


# Space for Lease - 801 Starling Ave

801 Starling Avenue, Martinsville, VA 24112

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



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## Property Details

2376 SF Office Space on .54 AC Lot

Located in Central Martinsville, about 1/2mile from the heart of Historic Uptown Martinsville.

Within close proximity to New College Institute, Martinsville City Hall, Memorial Hospital of Martinsville, Virginia Museum of Natural History, PiedmontArts and a variety of professional services including medical, banking, and attorneys.

Contact Information:  
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### Price: Negotiable

- Great Visibility
- Corner Lot
- Beautiful Well-Maintained Home

View the full listing here: <http://www.crelisting.net/NjH0MxD9Q/?StepID=107>

Total Space Available: 2,376 SF  
Rental Rate: Negotiable  
Property Type: Office  
Property Sub-type: Medical Office  
Building Size: 2,376 SF  
Building Class: C  
Year Built: 1930  
Lot Size: 0.54 AC  
Zoning Description: P-2

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## Listing space

### Space 1

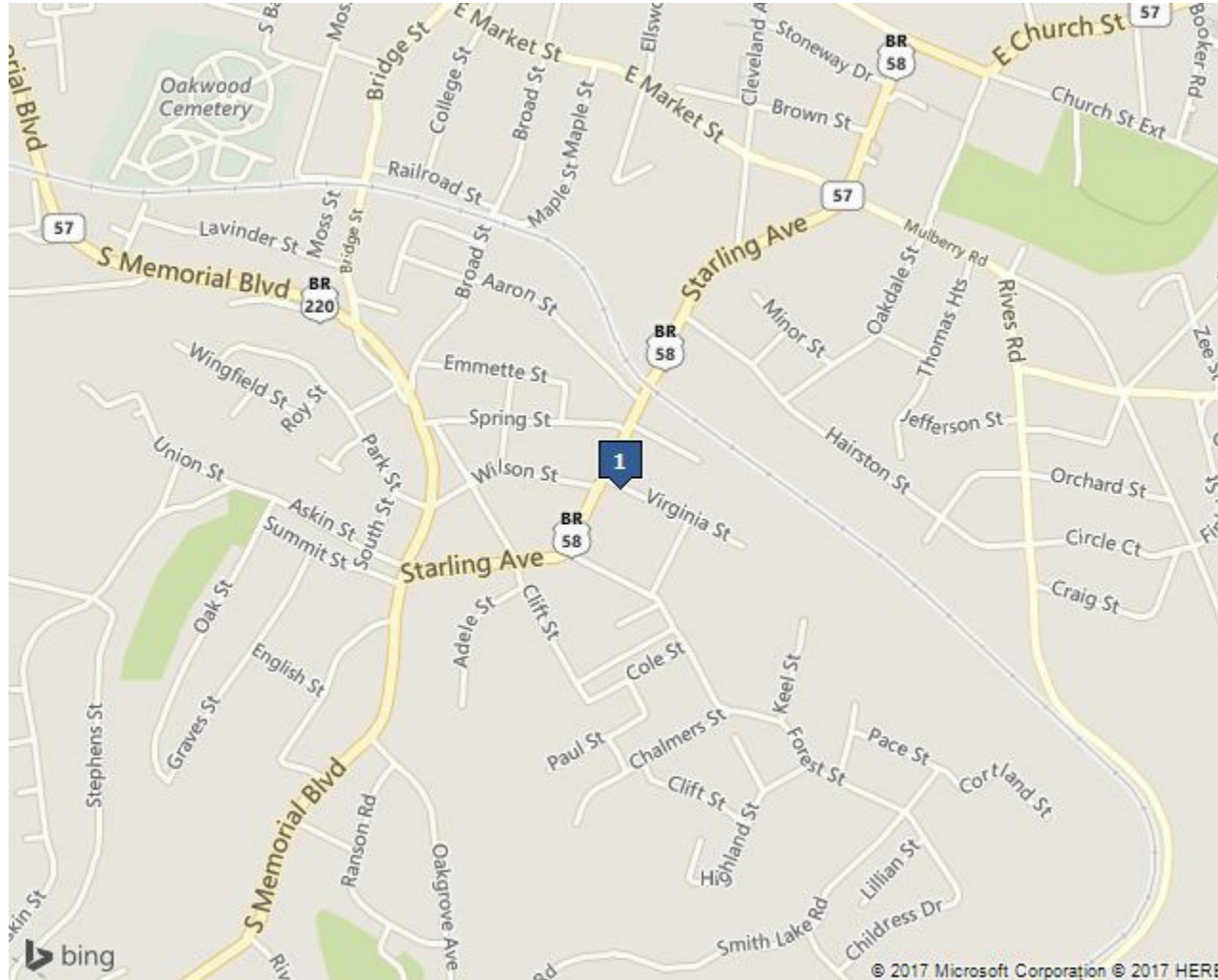
Space Available:	2,376 SF
Rental Rate:	Negotiable
Space / Lot Type:	Medical Office
Additional Space / Lot Types:	Executive Suite, Office Building
Lease Type:	Modified Gross
Date Available:	Aug 2017

2376 SF Office Space in Well-Maintained 2-Story Home on Starling Avenue located in central Martinsville.

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## Location



## Location Description

Within 5 miles of the entrance of NASCAR's Martinsville Speedway which seats up to 60,000 race fans that travel from up to 100s of miles away to visit the racetrack and patronize areas lodging and recreational facilities. The city of Martinsville and the surrounding Henry County Virginia, as well as nearby Danville and Roanoke, VA and Greensboro, NC greatly benefit from the influx of tourists to the two NASCAR Nextel cup races as well as other events at the racetrack and to the popular and highly traveled Blue Ridge Parkway, that winds its way through the Appalachian Mountains.

Within an hour drive to Roanoke and Danville, VA and Greensboro, NC. Two small private airstrips nearby, the Blue Ridge Regional Airport in Spencer, VA and Pace Airport in Ridgeway, VA. Within an hour to Roanoke Regional Airport in Roanoke, VA and Piedmont Triad International Airport in Greensboro, NC.

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## Property Photos



801 Starling Ave



801 Starling

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## Property Photos



Back View



Inside

# Space for Lease - 801 Starling Ave

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## Property Photos



Inside



Inside

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## Property Photos



Front View



Side View



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## Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	2,382	9,318	15,350
2015 Female Population	2,727	10,869	17,499
% 2015 Male Population	46.62%	46.16%	46.73%
% 2015 Female Population	53.38%	53.84%	53.27%
2015 Total Population: Adult	3,832	15,739	25,928
2015 Total Daytime Population	9,751	30,049	42,778
2015 Total Employees	6,318	17,258	22,346
2015 Total Population: Median Age	38	44	45
2015 Total Population: Adult Median Age	48	52	53
2015 Total population: Under 5 years	470	1,427	2,065
2015 Total population: 5 to 9 years	315	1,228	1,895
2015 Total population: 10 to 14 years	313	1,141	1,907
2015 Total population: 15 to 19 years	292	1,097	1,760
2015 Total population: 20 to 24 years	338	1,128	1,776
2015 Total population: 25 to 29 years	354	1,193	1,888
2015 Total population: 30 to 34 years	329	1,023	1,702
2015 Total population: 35 to 39 years	271	997	1,595
2015 Total population: 40 to 44 years	333	1,208	1,943
2015 Total population: 45 to 49 years	369	1,393	2,240
2015 Total population: 50 to 54 years	380	1,585	2,497
2015 Total population: 55 to 59 years	348	1,484	2,414

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Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Total population: 60 to 64 years	242	1,214	2,145
2015 Total population: 65 to 69 years	221	1,187	2,003
2015 Total population: 70 to 74 years	181	997	1,702
2015 Total population: 75 to 79 years	140	718	1,273
2015 Total population: 80 to 84 years	104	576	998
2015 Total population: 85 years and over	109	591	1,046
% 2015 Total population: Under 5 years	9.20%	7.07%	6.29%
% 2015 Total population: 5 to 9 years	6.17%	6.08%	5.77%
% 2015 Total population: 10 to 14 years	6.13%	5.65%	5.81%
% 2015 Total population: 15 to 19 years	5.72%	5.43%	5.36%
% 2015 Total population: 20 to 24 years	6.62%	5.59%	5.41%
% 2015 Total population: 25 to 29 years	6.93%	5.91%	5.75%
% 2015 Total population: 30 to 34 years	6.44%	5.07%	5.18%
% 2015 Total population: 35 to 39 years	5.30%	4.94%	4.86%
% 2015 Total population: 40 to 44 years	6.52%	5.98%	5.91%
% 2015 Total population: 45 to 49 years	7.22%	6.90%	6.82%
% 2015 Total population: 50 to 54 years	7.44%	7.85%	7.60%
% 2015 Total population: 55 to 59 years	6.81%	7.35%	7.35%
% 2015 Total population: 60 to 64 years	4.74%	6.01%	6.53%
% 2015 Total population: 65 to 69 years	4.33%	5.88%	6.10%
% 2015 Total population: 70 to 74 years	3.54%	4.94%	5.18%

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Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 75 to 79 years	2.74%	3.56%	3.88%
% 2015 Total population: 80 to 84 years	2.04%	2.85%	3.04%
% 2015 Total population: 85 years and over	2.13%	2.93%	3.18%
2015 White alone	2,624	10,847	19,639
2015 Black or African American alone	2,040	8,177	11,093
2015 American Indian and Alaska Native alone	18	47	68
2015 Asian alone	64	174	314
2015 Native Hawaiian and OPI alone	1	1	1
2015 Some Other Race alone	185	497	1,079
2015 Two or More Races alone	177	444	655
2015 Hispanic	378	944	1,800
2015 Not Hispanic	4,731	19,243	31,049
% 2015 White alone	51.36%	53.73%	59.79%
% 2015 Black or African American alone	39.93%	40.51%	33.77%
% 2015 American Indian and Alaska Native alone	0.35%	0.23%	0.21%
% 2015 Asian alone	1.25%	0.86%	0.96%
% 2015 Native Hawaiian and OPI alone	0.02%	0.00%	0.00%
% 2015 Some Other Race alone	3.62%	2.46%	3.28%
% 2015 Two or More Races alone	3.46%	2.20%	1.99%
% 2015 Hispanic	7.40%	4.68%	5.48%
% 2015 Not Hispanic	92.60%	95.32%	94.52%

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<b>Population (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2015 Not Hispanic: White alone	3,408	13,222	23,196
2015 Not Hispanic: Black or African American alone	1,947	8,899	11,941
2015 Not Hispanic: American Indian and Alaska Native alone	7	22	38
2015 Not Hispanic: Asian alone	39	122	218
2015 Not Hispanic: Native Hawaiian and OPI alone	n/a	n/a	5
2015 Not Hispanic: Some Other Race alone	8	30	48
2015 Not Hispanic: Two or More Races	65	190	284
% 2015 Not Hispanic: White alone	60.12%	57.14%	63.02%
% 2015 Not Hispanic: Black or African American alone	34.34%	38.46%	32.44%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.12%	0.10%	0.10%
% 2015 Not Hispanic: Asian alone	0.69%	0.53%	0.59%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.00%	0.01%
% 2015 Not Hispanic: Some Other Race alone	0.14%	0.13%	0.13%
% 2015 Not Hispanic: Two or More Races	1.15%	0.82%	0.77%
<b>Population Change</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a

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<b>Population Change (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2015 Total Population	5,109	20,187	32,849
2015 Households	2,190	9,016	14,802
Population Change 2010-2015	-40	-445	-1,098
Household Change 2010-2015	-16	-71	-83
% Population Change 2010-2015	-0.78%	-2.16%	-3.23%
% Household Change 2010-2015	-0.73%	-0.78%	-0.56%
Population Change 2000-2015	-560	-2,952	-3,958
Household Change 2000-2015	-273	-701	-790
% Population Change 2000 to 2015	-9.88%	-12.76%	-10.75%
% Household Change 2000 to 2015	-11.08%	-7.21%	-5.07%

<b>Housing</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2015 Housing Units	2,837	10,753	17,019
2015 Occupied Housing Units	2,463	9,717	15,592
2015 Owner Occupied Housing Units	1,259	6,095	10,300
2015 Renter Occupied Housing Units	1,204	3,622	5,292
2015 Vacant Housings Units	374	1,036	1,427
% 2015 Occupied Housing Units	86.82%	90.37%	91.62%

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801 Starling Avenue, Martinsville, VA 24112

## Demographics

### Housing (Cont.)

	1-mi.	3-mi.	5-mi.
% 2015 Owner occupied housing units	51.12%	62.73%	66.06%
% 2015 Renter occupied housing units	48.88%	37.27%	33.94%
% 2000 Vacant housing units	13.18%	9.63%	8.38%

### Income

	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$25,050	\$31,852	\$34,365
2015 Household Income: Average	\$41,255	\$46,391	\$47,502
2015 Per Capita Income	\$18,300	\$21,118	\$21,890
2015 Household income: Less than \$10,000	384	1,349	1,788
2015 Household income: \$10,000 to \$14,999	277	840	1,298
2015 Household income: \$15,000 to \$19,999	171	788	1,251
2015 Household income: \$20,000 to \$24,999	262	859	1,316
2015 Household income: \$25,000 to \$29,999	99	503	929
2015 Household income: \$30,000 to \$34,999	85	456	938
2015 Household income: \$35,000 to \$39,999	108	480	889
2015 Household income: \$40,000 to \$44,999	110	533	876
2015 Household income: \$45,000 to \$49,999	80	356	586
2015 Household income: \$50,000 to \$59,999	182	680	1,201
2015 Household income: \$60,000 to \$74,999	149	694	1,267
2015 Household income: \$75,000 to \$99,999	136	759	1,301
2015 Household income: \$100,000 to \$124,999	64	275	457
2015 Household income: \$125,000 to \$149,999	42	187	309
2015 Household income: \$150,000 to \$199,999	7	89	148

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### Income (Cont.)

	1-mi.	3-mi.	5-mi.
2015 Household income: \$200,000 or more	34	168	248
% 2015 Household income: Less than \$10,000	17.53%	14.96%	12.08%
% 2015 Household income: \$10,000 to \$14,999	12.65%	9.32%	8.77%
% 2015 Household income: \$15,000 to \$19,999	7.81%	8.74%	8.45%
% 2015 Household income: \$20,000 to \$24,999	11.96%	9.53%	8.89%
% 2015 Household income: \$25,000 to \$29,999	4.52%	5.58%	6.28%
% 2015 Household income: \$30,000 to \$34,999	3.88%	5.06%	6.34%
% 2015 Household income: \$35,000 to \$39,999	4.93%	5.32%	6.01%
% 2015 Household income: \$40,000 to \$44,999	5.02%	5.91%	5.92%
% 2015 Household income: \$45,000 to \$49,999	3.65%	3.95%	3.96%
% 2015 Household income: \$50,000 to \$59,999	8.31%	7.54%	8.11%
% 2015 Household income: \$60,000 to \$74,999	6.80%	7.70%	8.56%
% 2015 Household income: \$75,000 to \$99,999	6.21%	8.42%	8.79%
% 2015 Household income: \$100,000 to \$124,999	2.92%	3.05%	3.09%
% 2015 Household income: \$125,000 to \$149,999	1.92%	2.07%	2.09%
% 2015 Household income: \$150,000 to \$199,999	0.32%	0.99%	1.00%
% 2015 Household income: \$200,000 or more	1.55%	1.86%	1.68%

### Retail Sales Volume

	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$521,998	\$2,179,486	\$3,613,550
2015 Jewelry stores	\$188,900	\$802,008	\$1,323,330
2015 Mens clothing stores	\$612,468	\$2,585,090	\$4,283,783
2015 Shoe stores	\$619,006	\$2,603,888	\$4,323,155

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Womens clothing stores	\$1,059,670	\$4,510,319	\$7,490,057
2015 Automobile dealers	\$8,109,553	\$34,726,455	\$57,819,681
2015 Automotive parts and accessories stores	\$1,635,314	\$6,971,502	\$11,594,504
2015 Other motor vehicle dealers	\$254,818	\$1,073,957	\$1,774,877
2015 Tire dealers	\$731,305	\$3,115,786	\$5,182,120
2015 Hardware stores	\$31,664	\$138,592	\$232,432
2015 Home centers	\$325,947	\$1,436,795	\$2,409,502
2015 Nursery and garden centers	\$406,987	\$1,794,146	\$2,997,081
2015 Outdoor power equipment stores	\$180,681	\$795,521	\$1,342,645
2015 Paint andwallpaper stores	\$37,093	\$162,836	\$274,269
2015 Appliance, television, and other electronics stores	\$1,092,558	\$4,704,167	\$7,835,374
2015 Camera andphotographic supplies stores	\$79,709	\$343,805	\$571,707
2015 Computer andsoftware stores	\$3,135,814	\$13,232,865	\$21,934,910
2015 Beer, wine, and liquor stores	\$528,234	\$2,242,119	\$3,717,831
2015 Convenience stores	\$2,358,506	\$9,866,971	\$16,327,615
2015 Restaurant Expenditures	\$2,157,378	\$9,210,392	\$15,305,150
2015 Supermarkets and other grocery (except convenience) stores	\$8,921,714	\$37,584,321	\$62,242,781
2015 Furniture stores	\$763,792	\$3,265,742	\$5,434,823
2015 Home furnishings stores	\$2,768,502	\$11,878,069	\$19,765,700
2015 General merchandise stores	\$14,246,731	\$61,192,703	\$101,823,387
2015 Gasoline stations with convenience stores	\$7,440,852	\$31,422,860	\$52,187,099



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<b>Retail Sales Volume (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2015 Other gasoline stations	\$5,365,106	\$22,729,064	\$37,799,877
2015 Department stores (excl leased depts)	\$14,057,831	\$60,390,695	\$100,500,057
2015 General merchandise stores	\$14,246,731	\$61,192,703	\$101,823,387
2015 Other health and personal care stores	\$556,984	\$2,387,080	\$3,969,900
2015 Pharmacies and drug stores	\$2,317,420	\$9,901,741	\$16,460,650
2015 Pet and pet supplies stores	\$622,118	\$2,654,658	\$4,416,887
2015 Book, periodical, and music stores	\$92,733	\$400,445	\$665,862
2015 Hobby, toy, and game stores	\$266,109	\$1,127,444	\$1,867,062
2015 Musical instrument and supplies stores	\$25,306	\$107,753	\$178,509
2015 Sewing, needlework, and piece goods stores	\$49,683	\$214,416	\$357,325
2015 Sporting goods stores	\$243,556	\$1,037,803	\$1,721,042