

# SPRUCE STREET STATION SHOPPING CENTER



**SALE PRICE**  
**\$5,400,000**



**8.84% CAP Rate**  
**2011 NOI \$477,251**



**Current tenants include**  
**Food Lion, Curves, A Cut Above,**  
**& ShunXing Restaurant**

Spruce Street Station Shopping Center, a 48,052 SF shopping center, is located in Martinsville, Virginia. 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, Virginia (Route 360 west to 58 west) and within one hour of Danville and Roanoke, Virginia and the Greensboro/Triad, North Carolina area.



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