

# SPRUCE STREET STATION SHOPPING CENTER



**SALE PRICE**  
**\$5,250,000**



**9.34% CAP Rate**  
**2014 NOI \$490,491**



**Current tenants include**  
**Food Lion, ShunXing Restaurant,**  
**Flash-Mobile, & A Cut Above**

Spruce Street Station Shopping Center, a 48,057 SF shopping center, is located in Martinsville, VA. The property is located on approximately 8.682 AC of land and is anchored by Food Lion.

Martinsville is approximately 2 ½ hours west of Richmond, VA and within one hour of Danville and Roanoke, VA and Greensboro, NC.



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