

BUILDING FOR SUBLEASE

293 Grand Valley Blvd. | Martinsville, IN 46151



New Construction, Class A Medical Clinic Space

Property Gross Sq. Ft.:	3,700 SF
Land:	1.21 Acres
Zoning:	Commercial
Parking:	27 Spaces
Built:	2022
FF&E:	Negotiable
Sublease:	Expires June 30, 2029

[VIEW PROPERTY ONLINE](#)

Details:

293 Grand Valley Boulevard is located within Martinsville's primary commercial corridor along Grand Valley Boulevard, one of the city's busiest retail and service areas. The property benefits from excellent visibility and accessibility, with direct access to major transportation routes including Interstate 69 and State Road 37, providing convenient connections to both the Indianapolis metropolitan area and south-central Indiana.



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3502 Woodview Trace, Suite 250, Indianapolis, IN 46268

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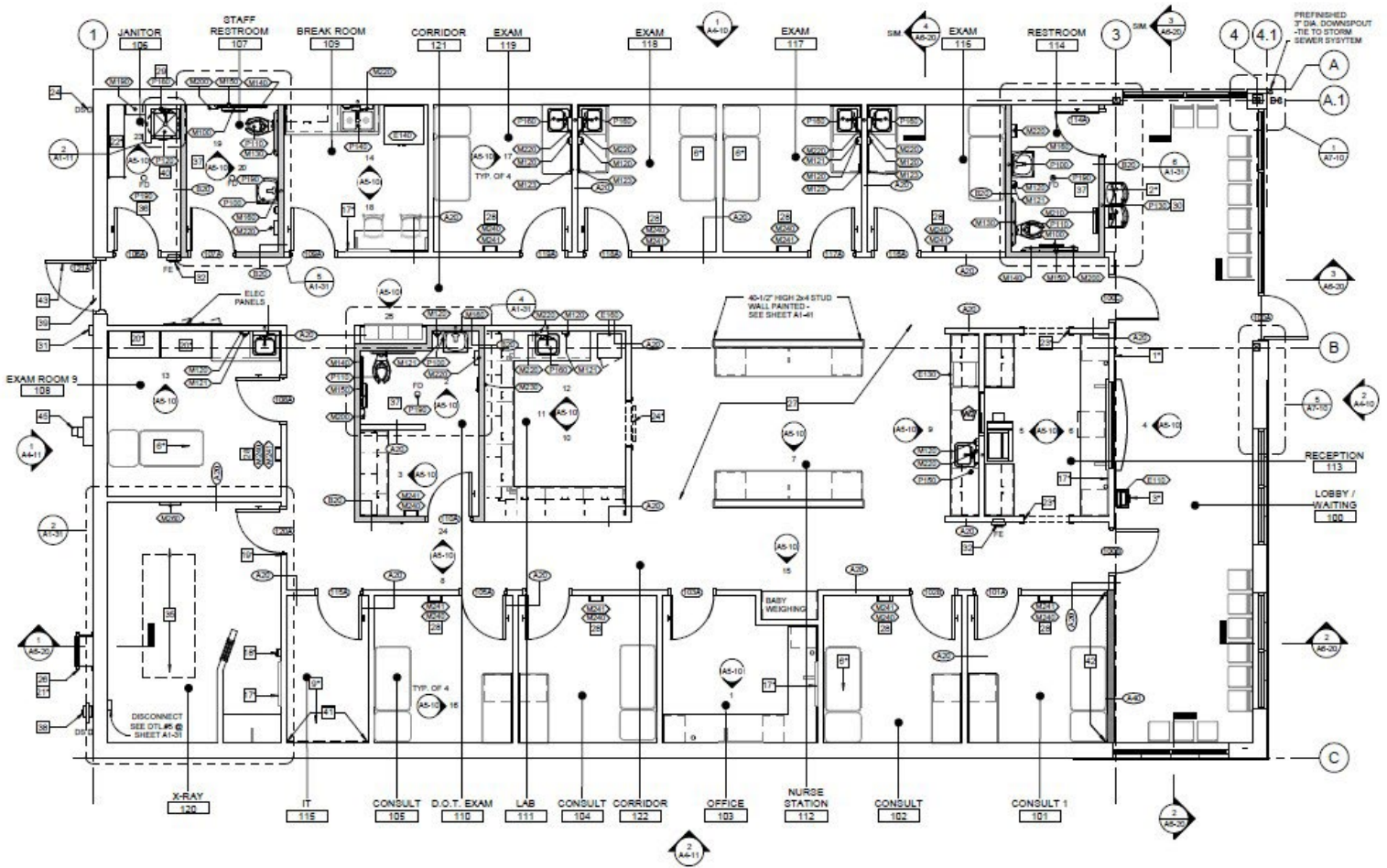
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Market President

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FLOOR PLAN

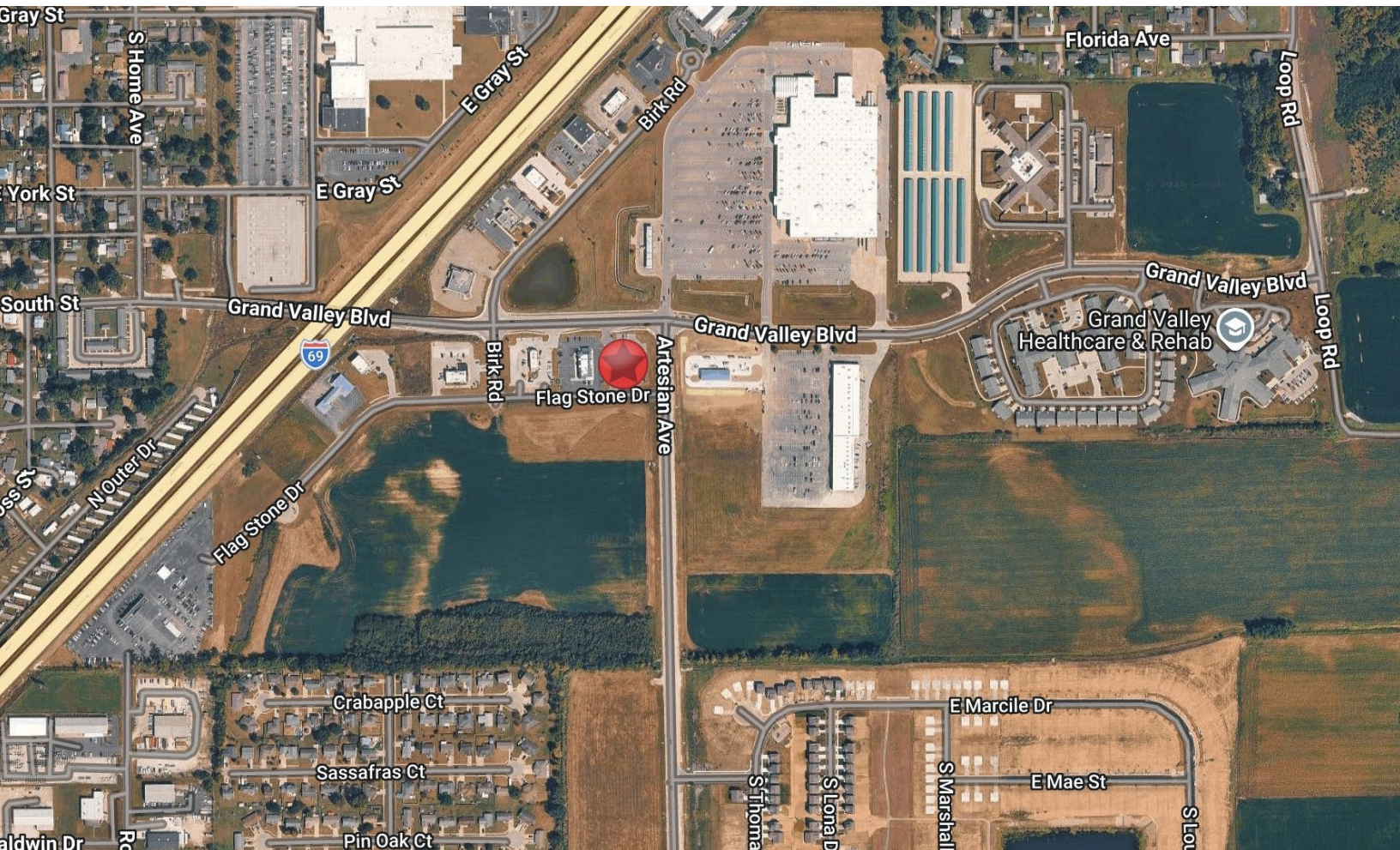
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*Sample floor plan, as-built conditions may vary.

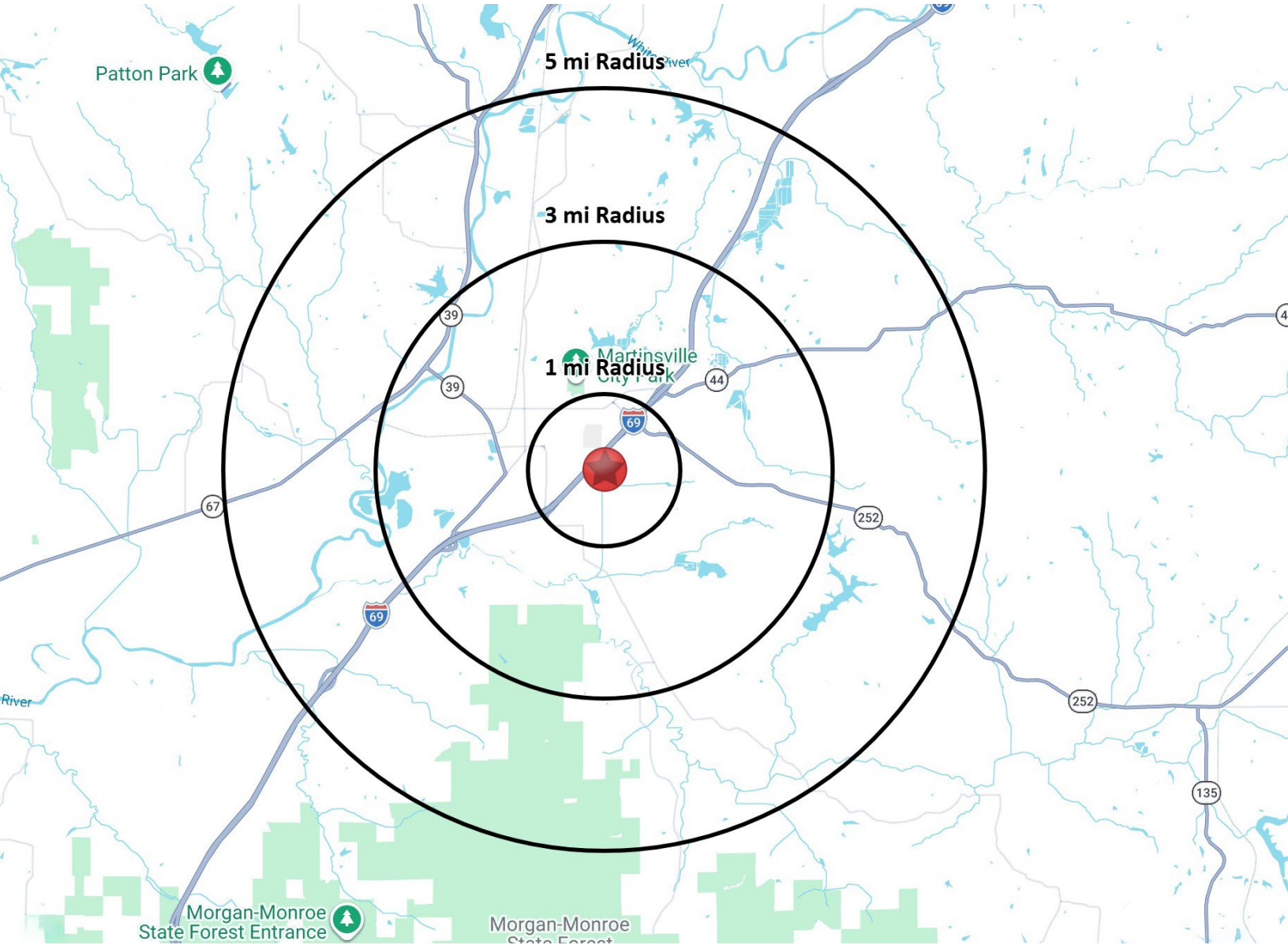
LOCATION OVERVIEW

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The area serves as a regional shopping and service destination for residents throughout Morgan County, benefiting from steady local traffic as well as commuters traveling between Indianapolis and Bloomington. Continued commercial growth along the Grand Valley corridor and improved regional access via I-69 have strengthened the area's position as Martinsville's premier retail and healthcare district.





POPULATION

1 MILE	5,482
3 MILE	14,514
5 MILE	21,681



NUMBER OF HOUSEHOLDS

1 MILE	1,321
3 MILE	3,614
5 MILE	6,023



AVERAGE HOUSEHOLD INCOME

1 MILE	\$82,703
3 MILE	\$85,675
5 MILE	\$103,548



MEDIAN HOME VALUE

1 MILE	\$198,702
3 MILE	\$230,126
5 MILE	\$276,896