

**650 BIRK ROAD**

**MARTINSVILLE, IN**



**4,265 SF ON 1 ACRE AVAILABLE  
FOR LEASE OR GROUND LEASE**



**LOCATION.**  
commercial real estate

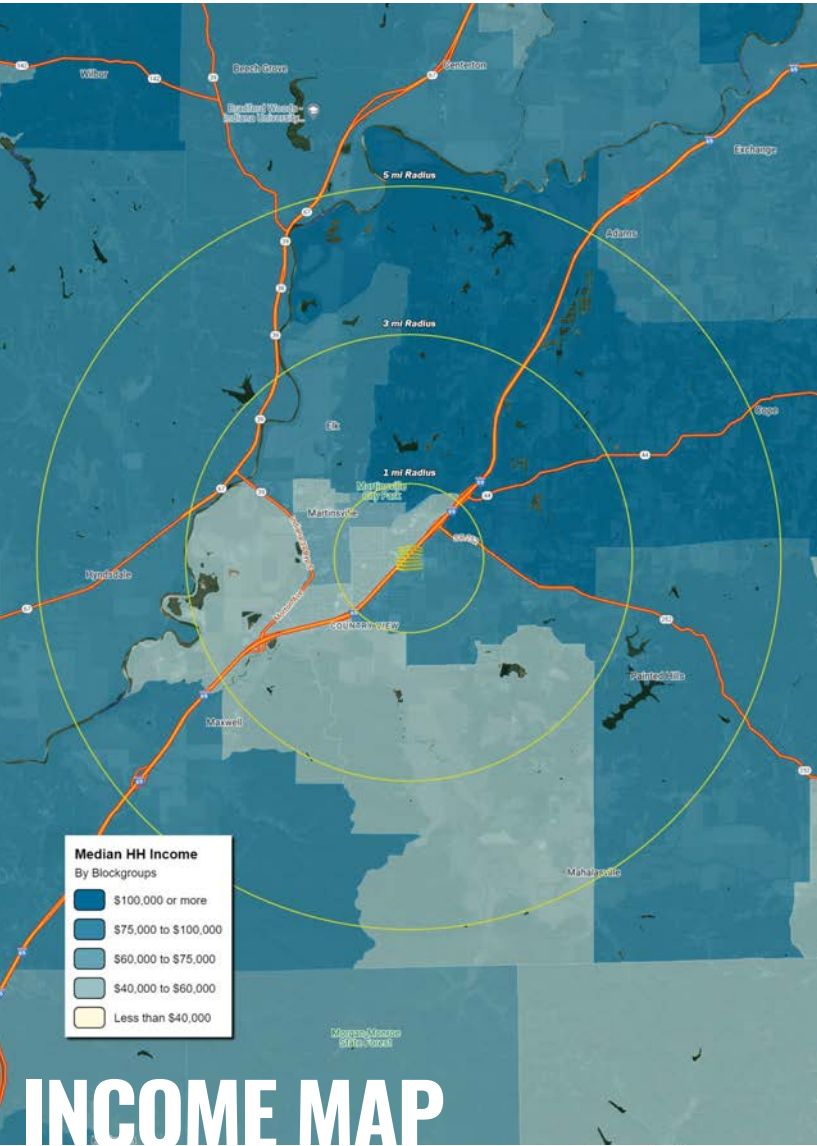


# 650 BIRK RD - FORMER STEAK N SHAKE

## NEIGHBORHOOD VIBE

IAN SILBERMAN

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314.818.1560 (DIRECT)  
ian@LocationCRE.com



### TRADE AREA OVERVIEW

MARTINSVILLE, INDIANA IS A HISTORIC CITY LOCATED IN MORGAN COUNTY, IN THE CENTRAL PART OF THE STATE. ESTABLISHED IN 1822, IT SERVES AS THE COUNTY SEAT AND HAS A POPULATION OF APPROXIMATELY 11,800 RESIDENTS. THE CITY OFFERS A CHARMING SMALL-TOWN ATMOSPHERE AND IS WITHIN COMMUTING DISTANCE OF LARGER METROPOLITAN AREAS LIKE INDIANAPOLIS AND BLOOMINGTON.

MARTINSVILLE IS KNOWN FOR ITS RICH HISTORY AND PICTURESQUE DOWNTOWN AREA. THE CITY'S MAIN STREET IS LINED WITH HISTORIC BUILDINGS, LOCAL SHOPS, AND RESTAURANTS, CREATING A VIBRANT AND INVITING ATMOSPHERE. THE MORGAN COUNTY COURTHOUSE, AN ARCHITECTURAL GEM, STANDS AS A CENTERPIECE OF THE DOWNTOWN AREA.

MARTINSVILLE IS SURROUNDED BY SCENIC LANDSCAPES, OFFERING OPPORTUNITIES FOR OUTDOOR ACTIVITIES AND EXPLORATION. THE NEARBY MORGAN-MONROE STATE FOREST PROVIDES AMPLE SPACE FOR HIKING, CAMPING, AND WILDLIFE OBSERVATION. NATURE ENTHUSIASTS CAN ALSO VISIT MCCORMICK'S CREEK STATE PARK AND ENJOY ITS NATURAL BEAUTY.

EDUCATION IS A SIGNIFICANT ASPECT OF MARTINSVILLE, WITH A RANGE OF PUBLIC AND PRIVATE SCHOOLS SERVING THE COMMUNITY. MARTINSVILLE HIGH SCHOOL, IN PARTICULAR, HAS A STRONG REPUTATION FOR ITS ACADEMIC AND ATHLETIC PROGRAMS.

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>POPULATION</b>	5,627	14,096	21,310
<b>HOUSEHOLDS</b>	2,294	5,774	8,611
<b>EMPLOYEES</b>	2,625	5,576	6,288
<b>MED HH INCOME</b>	\$62,167	\$65,576	\$75,906

### AREA RETAIL | RESTAURANTS



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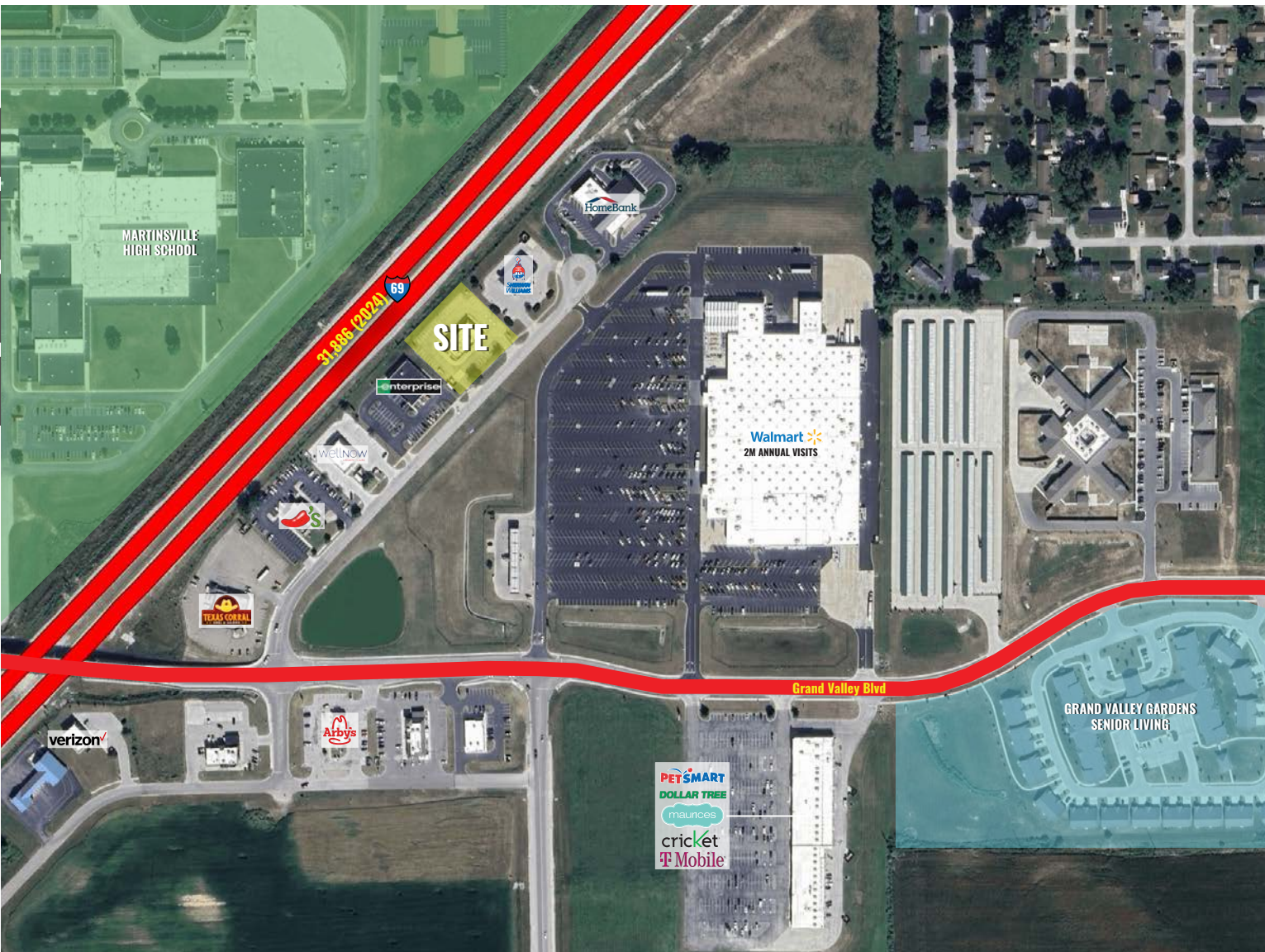
## PHOTOS + DETAILS

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- **BUILDING FOR LEASE OR GROUND LEASE**
- **4,265 SF FREESTANDING FORMER STEAK N SHAKE WITH DRIVE-THRU**
- **PROPERTY SITS ON 1 ACRE WALMART OUTLOT**
- **DIRECTLY ACROSS I-69 FROM MARTINSVILLE HIGH SCHOOL (1,286 STUDENTS)**
- **UNOBSTRUCTED VISIBILITY TO NEARLY 30,000 VPD ON I-69**
- **HIGH TRAFFICKED AREA WITH WALMART SUPERCENTER (2M ANNUAL VISITS) \*DATA PROVIDED BY PLACER.AI**



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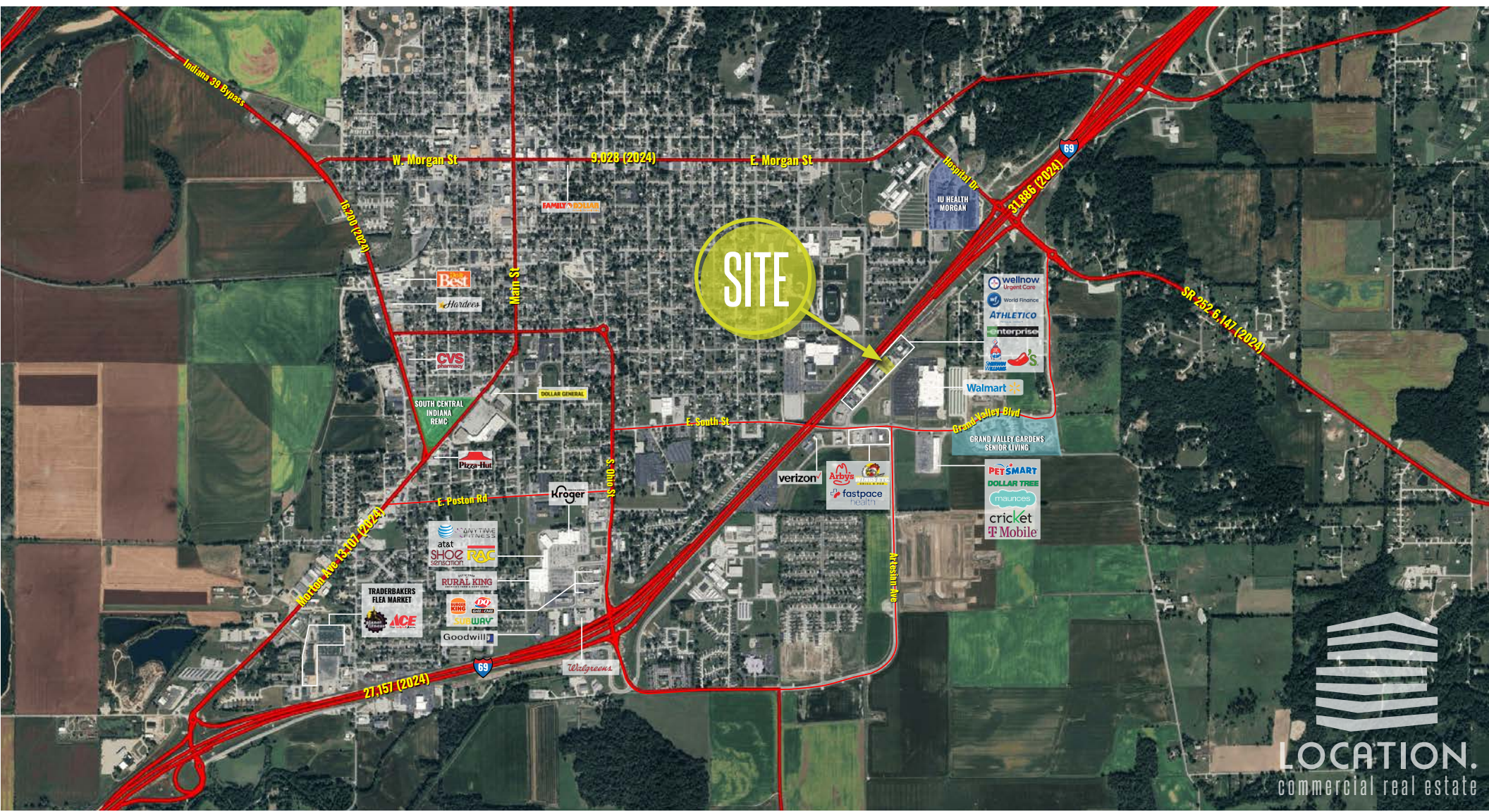
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## MARKET AERIAL

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