

Walmart Shadow Anchored Center For Sale • Martinsville, Indiana



Grand Valley Shopping Center

PROPERTY HIGHLIGHTS

- National Credit Tenants
- Martinsville's Main Retail Trade Area
- Tenants Include: Petsmart, Shoe Show, Maurices, Dollar Tree, GameStop, Cricket Wireless, GNC, Little Caesars and Others
- Exposure to Over 31,403 Vehicles Per day
- Vacancy and Acreage Present Upside Opportunity
- I-69 will Improve Centers Access to the Community

383 Grand Valley Blvd Martinsville, IN 46151	5 min drivetime	7 min drivetime	10 min drivetime
2018 Estimated Population	12,371	14,050	18,610
2018 Estimated Average Household Income	\$62,333	\$63,174	\$69,311
2018 Estimated Total Employees	6,535	6,733	6,983

For additional information contact:

Jacque Haynes, CCIM

Phone: 317.580.9900

Email: jhaynes@midlandatlantic.us

Jeff Hubley

Phone: 317.580.9900

Email: jhubley@midlandatlantic.us



MIDLAND ATLANTIC
PROPERTIES

Walmart Shadow Anchored Center For Sale • Martinsville, Indiana



PROPERTY HIGHLIGHTS

Shopping Center:	44,100 Square Feet
Asking Price:	\$4,925,000
Net Operating Income:	\$418,498
Cap Rate:	8.5%
Acreage:	+/- 9.979
Occupancy:	87%
Parking:	234
Year Built:	2007



Martinsville, Indiana is the county seat for Morgan County and conveniently situated 30 minutes from both Indianapolis and Bloomington, Indiana.

Site Plan

4,440 SF AVAILABLE

1,400 SF AVAILABLE

383 Grand Valley Boulevard, Martinsville, IN 46151

