



ANNIE SCOTT REALTY GROUP

Commercial | Residential Real Estate Specialists



F.C. Tucker Company

CALL ANNIE: 317.902.8622



930 MORTON AVE, MARTINSVILLE, IN 46151



COMMERCIAL
PROPERTY
FOR SALE

\$950,000



Executive Summary

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 Summary

930 MORTON AVE, MARTINSVILLE, IN 46151

| | |
|----------------|--------------------------|
| Offering Price | \$950,000 |
| (1) Parcel No. | 55-13-08-230-018.100-021 |
| Property Type | Commercial |
| Building Size | 6,000 SF |
| Lot Size | 16,117 SF (0.37 Acre) |
| Year Built | 1979 |
| Tax | Religious Exempt |
| Zoning | B-2 (General Commercial) |

PERMITTED USES

1. Bed and breakfast
2. Child care center, Kindergarten / preschool
3. Club (private), Funeral home
4. General retail
5. Hotel / motel
6. Professional / business offices
7. Recreational facility, public and private
8. Service-oriented retail
9. Church or place of worship
- 10 Governmental offices

TAXES

| | |
|------|------------|
| 2024 | \$5,062.54 |
| 2023 | \$4,710.28 |
| 2022 | \$4,290.74 |
| 2021 | \$1,902.04 |
| 2020 | \$1,839.24 |



Neighborhood Map



Exterior



Front Room



Back Room



Office



DEMOGRAPHIC SUMMARY

930 Morton Ave, Martinsville, Indiana, 46151

Rings: 1, 3, 5 mile radii

KEY FACTS

19,616

Population

42.3

Median Age



8,013

Households

\$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/Grad Prof Degree

INCOME



\$65,808

Median Household Income



\$36,469

Per Capita Income



\$198,076

Median Net Worth

ANNUAL HOUSEHOLD SPENDING



\$1,823

Apparel & Services



\$162

Computers & Hardware



\$3,020

Eating Out



\$6,099

Groceries



\$6,886

Health Care

BUSINESS



679

Total Businesses



7,225

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 |

Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025), Esri-Data Axle (2025). © 2025 Esri

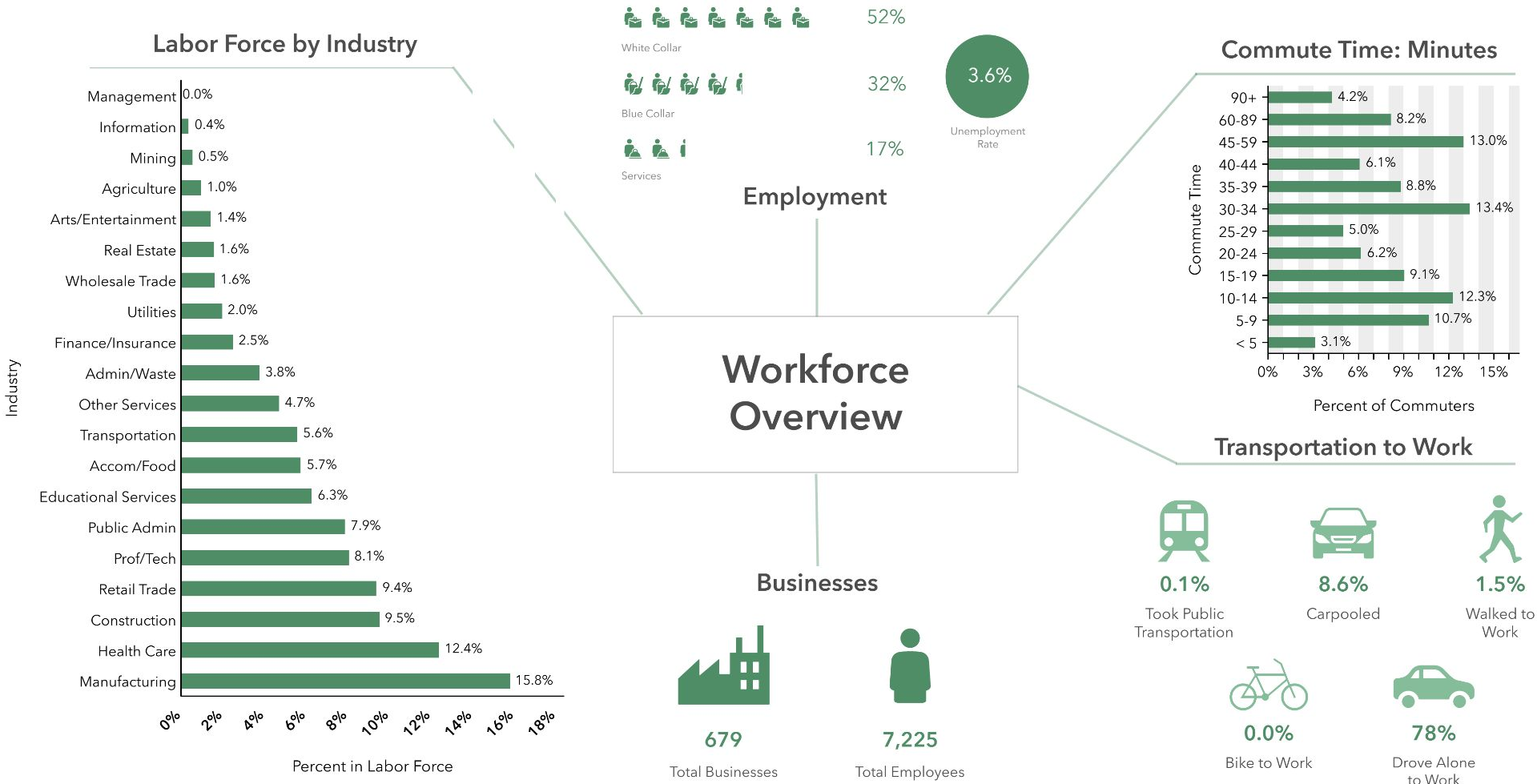
Economic Development Profile

930 Morton Ave, Martinsville, Indiana, 46151

Ring of 5 miles



Commercial | Residential Real Estate Specialists



Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023).

© 2025 Esri

COMMUTE PROFILE

930 Morton Ave, Martinsville, Indiana, 46151

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](#).

WORKERS



9,240

ACS Workers Age 16+



78.1%

Drove Alone to Work

TRANSPORTATION TO WORK



0.1%

Took Public Transportation



8.6%

Carpooled



1.5%

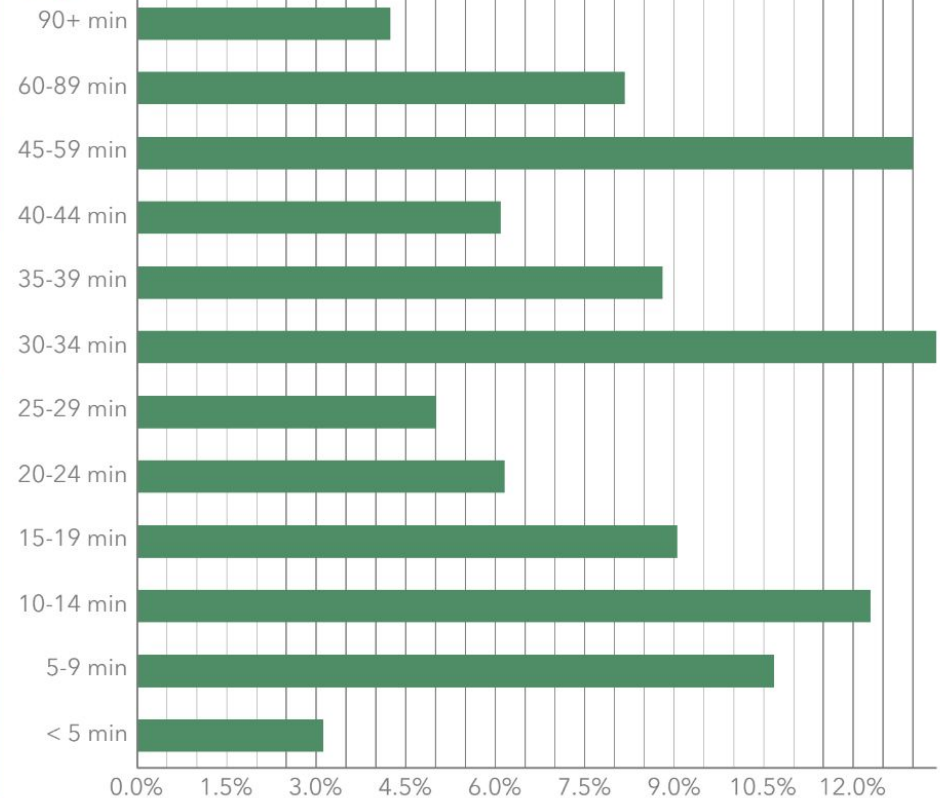
Walked to Work



0.0%

Bike to Work

TRAVEL TIME TO WORK



Percent of Workers

OFFICE MARKET PROFILE

930 Morton Ave, Martinsville, Indiana, 46151
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](#)



ANNIE SCOTT REALTY GROUP
Commercial | Residential Real Estate Specialists

PROJECTED ANNUAL GROWTH RATE



-0.06%
Population



-0.96%
Generation Z



-0.55%
Generation X



0.55%
Millennial

INTERNET ACCESS (INDEX)



100

Access to Internet at home



100

Internet at home via high speed connection

LIFESTYLE SPENDING (INDEX)



73

Meals at
Restaurants



83

Entertainment/
Recreation



83

Retail Goods



74

Apparel & Services



81

Home Services

Tapestry
segments

No segments found

AREA OVERVIEW

MARTINSVILLE, IN

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.

TOURISTS 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.



930 MORTON AVE, MARTINSVILLE, IN 46151

EXCLUSIVELY LISTED BY:



Annie Scott

Realtor / Broker

Annie Scott Realty Group LLC

Mobile: 317-902-8622

Email: annie.scott@talktotucker.com

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Annie Scott, LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Annie Scott, LLC. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Annie Scott, LLC.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Annie Scott, LLC nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



**ANNIE SCOTT
REALTY GROUP**

Commercial | Residential Real Estate Specialists



F.C. Tucker Company