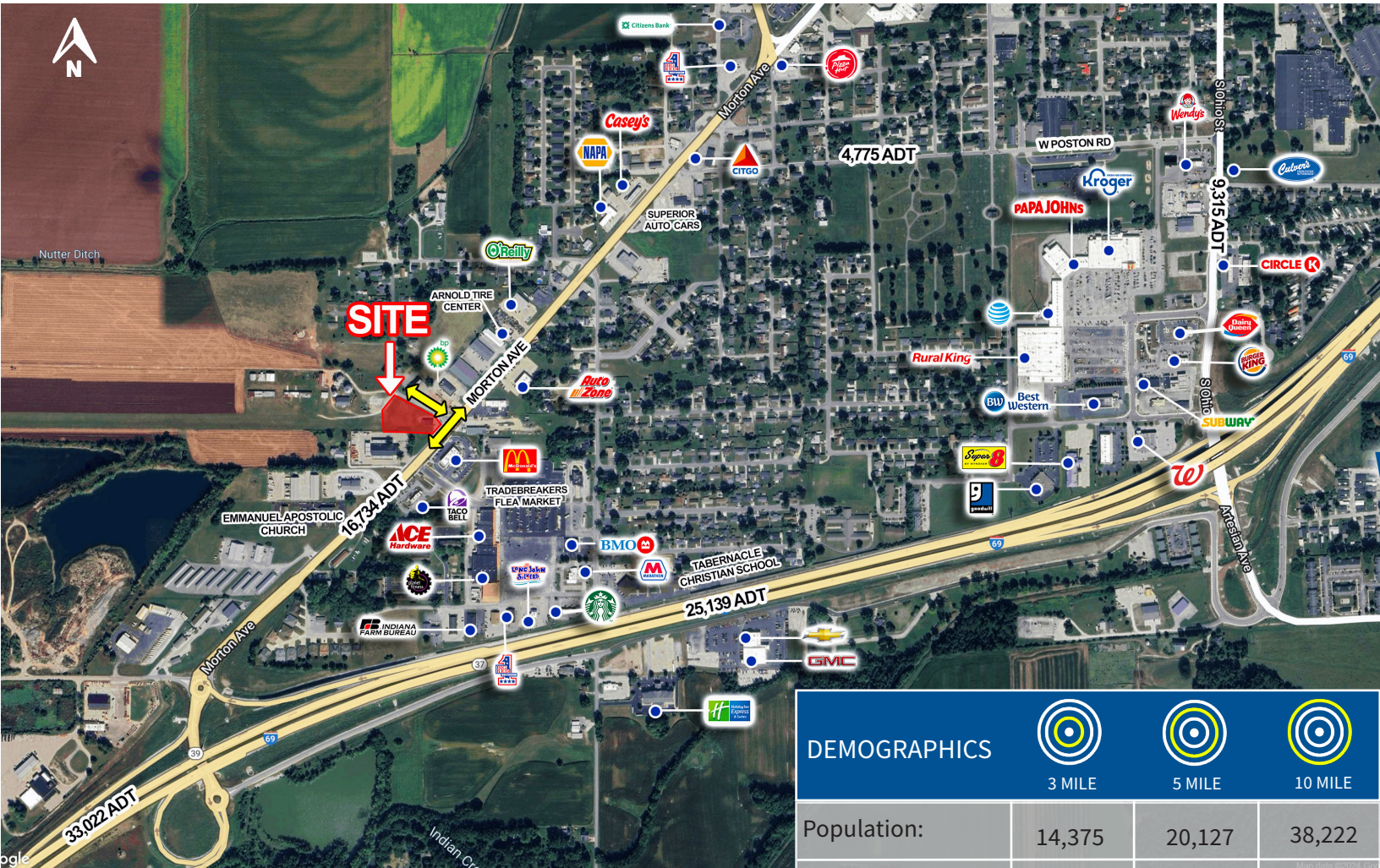


0.98 Acre Parcel Available for Sale, BTS, Ground Lease

PRIME INTERSTATE PAD SITE (I-69 & Morton Ave Exit)

VERITAS
REALTY

1200 Morton Ave., Martinsville, IN 46151



DEMOGRAPHICS			
	3 MILE	5 MILE	10 MILE
Population:	14,375	20,127	38,222
Avg HH Income	\$87,491	\$96,316	\$106,037

PROPERTY HIGHLIGHTS:

- Premier interstate pad site opportunity for ground lease, build to suit, or sale
- Highly visible & easily accessible 0.98 acre parcel located along Morton Ave. at the newly created I-69 Exit
- Ideal for drive-thru restaurants, QSR's, or free-standing retail/medical
- New McDonald's, Taco Bell, and BP relocated to this intersection
- 16,734 VPD along Morton Ave. and 33,022 VPD along I-69



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PRIME INTERSTATE PAD SITE (I-69 & Mortan Ave Exit)

MARKET
AERIAL

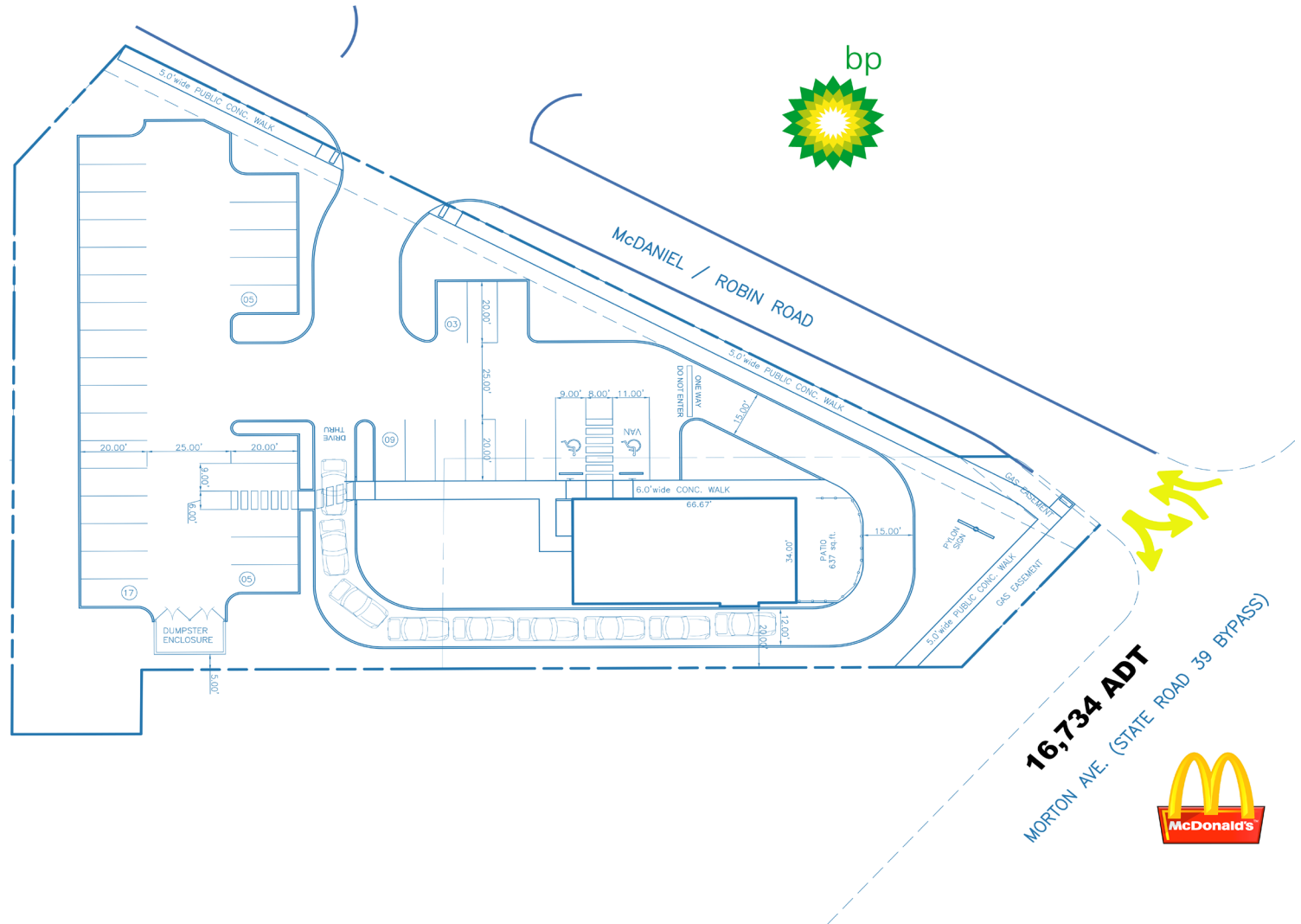
1200 Morton Ave., Martinsville, IN 46151



1200 Morton Ave., Martinsville, IN 46151



**Conceptual Site Plan:
SINGLE TENANT (drive-thru, patio, 39 parking spaces)**



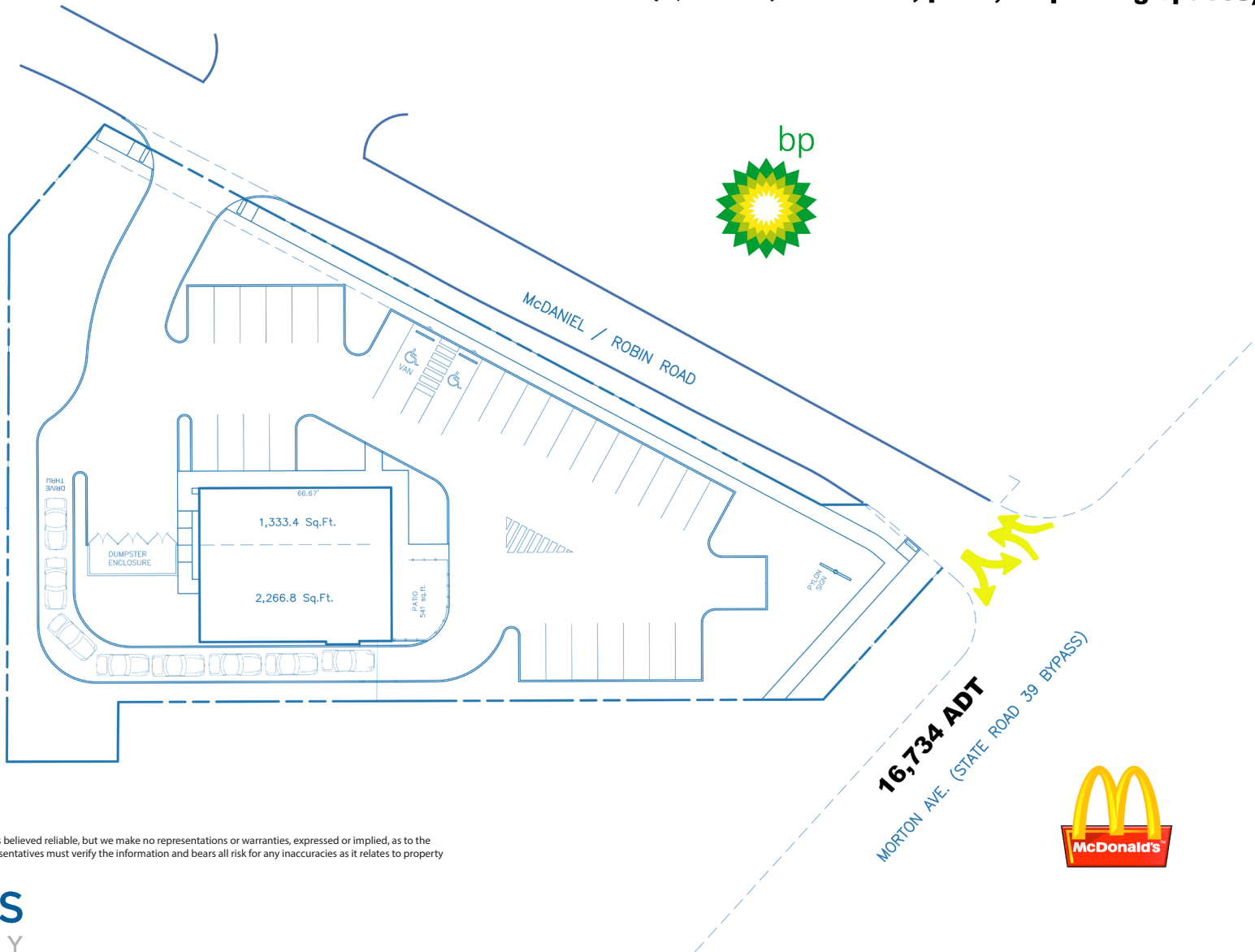
0.98 Acre Parcel Available for Sale, BTS, Ground Lease | Martinsville, IN

PRIME INTERSTATE PAD SITE (I-69 & Morton Ave Exit)

1200 Morton Ave., Martinsville, IN 46151



Conceptual Site Plan: MULTI - TENANT (3,600 SF, drive-thru, patio, 33 parking spaces)



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