from the area's affordability, with housing and living costs well below the U.S. average, while still tapping into strong regional spending power. With unmatched visibility, rapid community growth, and an increasingly desirable demographic profile, this property offers an extraordinary opportunity for businesses seeking a high-impact location in the heart of Martinsville's future.



## PROPERTY PHOTOS



CONTACT US

317-902-8622

OFFERING MEMORANDUM 930 MORTON AVE.

## PROPERTY PHOTOS



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OFFERING MEMORANDUM 930 MORTON AVE.

## NEIGHBORHOOD MAP



# MARTINSVILLE OVERVIEW

## MARTINSVILLE

The county seat of Morgan County, is a historic and growing community located in central Indiana. Founded in 1822 and named after surveyor John Martin, the city is known for its unique heritage as both the “City of Mineral Water”, due to its once-thriving mineral springs and sanitariums, and the “Goldfish Capital of the World”, thanks to large-scale fish hatcheries established in the late 19th century. Today, Martinsville has a population of around **12,000–15,000 residents**.

## ECONOMY

Historically fueled by agriculture, mineral water spas, and goldfish farming, Martinsville's economy has evolved to include manufacturing, retail, healthcare, and small business development. A recent revitalization of the downtown square has brought new life with restaurants, boutiques, and cultural venues. Its location between Indianapolis and Bloomington also makes it a growing hub for commuters and regional commerce.

## TOURIST ATTRACTIONS

- **Historic Downtown Square** – Shops, dining, and preserved architecture.
- **Martinsville Candy Kitchen** – A beloved landmark making candy canes and sweets since 1919.
- **Cedar Creek Winery, Brewery & Distillery** – A unique entertainment venue with concerts and tastings.
- **Festivals** – The Fall Foliage Festival, Morgan County Fair, and seasonal community events.
- **Outdoor Recreation** – Nearby **Morgan–Monroe State Forest** and scenic trails provide hiking, camping, and fishing opportunities.



DOWNTOWN MARTINSVILLE



CEDAR CREEK WINERY



HISTORIC DOWNTOWN

# DEMOGRAPHIC SUMMARY

930 Morton Ave, Martinsville, Indiana, 46151 2

Rings: 1, 3, 5 mile radii

## KEY FACTS

19,616

Population



8,013

Households

42.3

Median Age

\$54,252

Median Disposable Income

## EDUCATION

11.4%



No High School Diploma



41.8%  
High School Graduate

27.2%



Some College/  
Associate's Degree  
19.6%  
Bachelor's/Gra-  
d/ Prof Degree

## INCOME

5 miles



\$65,808

Median Household Income



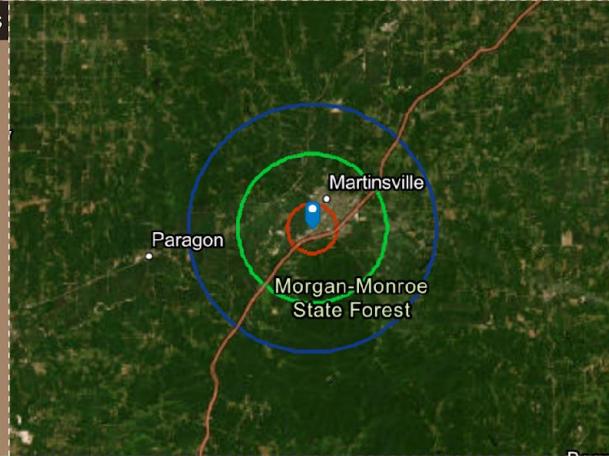
\$36,469

Per Capita Income



\$198,076

Median Net Worth



## ANNUAL HOUSEHOLD SPENDING

5 miles



\$1,823

Apparel & Services



\$162

Computers & Hardware



\$3,020

Eating Out



682

Total Businesses



7,266

Total Employees

Variables	1 mile	3 miles	5 miles
2023 Total Population	3,109	14,712	19,616
2023 Household Population	3,039	14,301	19,163
2023 Family Population	2,302	11,146	15,351
2028 Total Population	3,019	14,639	19,554
2028 Household Population	2,949	14,228	19,101
2028 Family Population	2,213	11,007	15,199

# Economic Development Profile

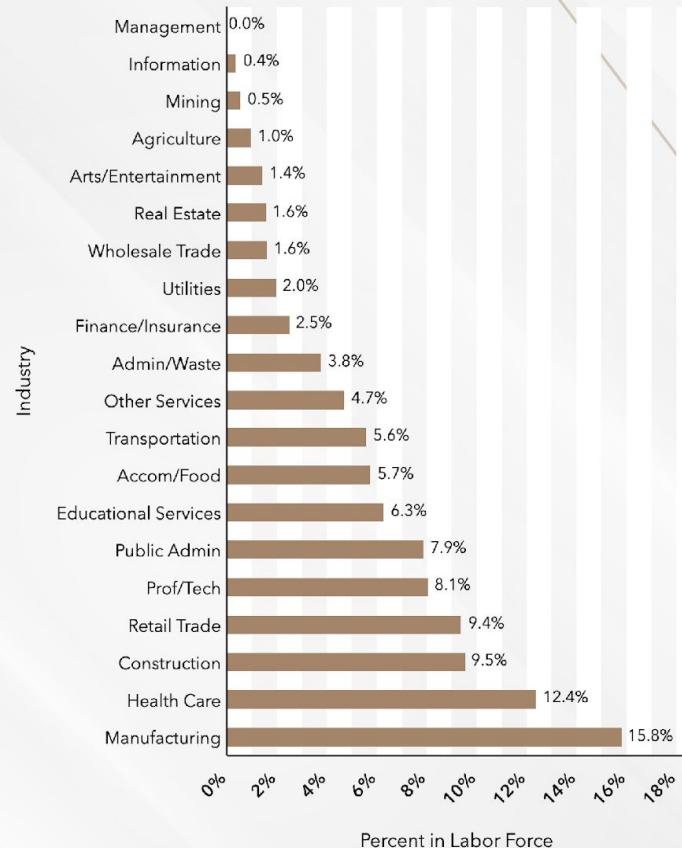
930 Morton Ave, Martinsville, Indiana, 46151 2

Ring of 5 miles



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## Labor Force by Industry



52%



32%



17%

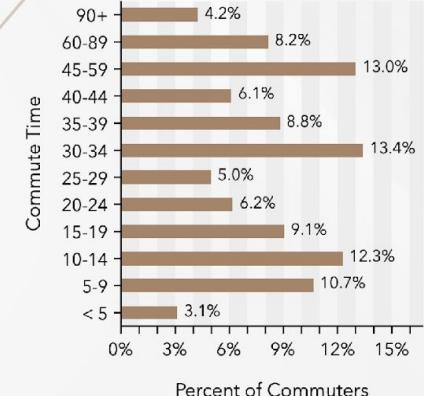
## Employment



3.6%

Unemployment Rate

## Commute Time: Minutes



## Workforce Overview

### Businesses



682

Total Businesses



7,266

Total Employees



0.1%

Took Public Transportation



8.6%

Carpooled



1.5%

Walked to Work



0.0%

Bike to Work



78%

Drove Alone to Work

CONTACT US

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# COMMUTE PROFILE

930 Morton Ave, Martinsville, Indiana, 46151 2

Ring of 5 miles

This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

## TRANSPORTATION TO WORK



0.1%

Took Public Transportation



8.6%

Carpooled



1.5%

Walked to Work



0.0%

Bike to Work

## WORKERS



9,240

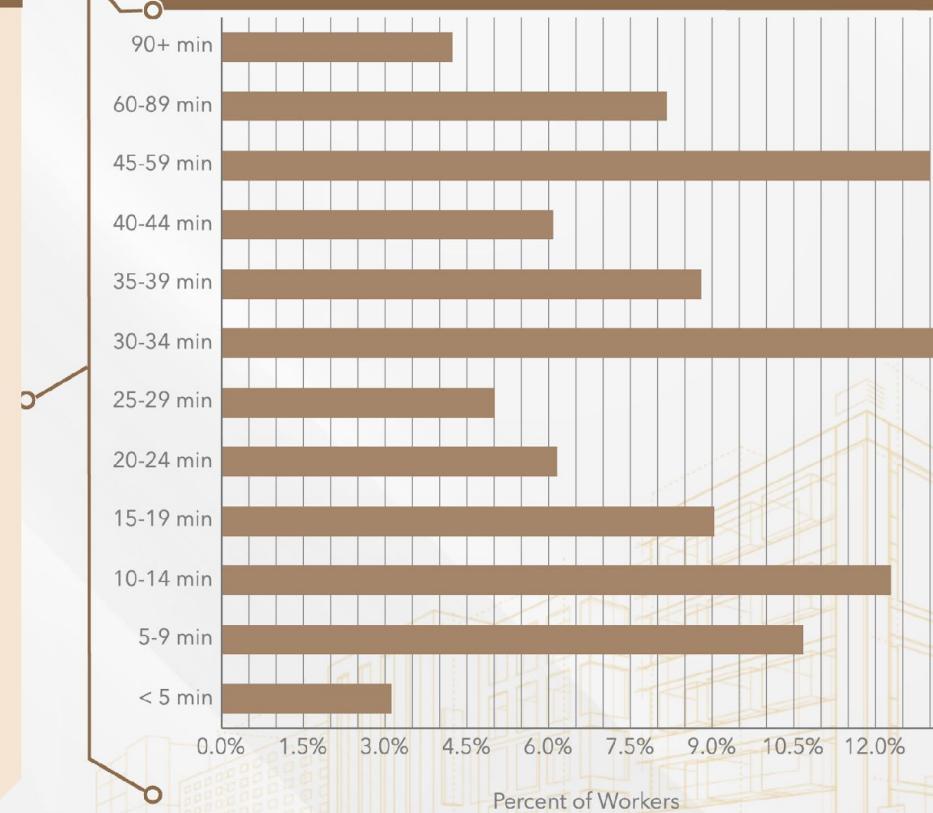
ACS Workers Age 16+



78.1%

Drove Alone to Work

## TRAVEL TIME TO WORK



# OFFICE MARKET PROFILE

930 Morton Ave, Martinsville, Indiana, 46151 2  
Ring of 5 miles

This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.

[Learn more about this data](#)

## PROJECTED ANNUAL GROWTH RATE



## INTERNET ACCESS (INDEX)



100

Access to Internet at home



100

Internet at home via high speed connection

## LIFESTYLE SPENDING (INDEX)



COMMERCIAL FOR SALE

# 930 MORTON AVE

INDIANAPOLIS, IN 46202

*EXCLUSIVELY LISTED BY:*

**Annie Scott**

Realtor / Broker

Annie Scott Realty Group LLC / F.C. Tucker

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Email: annie.scott@talktotucker.com



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