



# BARNETT Commercial Realty, Inc.

5 East Church Street  
Martinsville, VA 24112  
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## Prime Commercial Property

614 W Church Street  
Martinsville, VA 24112

For more information contact [Jim Barnett, CCIM](#)

Sale Price: **\$200,000**



Highly Visible 64,422 SF  
Commercial Lot

Located at the Five-Way  
Intersection of Memorial  
Boulevard (Highway 220  
Business), Church and  
Fayette Streets providing  
excellent business  
opportunities as the  
entrance to the Uptown area  
of the City of Martinsville

Zoned C-C

Geographical center of Martinsville and Henry County with a daily traffic count of 24,400 AADT (Memorial Blvd 12,000 + Fayette Street 3800 + Church Street 8600)

Near many retail and office sites including Restaurants, Hotels, Banks, Quick Service Restaurants, Convenience Stores / Gas Stations, Drug Stores, and Auto Parts Stores.

Within 1/2 mile of Wal-Mart Supercenter and Lowe's Home Improvement, and within 2.5 miles of the Village of Martinsville.

Also near the Industrial Park, which includes many large employers, and Local Institutions of Higher Learning and Patrick Henry Community College and New College Institute.

Within 4 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 races as well as other events at the racetrack and to the popular and highly traveled Blue Ridge Parkway 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.

**Property Type:** land

**Property Status:** available