FOR LEASE

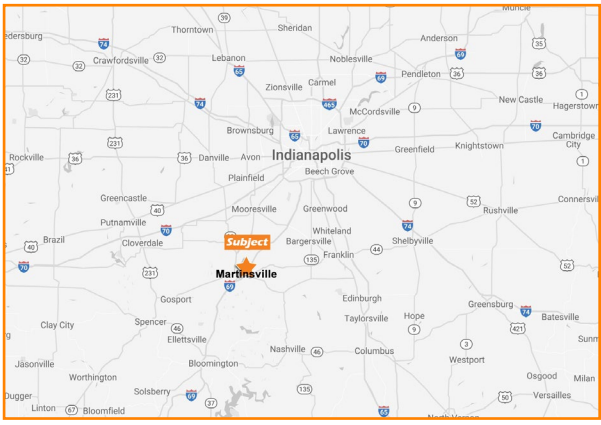
MARTINSVILLE TRADE AREA

1309 Morton Ave | Martinsville, IN 46151



PROPERTY SUMMARY

+ New Development Available For Lease
  - 2.93 Acres
+ QSR pads with Drive-Thru
  - 2,500 SF - 3,650 SF
+ Prime location with incredible visibility and access to new intersection of I-69 and SR 39 (Morton Ave)
+ Located adjacent to Taco Bell and McDonald's
+ Martinsville Independent School District has 4,053 students across 10 schools



TRAFFIC COUNTS

STREET	ADT
Morton Ave	13,107
I-69	27,157

Information deemed reliable, but not guaranteed. Subject to change without notice.

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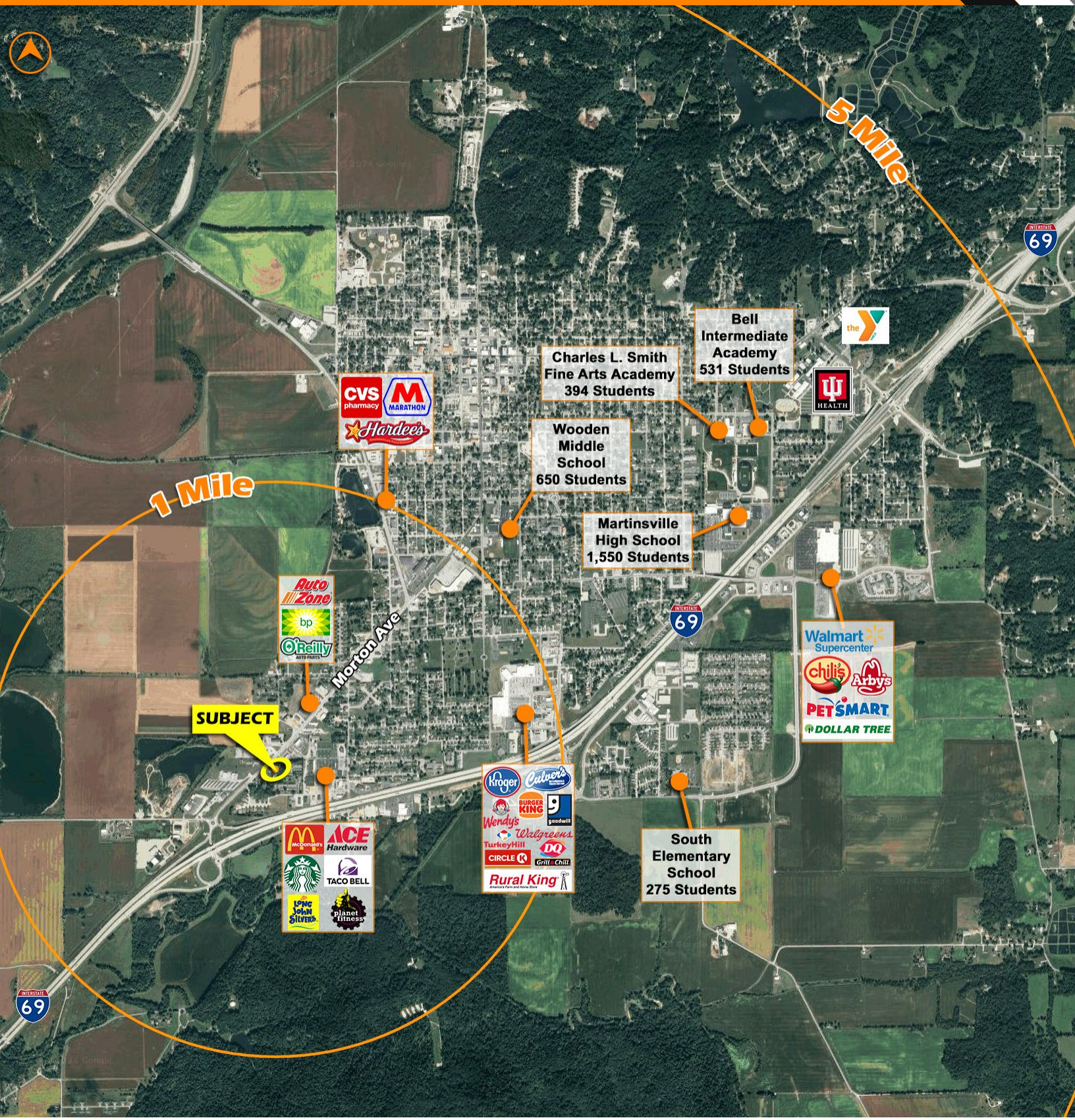
DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Est. Population	2,208	14,566	19,871
Est. Average HH Income	$75,409	$86,685	$94,382
Est. Households	955	6,005	8,063
Daytime Population	1,227	5,638	8,239

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