


# Cloverleaf Shopping Center

2440 Greensboro Rd, Martinsville, VA 24112

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



# Cloverleaf Shopping Center

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## Property Details

Family Dollar and Carpetland Anchored StripCenter

Total Mall - 77,000 SF

19 AC Lot Zone - B1

- In highly diverse area with many retail, office and service facilities creating high traffic flows.

- Great visibility with 19,000 AADT.

Contact Information:  
James (Jim) Barnett  
Barnett Commercial Realty, Inc.  
5 E Church Street  
Martinsville, VA 24112  
(276) 656 - 3538  
[jbarnett@ccim.net](mailto:jbarnett@ccim.net)  
[www.barnettproperties.com](http://www.barnettproperties.com)

### Price: Negotiable

- Great Visibility
- High Traffic Counts
- Busy Highway

View the full listing here: <http://www.crelisting.net/GYm8C7B7g/?StepID=107>

Total Space Available: 30,476 SF

Rental Rate: Negotiable

Min. Divisible: 2,396 SF

Max. Contiguous: 15,000 SF

Property Type: Retail

Property Sub-type: Strip Center

Additional Sub-types: Medical Office, Anchor,  
Neighborhood Center

Building Size: 77,000 SF

Gross Leasable Area: 77,000 SF

Anchor Tenant 1: Family Dollar

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## Listing spaces

### Space 2380

Space Available: 15,000 SF  
Rental Rate: Negotiable  
Space / Lot Type: Strip Center

On US-220 Business just south of Martinsville City Limit. Diverse retail, office and service facility within the center and surrounding area creates high traffic flow.

### Space 2400A

Space Available: 2,396 SF  
Rental Rate: Negotiable  
Space / Lot Type: Strip Center

On US-220 Business just south of Martinsville City Limit. Diverse retail, office and service facility within the center and surrounding area creates high traffic flow.

### Space 2418

Space Available: 9,680 SF  
Rental Rate: Negotiable  
Space / Lot Type: Strip Center

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## Listing spaces

### Space 2420

Space Available:	3,400 SF
Rental Rate:	Negotiable
Space / Lot Type:	Strip Center

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## Location



## Location Description

- On US-220 Business just south of Martinsville City Limit. Easy access to Highway 58.
- Within 2 miles of the Colonial Downs Off-track betting center, a large Henry County Industrial Park and several hotels.
- Within 3 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



Cloverleaf Shopping Center



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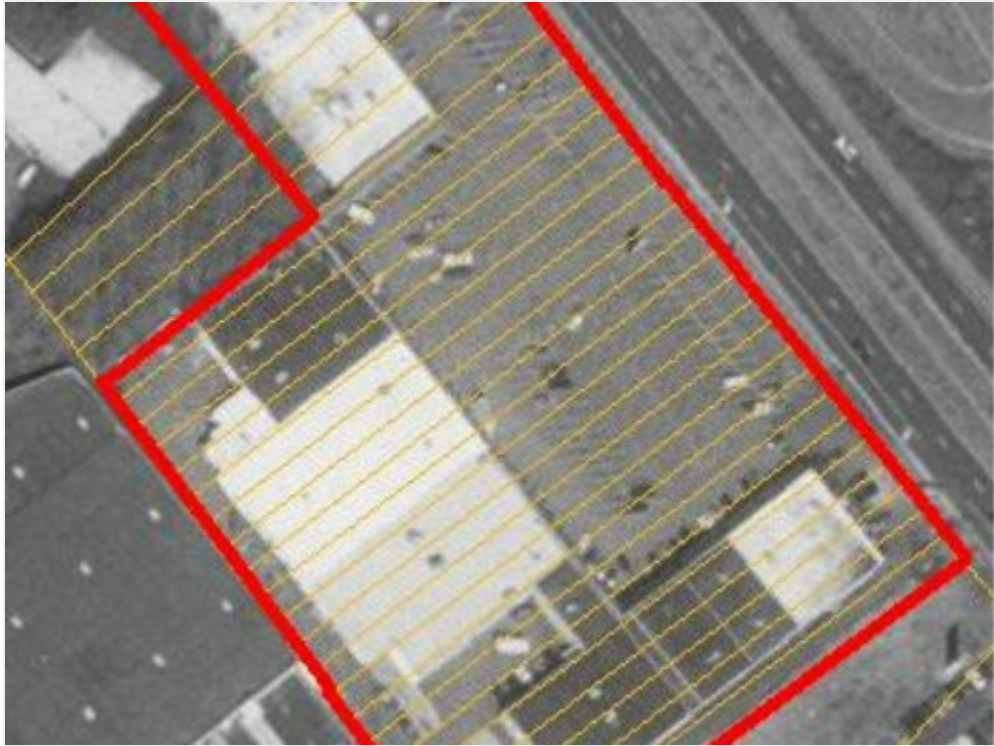
Back View



# Cloverleaf Shopping Center

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## Property Photos



Aerial

# Cloverleaf Shopping Center

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## Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	659	6,267	13,105
2015 Female Population	795	7,181	14,868
% 2015 Male Population	45.32%	46.60%	46.85%
% 2015 Female Population	54.68%	53.40%	53.15%
2015 Total Population: Adult	1,126	10,492	22,050
2015 Total Daytime Population	2,200	21,235	37,423
2015 Total Employees	1,320	12,691	19,833
2015 Total Population: Median Age	40	43	45
2015 Total Population: Adult Median Age	50	52	53
2015 Total population: Under 5 years	87	951	1,798
2015 Total population: 5 to 9 years	102	801	1,638
2015 Total population: 10 to 14 years	92	760	1,603
2015 Total population: 15 to 19 years	87	744	1,483
2015 Total population: 20 to 24 years	104	759	1,475
2015 Total population: 25 to 29 years	97	793	1,566
2015 Total population: 30 to 34 years	79	692	1,423
2015 Total population: 35 to 39 years	76	661	1,365
2015 Total population: 40 to 44 years	89	812	1,674
2015 Total population: 45 to 49 years	99	932	1,923
2015 Total population: 50 to 54 years	121	1,100	2,181
2015 Total population: 55 to 59 years	106	1,019	2,121

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Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Total population: 60 to 64 years	66	825	1,843
2015 Total population: 65 to 69 years	85	801	1,736
2015 Total population: 70 to 74 years	56	613	1,444
2015 Total population: 75 to 79 years	37	469	1,068
2015 Total population: 80 to 84 years	35	375	828
2015 Total population: 85 years and over	36	341	804
% 2015 Total population: Under 5 years	5.98%	7.07%	6.43%
% 2015 Total population: 5 to 9 years	7.02%	5.96%	5.86%
% 2015 Total population: 10 to 14 years	6.33%	5.65%	5.73%
% 2015 Total population: 15 to 19 years	5.98%	5.53%	5.30%
% 2015 Total population: 20 to 24 years	7.15%	5.64%	5.27%
% 2015 Total population: 25 to 29 years	6.67%	5.90%	5.60%
% 2015 Total population: 30 to 34 years	5.43%	5.15%	5.09%
% 2015 Total population: 35 to 39 years	5.23%	4.92%	4.88%
% 2015 Total population: 40 to 44 years	6.12%	6.04%	5.98%
% 2015 Total population: 45 to 49 years	6.81%	6.93%	6.87%
% 2015 Total population: 50 to 54 years	8.32%	8.18%	7.80%
% 2015 Total population: 55 to 59 years	7.29%	7.58%	7.58%
% 2015 Total population: 60 to 64 years	4.54%	6.13%	6.59%
% 2015 Total population: 65 to 69 years	5.85%	5.96%	6.21%
% 2015 Total population: 70 to 74 years	3.85%	4.56%	5.16%

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Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 75 to 79 years	2.54%	3.49%	3.82%
% 2015 Total population: 80 to 84 years	2.41%	2.79%	2.96%
% 2015 Total population: 85 years and over	2.48%	2.54%	2.87%
2015 White alone	884	7,203	16,144
2015 Black or African American alone	405	5,401	10,198
2015 American Indian and Alaska Native alone	4	33	63
2015 Asian alone	8	137	249
2015 Native Hawaiian and OPI alone	n/a	1	1
2015 Some Other Race alone	118	361	746
2015 Two or More Races alone	35	312	572
2015 Hispanic	186	686	1,346
2015 Not Hispanic	1,268	12,762	26,627
% 2015 White alone	60.80%	53.56%	57.71%
% 2015 Black or African American alone	27.85%	40.16%	36.46%
% 2015 American Indian and Alaska Native alone	0.28%	0.25%	0.23%
% 2015 Asian alone	0.55%	1.02%	0.89%
% 2015 Native Hawaiian and OPI alone	0.00%	0.01%	0.00%
% 2015 Some Other Race alone	8.12%	2.68%	2.67%
% 2015 Two or More Races alone	2.41%	2.32%	2.04%
% 2015 Hispanic	12.79%	5.10%	4.81%
% 2015 Not Hispanic	87.21%	94.90%	95.19%

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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	1,031	8,918	18,874
2015 Not Hispanic: Black or African American alone	475	6,308	11,018
2015 Not Hispanic: American Indian and Alaska Native alone	2	21	35
2015 Not Hispanic: Asian alone	14	98	180
2015 Not Hispanic: Native Hawaiian and OPI alone	n/a	n/a	1
2015 Not Hispanic: Some Other Race alone	1	21	30
2015 Not Hispanic: Two or More Races	24	129	260
% 2015 Not Hispanic: White alone	64.64%	56.29%	60.54%
% 2015 Not Hispanic: Black or African American alone	29.78%	39.82%	35.34%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.13%	0.13%	0.11%
% 2015 Not Hispanic: Asian alone	0.88%	0.62%	0.58%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.00%	0.00%
% 2015 Not Hispanic: Some Other Race alone	0.06%	0.13%	0.10%
% 2015 Not Hispanic: Two or More Races	1.50%	0.81%	0.83%
<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	1,454	13,448	27,973
2015 Households	655	6,000	12,424
Population Change 2010-2015	-58	-318	-841
Household Change 2010-2015	-1	-79	-86
% Population Change 2010-2015	-3.84%	-2.31%	-2.92%
% Household Change 2010-2015	-0.15%	-1.30%	-0.69%
Population Change 2000-2015	-141	-2,395	-3,204
Household Change 2000-2015	-41	-671	-662
% Population Change 2000 to 2015	-8.84%	-15.12%	-10.28%
% Household Change 2000 to 2015	-5.89%	-10.06%	-5.06%

<b>Housing</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2015 Housing Units	750	7,445	14,322
2015 Occupied Housing Units	696	6,671	13,086
2015 Owner Occupied Housing Units	470	4,239	8,782
2015 Renter Occupied Housing Units	226	2,432	4,304
2015 Vacant Housings Units	54	774	1,236
% 2015 Occupied Housing Units	92.80%	89.60%	91.37%



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### Housing (Cont.)

	1-mi.	3-mi.	5-mi.
% 2015 Owner occupied housing units	67.53%	63.54%	67.11%
% 2015 Renter occupied housing units	32.47%	36.46%	32.89%
% 2000 Vacant housing units	7.20%	10.40%	8.63%

### Income

	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$38,951	\$32,364	\$33,803
2015 Household Income: Average	\$48,313	\$47,511	\$46,770
2015 Per Capita Income	\$21,764	\$21,479	\$21,277
2015 Household income: Less than \$10,000	60	864	1,618
2015 Household income: \$10,000 to \$14,999	48	628	1,086
2015 Household income: \$15,000 to \$19,999	42	469	1,055
2015 Household income: \$20,000 to \$24,999	75	582	1,158
2015 Household income: \$25,000 to \$29,999	52	308	745
2015 Household income: \$30,000 to \$34,999	26	315	723
2015 Household income: \$35,000 to \$39,999	31	296	686
2015 Household income: \$40,000 to \$44,999	45	347	742
2015 Household income: \$45,000 to \$49,999	24	198	499
2015 Household income: \$50,000 to \$59,999	59	458	1,009
2015 Household income: \$60,000 to \$74,999	80	494	1,067
2015 Household income: \$75,000 to \$99,999	57	519	1,066
2015 Household income: \$100,000 to \$124,999	21	195	400
2015 Household income: \$125,000 to \$149,999	17	140	236
2015 Household income: \$150,000 to \$199,999	16	74	144

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### Income (Cont.)

	1-mi.	3-mi.	5-mi.
2015 Household income: \$200,000 or more	2	113	190
% 2015 Household income: Less than \$10,000	9.16%	14.40%	13.02%
% 2015 Household income: \$10,000 to \$14,999	7.33%	10.47%	8.74%
% 2015 Household income: \$15,000 to \$19,999	6.41%	7.82%	8.49%
% 2015 Household income: \$20,000 to \$24,999	11.45%	9.70%	9.32%
% 2015 Household income: \$25,000 to \$29,999	7.94%	5.13%	6.00%
% 2015 Household income: \$30,000 to \$34,999	3.97%	5.25%	5.82%
% 2015 Household income: \$35,000 to \$39,999	4.73%	4.93%	5.52%
% 2015 Household income: \$40,000 to \$44,999	6.87%	5.78%	5.97%
% 2015 Household income: \$45,000 to \$49,999	3.66%	3.30%	4.02%
% 2015 Household income: \$50,000 to \$59,999	9.01%	7.63%	8.12%
% 2015 Household income: \$60,000 to \$74,999	12.21%	8.23%	8.59%
% 2015 Household income: \$75,000 to \$99,999	8.70%	8.65%	8.58%
% 2015 Household income: \$100,000 to \$124,999	3.21%	3.25%	3.22%
% 2015 Household income: \$125,000 to \$149,999	2.60%	2.33%	1.90%
% 2015 Household income: \$150,000 to \$199,999	2.44%	1.23%	1.16%
% 2015 Household income: \$200,000 or more	0.31%	1.88%	1.53%

### Retail Sales Volume

	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$164,232	\$1,453,738	\$3,021,351
2015 Jewelry stores	\$58,761	\$534,905	\$1,107,987
2015 Mens clothing stores	\$193,656	\$1,728,134	\$3,584,089
2015 Shoe stores	\$195,247	\$1,743,022	\$3,614,401

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Womens clothing stores	\$334,114	\$3,015,942	\$6,275,919
2015 Automobile dealers	\$2,580,094	\$23,212,178	\$48,395,200
2015 Automotive parts and accessories stores	\$517,794	\$4,662,108	\$9,718,871
2015 Other motor vehicle dealers	\$78,128	\$718,044	\$1,496,077
2015 Tire dealers	\$230,870	\$2,083,091	\$4,342,437
2015 Hardware stores	\$10,412	\$93,554	\$194,616
2015 Home centers	\$105,475	\$964,258	\$2,018,311
2015 Nursery and garden centers	\$128,678	\$1,199,607	\$2,513,024
2015 Outdoor power equipment stores	\$58,705	\$533,364	\$1,122,935
2015 Paint andwallpaper stores	\$12,400	\$109,581	\$229,715
2015 Appliance, television, and other electronics stores	\$348,009	\$3,147,082	\$6,566,871
2015 Camera andphotographic supplies stores	\$25,545	\$230,587	\$478,180
2015 Computer andsoftware stores	\$977,675	\$8,836,947	\$18,385,104
2015 Beer, wine, and liquor stores	\$165,605	\$1,497,922	\$3,111,662
2015 Convenience stores	\$736,741	\$6,588,569	\$13,664,384
2015 Restaurant Expenditures	\$680,993	\$6,160,156	\$12,814,261
2015 Supermarkets and other grocery (except convenience) stores	\$2,781,438	\$25,089,461	\$52,185,815
2015 Furniture stores	\$242,141	\$2,182,269	\$4,545,023
2015 Home furnishings stores	\$875,066	\$7,943,813	\$16,566,158
2015 General merchandise stores	\$4,512,628	\$40,927,692	\$85,283,546
2015 Gasoline stations with convenience stores	\$2,346,281	\$20,996,276	\$43,709,728

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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	\$1,697,343	\$15,191,874	\$31,669,068
2015 Department stores (excl leased depts)	\$4,453,867	\$40,392,787	\$84,175,559
2015 General merchandise stores	\$4,512,628	\$40,927,692	\$85,283,546
2015 Other health and personal care stores	\$175,942	\$1,596,280	\$3,324,170
2015 Pharmacies and drug stores	\$727,358	\$6,616,532	\$13,799,756
2015 Pet and pet supplies stores	\$196,462	\$1,776,234	\$3,706,798
2015 Book, periodical, and music stores	\$29,061	\$267,488	\$557,663
2015 Hobby, toy, and game stores	\$82,833	\$754,451	\$1,565,596
2015 Musical instrument and supplies stores	\$8,005	\$72,386	\$149,306
2015 Sewing, needlework, and piece goods stores	\$15,959	\$143,877	\$299,546
2015 Sporting goods stores	\$76,451	\$695,015	\$1,441,862