



35-49 BILL'S BOULEVARD MARTINSVILLE, INDIANA

ASKING PRICE

\$1,299,000

ASKING PSF

\$117

AVAILABLE SF

8,856 SF

PROPERTY INFORMATION

COUNTY	Morgan (County Seat)
OWNERSHIP	Fee Simple
ACREAGE	1.77 Acres
YEAR BUILT	2005
RENOVATED	N/A
ROOF AGE	2019 (Warranty through 2034)
BUILDING SIZE	11,086 sf
# OF UNITS	3
OCCUPANCY	20.1 %

VERITAS REALTY is pleased to present a prime value-add investment opportunity in Martinsville, IN, which is located 20 minutes north of Bloomington, IN and 40 minutes south of downtown Indianapolis. The building is an outparcel to both Kroger and Rural King, and adjacent to the new I-69 corridor that was completed in 2022.

Select Physical Therapy currently occupies 2,230 square feet with the lease expiring on 9/30/2026. Call for more information.

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VALUE-ADD
OPPORTUNITY**



Newton Oil



39

MORGAN COUNTY COURTHOUSE SQUARE



MORGAN COUNTY FAIRGROUNDS



MORGAN HOSPITAL



INTERSTATE 69

44

252



MARTINSVILLE HIGH SCHOOL



CVS



Citizens Bank

TWIGG AEROSPACE COMPONENTS

FOR BARE FEET

verizon

PET SMART

DOLLAR TREE

ATI PHYSICAL THERAPY

Walmart
Save money. Live better.

cricket wireless maucres

Kroger RURAL KING
AT&T Dairy Queen
ANYTIME FITNESS Great Clips PAPA JOHNS

enterprise ATHLETICO

wellnow URGENT CARE

Wendy's

Calum's



Auto Zone

McDonald's

TACO BELL

planet fitness



INTERSTATE 69



Walgreens

PROFESSIONAL GOLFCAR

SHIELDS

(LEE)



SUBJECT PROPERTY



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Walmart
wellnow Urgent Care
verizon
chili's

STORAGE EXPRESS

INTERSTATE 69

S OHIO ST.

BILL'S BLVD.

SUBJECT PROPERTY



VERITAS REALTY

KROGER ANCHORED VALUE-ADD OPPORTUNITY



**SUBJECT
PROPERTY**

Select
PHYSICAL THERAPY

TurkeyHill

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