


Premier Industrial Park Site

67 Motorsports Drive, Martinsville, VA 24112

 **BCR** Presented by
BARNETT Barnett Commercial Realty, Inc.
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Property Details

Two Commercial / Industrial buildings with 24 ft. ceilings located on 13.48 acres at the entrance of the Patriot Centre Industrial Park in Martinsville, VA.

One building is 51,152 sq. ft., was built in 2001, and has an office area that has two stories with an entrance foyer. It was built for a Motor Sports Racing operation and includes several hundred thousand dollars of race related equipment. It is currently in the second year of a five year lease.

The second building is 53,000 sq. ft., separated into three sections, and was built in 2005. There is a 13,000 sq. ft. section on one end and a 20,000 section on the other which are currently available for lease. The 20,000 sq. ft. center section is under lease to nearby Patrick Henry Community College for their auto racing program.

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Price:	\$6,950,000
Building Size:	104,152 SF
Price/SF:	\$66.73
Property Type:	Industrial
Property Sub-type:	Industrial-Business Park
Property Use Type:	Investment
Tenancy:	Multiple
Clear Ceiling Height:	24 ft.
Lot Size:	13.48 SF
Features:	[object Object]

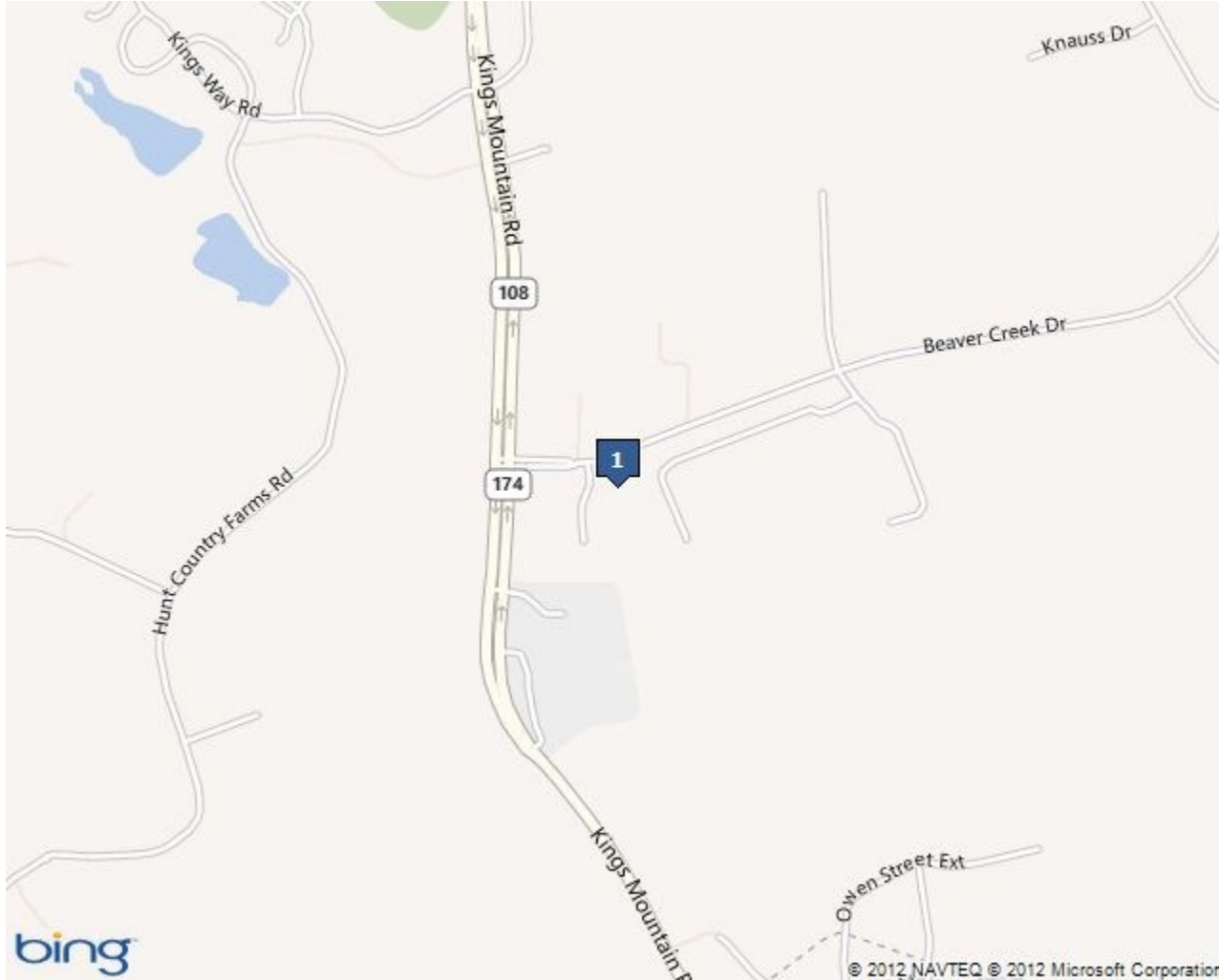
Price: \$6,950,000

View the full listing here: <http://www.crelisting.net/Okq6btk7A/?StepID=107>

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Location



Location Description

Both buildings are in excellent condition with high visibility from the highway. The Industrial Park is located about one mile from the City of Martinsville, and is near 100% capacity. Patrick Henry Community College, with over 1,300 students, is located adjacent to the Industrial Park.

The property is zoned Industrial and permits a variety of manufacturing, industrial and other compatible activities.

13,000 AADT

Within an hour drive to Roanoke & Danville, VA and Greensboro, NC. Two small private airstrips nearby. Within an hour to Roanoke Regional Airport in Roanoke, VA and Piedmont Triad International Airport in Greensboro, NC.

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Property Photos



Aerial View



Front View

Premier Industrial Park Site

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Property Photos



Aerial of Buldings



Building 2

Premier Industrial Park Site

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Property Photos



Building 1



Building 2

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Property Photos



Both Buildings



Front

Premier Industrial Park Site

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Property Photos



Front from highway



Aerial Map

Premier Industrial Park Site

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Demographics

Population	1-mi.	3-mi.	5-mi.
2011 Male Population	505	8,089	14,756
2011 Female Population	602	8,956	16,307
% 2011 Male Population	45.62%	47.46%	47.50%
% 2011 Female Population	54.38%	52.54%	52.50%
2011 Total Adult Population	824	13,133	23,797
2011 Total Daytime Population	1,977	25,357	39,835
2011 Total Daytime Work Population	1,442	16,286	22,659
2011 Median Age Total Population	33	35	36
2011 Median Age Adult Population	42	44	44
2011 Age 0-5	107	1,385	2,485
2011 Age 6-13	114	1,631	3,069
2011 Age 14-17	62	896	1,712
2011 Age 18-20	50	683	1,270
2011 Age 21-24	77	1,098	1,870
2011 Age 25-29	89	1,365	2,323
2011 Age 30-34	77	1,181	2,087
2011 Age 35-39	79	1,192	2,156
2011 Age 40-44	72	1,154	2,167
2011 Age 45-49	70	1,192	2,267
2011 Age 50-54	68	1,144	2,122
2011 Age 55-59	48	933	1,786

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Population (Cont.)	1-mi.	3-mi.	5-mi.
2011 Age 60-64	49	827	1,557
2011 Age 65-69	40	642	1,188
2011 Age 70-74	33	560	984
2011 Age 75-79	30	475	825
2011 Age 80-84	23	344	607
2011 Age 85+	19	342	588
% 2011 Age 0-5	9.67%	8.13%	8.00%
% 2011 Age 6-13	10.30%	9.57%	9.88%
% 2011 Age 14-17	5.60%	5.26%	5.51%
% 2011 Age 18-20	4.52%	4.01%	4.09%
% 2011 Age 21-24	6.96%	6.44%	6.02%
% 2011 Age 25-29	8.04%	8.01%	7.48%
% 2011 Age 30-34	6.96%	6.93%	6.72%
% 2011 Age 35-39	7.14%	6.99%	6.94%
% 2011 Age 40-44	6.50%	6.77%	6.98%
% 2011 Age 45-49	6.32%	6.99%	7.30%
% 2011 Age 50-54	6.14%	6.71%	6.83%
% 2011 Age 55-59	4.34%	5.47%	5.75%
% 2011 Age 60-64	4.43%	4.85%	5.01%
% 2011 Age 65-69	3.61%	3.77%	3.82%
% 2011 Age 70-74	2.98%	3.29%	3.17%

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% 2011 Age 75-79	2.71%	2.79%	2.66%
% 2011 Age 80-84	2.08%	2.02%	1.95%
% 2011 Age 85+	1.72%	2.01%	1.89%
2011 White Population	701	9,935	19,662
2011 Black Population	355	6,010	9,591
2011 Asian/Hawaiian/Pacific Islander	3	117	226
2011 American Indian/Alaska Native	1	37	61
2011 Other Population (Incl 2+ Races)	46	948	1,524
2011 Hispanic Population	56	1,020	1,591
2011 Non-Hispanic Population	1,050	16,026	29,473
% 2011 White Population	63.38%	58.28%	63.30%
% 2011 Black Population	32.10%	35.26%	30.87%
% 2011 Asian/Hawaiian/Pacific Islander	0.27%	0.69%	0.73%
% 2011 American Indian/Alaska Native	0.09%	0.22%	0.20%
% 2011 Other Population (Incl 2+ Races)	4.16%	5.56%	4.91%
% 2011 Hispanic Population	5.06%	5.98%	5.12%
% 2011 Non-Hispanic Population	94.94%	94.02%	94.88%
2000 Non-Hispanic White	796	11,280	22,528
2000 Non-Hispanic Black	290	6,241	9,688
2000 Non-Hispanic Amer Indian/Alaska Native	4	52	69
2000 Non-Hispanic Asian	6	122	179

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Population (Cont.)	1-mi.	3-mi.	5-mi.
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	n/a	n/a
2000 Non-Hispanic Some Other Race	n/a	15	34
2000 Non-Hispanic Two or More Races	4	125	225
% 2000 Non-Hispanic White	72.36%	63.25%	68.84%
% 2000 Non-Hispanic Black	26.36%	34.99%	29.61%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.36%	0.29%	0.21%
% 2000 Non-Hispanic Asian	0.55%	0.68%	0.55%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.00%	0.00%
% 2000 Non-Hispanic Some Other Race	0.00%	0.08%	0.10%
% 2000 Non-Hispanic Two or More Races	0.36%	0.70%	0.69%
Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishemnts	n/a	n/a	n/a
2011 Total Population	1,107	17,046	31,063
2011 Total Households	532	7,640	13,640
Population Change 1990-2011	-8	-2,080	-3,284
Household Change 1990-2011	37	-436	-531

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Population Change (Cont.)	1-mi.	3-mi.	5-mi.
% Population Change 1990-2011	-0.72%	-10.88%	-9.56%
% Household Change 1990-2011	7.47%	-5.40%	-3.75%
Population Change 2000-2011	-92	-1,540	-2,799
Household Change 2000-2011	-37	-417	-761
% Population Change 2000-2011	-7.67%	-8.29%	-8.27%
% Households Change 2000-2011	-6.50%	-5.18%	-5.28%

Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	588	8,896	15,860
2000 Occupied Housing Units	552	8,074	14,413
2000 Owner Occupied Housing Units	353	4,777	9,460
2000 Renter Occupied Housing Units	199	3,297	4,953
2000 Vacant Housing Units	35	822	1,446
% 2000 Occupied Housing Units	93.88%	90.76%	90.88%
% 2000 Owner Occupied Housing Units	60.14%	53.70%	59.65%
% 2000 Renter Occupied Housing Units	33.90%	37.06%	31.23%
% 2000 Vacant Housing Units	5.96%	9.24%	9.12%

Income	1-mi.	3-mi.	5-mi.
2011 Median Household Income	\$22,991	\$22,730	\$27,518

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2011 Per Capita Income	\$17,644	\$16,823	\$21,332
2011 Average Household Income	\$36,714	\$37,536	\$48,580
2011 Household Income < \$10,000	94	1,454	2,175
2011 Household Income \$10,000-\$14,999	73	1,079	1,649
2011 Household Income \$15,000-\$19,999	62	914	1,326
2011 Household Income \$20,000-\$24,999	61	683	1,201
2011 Household Income \$25,000-\$29,999	42	526	931
2011 Household Income \$30,000-\$34,999	43	488	892
2011 Household Income \$35,000-\$39,999	23	362	674
2011 Household Income \$40,000-\$44,999	25	342	685
2011 Household Income \$45,000-\$49,999	19	291	578
2011 Household Income \$50,000-\$59,999	32	456	751
2011 Household Income \$60,000-\$74,999	20	308	769
2011 Household Income \$75,000-\$99,999	7	300	844
2011 Household Income \$100,000-\$124,999	10	185	603
2011 Household Income \$125,000-\$149,999	5	106	246
2011 Household Income \$150,000-\$199,999	1	46	94
2011 Household Income \$200,000-\$249,999	8	59	114
2011 Household Income \$250,000-\$499,999	6	41	108
2011 Household Income \$500,000+	n/a	n/a	n/a
2011 Household Income \$200,000+	15	100	221

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Income (Cont.)	1-mi.	3-mi.	5-mi.
% 2011 Household Income < \$10,000	17.70%	19.03%	15.95%
% 2011 Household Income \$10,000-\$14,999	13.75%	14.12%	12.09%
% 2011 Household Income \$15,000-\$19,999	11.68%	11.96%	9.72%
% 2011 Household Income \$20,000-\$24,999	11.49%	8.94%	8.80%
% 2011 Household Income \$25,000-\$29,999	7.91%	6.88%	6.83%
% 2011 Household Income \$30,000-\$34,999	8.10%	6.39%	6.54%
% 2011 Household Income \$35,000-\$39,999	4.33%	4.74%	4.94%
% 2011 Household Income \$40,000-\$44,999	4.71%	4.48%	5.02%
% 2011 Household Income \$45,000-\$49,999	3.58%	3.81%	4.24%
% 2011 Household Income \$50,000-\$59,999	6.03%	5.97%	5.51%
% 2011 Household Income \$60,000-\$74,999	3.77%	4.03%	5.64%
% 2011 Household Income \$75,000-\$99,999	1.32%	3.93%	6.19%
% 2011 Household Income \$100,000-\$124,999	1.88%	2.42%	4.42%
% 2011 Household Income \$125,000-\$149,999	0.94%	1.39%	1.80%
% 2011 Household Income \$150,000-\$199,999	0.19%	0.60%	0.69%
% 2011 Household Income \$200,000-\$249,999	1.51%	0.77%	0.84%
% 2011 Household Income \$250,000-\$499,999	1.13%	0.54%	0.79%
% 2011 Household Income \$500,000+	0.00%	0.00%	0.00%
% 2011 Household Income \$200,000+	2.82%	1.31%	1.62%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2011 Children/Infants Clothing Stores	\$118,429	\$1,747,917	\$3,805,788
2011 Jewelry Stores	\$87,629	\$1,320,226	\$2,838,800

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2011 Mens Clothing Stores	\$209,363	\$3,044,022	\$6,261,287
2011 Shoe Stores	\$186,938	\$2,674,833	\$5,639,043
2011 Womens Clothing Stores	\$411,395	\$5,845,311	\$11,729,954
2011 Automobile Dealers	\$1,952,935	\$29,994,420	\$65,601,491
2011 Automotive Parts/Acc/Repair Stores	\$275,886	\$4,121,486	\$8,707,894
2011 Other Motor Vehicle Dealers	\$90,619	\$1,328,029	\$2,769,458
2011 Tire Dealers	\$70,595	\$1,058,801	\$2,270,108
2011 Hardware Stores	\$21,204	\$393,437	\$1,020,829
2011 Home Centers	\$245,166	\$3,715,016	\$7,673,910
2011 Nursery/Garden Centers	\$67,290	\$1,044,791	\$2,280,633
2011 Outdoor Power Equipment Stores	\$16,979	\$306,850	\$698,114
2011 Paint/Wallpaper Stores	\$8,933	\$139,358	\$285,342
2011 Appliance/TV/Other Electronics Stores	\$229,097	\$3,300,714	\$6,929,115
2011 Camera/Photographic Supplies Stores	\$36,082	\$536,512	\$1,127,252
2011 Computer/Software Stores	\$117,814	\$1,715,878	\$3,539,607
2011 Beer/Wine/Liquor Stores	\$133,182	\$1,961,630	\$4,216,782
2011 Convenience/Specialty Food Stores	\$253,951	\$3,183,261	\$7,978,467
2011 Restaurant Expenditures	\$1,066,005	\$13,974,855	\$37,186,577
2011 Supermarkets/Other Grocery excl Conv	\$1,570,920	\$23,315,352	\$49,018,876
2011 Furniture Stores	\$221,868	\$3,280,894	\$6,928,863
2011 Home Furnishings Stores	\$146,311	\$2,164,589	\$4,550,608

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2011 Gen Merch/Appliance/Furniture Stores	\$2,063,149	\$30,337,829	\$63,300,894
2011 Gasoline Stations w/ Convenience Stores	\$1,504,671	\$21,300,882	\$43,811,594
2011 Other Gasoline Stations	\$1,250,720	\$18,117,618	\$35,833,124
2011 Department Stores excl Leased Depts	\$2,292,246	\$33,638,544	\$70,230,009
2011 General Merchandise Stores	\$1,841,282	\$27,056,936	\$56,372,028
2011 Other Health/Personal Care Stores	\$135,559	\$2,083,674	\$4,424,825
2011 Pharmacies/Drug Stores	\$758,948	\$11,343,071	\$23,702,036
2011 Pet/Pet Supplies Stores	\$120,173	\$1,731,651	\$3,571,333
2011 Book/Periodical/Music Stores	\$86,625	\$1,136,293	\$1,987,247
2011 Hobby/Toy/Game Stores	\$30,699	\$598,240	\$1,212,101
2011 Musical Instrument/Supplies Stores	\$18,762	\$280,984	\$605,277
2011 Sewing/Needlework/Piece Goods Stores	\$11,444	\$159,065	\$295,730
2011 Sporting Goods Stores	\$130,909	\$1,799,219	\$3,919,845
2011 Video Tape Stores - Retail	\$17,941	\$264,085	\$559,069