

Lease - Spruce Street Station

1101 Brookdale Street, Martinsville, VA 24112



Presented by
Barnett Commercial Realty, Inc.



Space for Lease - Spruce Street Station

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Property Details

Food Lion Anchored ShoppingCenter.

Strip Mall with 7 Spaces, totaling 48,057 SF located on 8.682 AC Parking Lot.

Tenants include: Food Lion, ShunXing Restaurant and Assail Driving Academy.

A one-time Fit-Out Allowance of \$2 per SF will be provided to the tenant to help with the cost of remodeling the interior to fit their needs.

Contact Information:
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Price: Negotiable

- Great Visibility
- High Traffic Counts
- Busy Highway
- \$2 per SF Fit-Out

View the full listing here: <http://www.crelisting.net/YR01XUT2A/?StepID=107>

Total Space Available: 2,400 SF
Rental Rate: Negotiable
Property Type: Retail
Property Sub-type: Strip Center
Building Size: 48,057 SF
Gross Leasable Area: 48,057 SF
Anchor Tenant 1: Food Lion
Lot Size: 8.68 AC

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Listing spaces

Suite D

Space Available:	1,200 SF
Rental Rate:	Negotiable
Space / Lot Type:	Strip Center
No. Parking Spaces:	226

A one time fit out allowance of \$2400 will be provided to the tenant to help with the cost of remodeling the interior to fit their needs.

Suite E

Space Available:	1,200 SF
Rental Rate:	Negotiable
Space / Lot Type:	Strip Center
No. Parking Spaces:	226

A one time fit out allowance of \$2400 will be provided to the tenant to help with the cost of remodeling the interior to fit their needs.

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Location



Location Description

Within 1 mile of Historic Uptown Martinsville, which is easy access to the New College Institute, The National Business College, Martinsville City Hall, The Memorial Hospital of Martinsville/ Henry County, Virginia Museum of Natural History, Piedmont Arts and a variety of professional services including medical, banking, and attorneys.

Within 3 miles of the Smith River Sports Complex, a great facility for yearround training and diverse sports opportunities, which brings additional revenues to support local businesses and boosts economic growth in the region.

Within 7 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.

Within a half hour drive to Danville Regional Airport in Danville, VA and Blue Ridge Regional Airport in Spencer, VA.

Within an hour drive to Roanoke Regional Airport in Roanoke, VA and Piedmont Triad International Airport in Greensboro, NC.

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Property Photos



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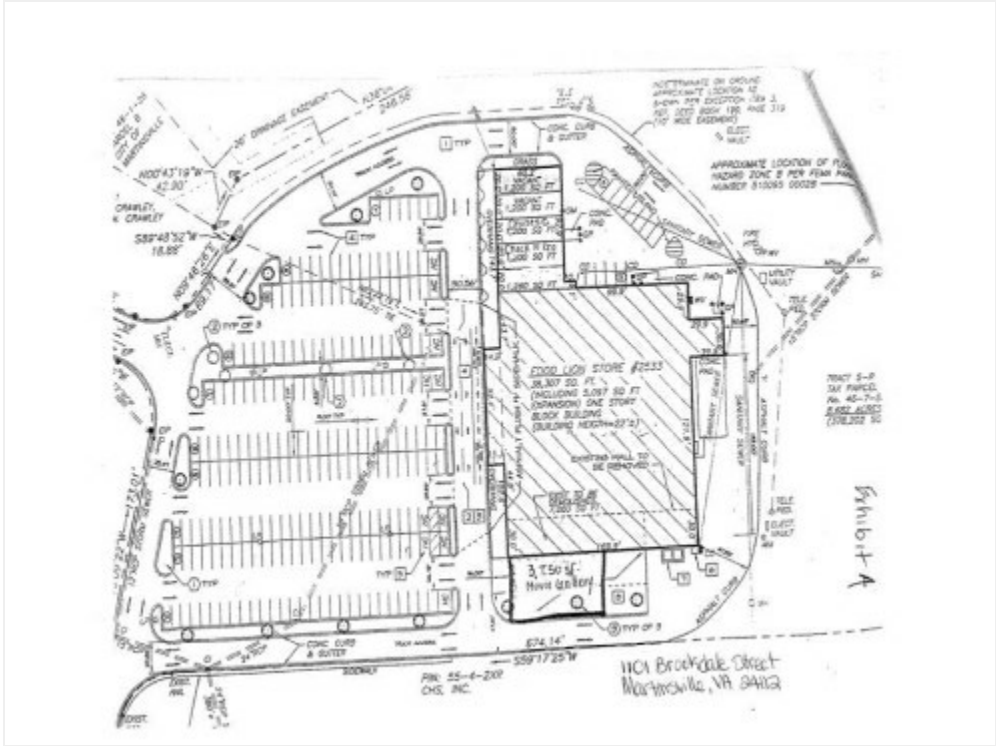


Adjacent to Carilion Medical Center

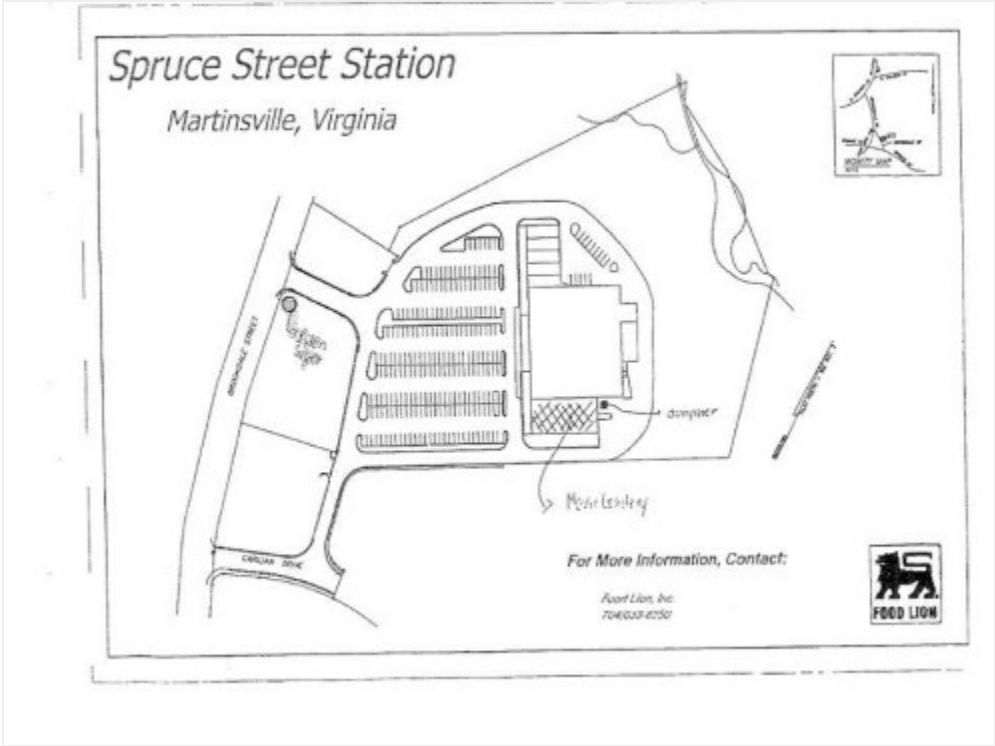
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Property Photos



Building Map



Property Map

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Property Photos



Aerial

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Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	1,465	9,518	13,640
2015 Female Population	1,742	11,041	15,693
% 2015 Male Population	45.68%	46.30%	46.50%
% 2015 Female Population	54.32%	53.70%	53.50%
2015 Total Population: Adult	2,456	16,134	23,091
2015 Total Daytime Population	4,176	29,036	40,932
2015 Total Employees	2,015	16,222	22,705
2015 Total Population: Median Age	42	45	45
2015 Total Population: Adult Median Age	52	53	53
2015 Total population: Under 5 years	276	1,379	1,883
2015 Total population: 5 to 9 years	210	1,199	1,718
2015 Total population: 10 to 14 years	171	1,200	1,703
2015 Total population: 15 to 19 years	165	1,094	1,566
2015 Total population: 20 to 24 years	154	1,106	1,563
2015 Total population: 25 to 29 years	199	1,146	1,644
2015 Total population: 30 to 34 years	177	1,016	1,475
2015 Total population: 35 to 39 years	183	1,004	1,430
2015 Total population: 40 to 44 years	184	1,233	1,733
2015 Total population: 45 to 49 years	218	1,417	2,011
2015 Total population: 50 to 54 years	249	1,618	2,244
2015 Total population: 55 to 59 years	256	1,526	2,188

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Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Total population: 60 to 64 years	159	1,320	1,934
2015 Total population: 65 to 69 years	158	1,275	1,799
2015 Total population: 70 to 74 years	140	1,036	1,479
2015 Total population: 75 to 79 years	106	780	1,106
2015 Total population: 80 to 84 years	100	582	883
2015 Total population: 85 years and over	102	628	974
% 2015 Total population: Under 5 years	8.61%	6.71%	6.42%
% 2015 Total population: 5 to 9 years	6.55%	5.83%	5.86%
% 2015 Total population: 10 to 14 years	5.33%	5.84%	5.81%
% 2015 Total population: 15 to 19 years	5.14%	5.32%	5.34%
% 2015 Total population: 20 to 24 years	4.80%	5.38%	5.33%
% 2015 Total population: 25 to 29 years	6.21%	5.57%	5.60%
% 2015 Total population: 30 to 34 years	5.52%	4.94%	5.03%
% 2015 Total population: 35 to 39 years	5.71%	4.88%	4.88%
% 2015 Total population: 40 to 44 years	5.74%	6.00%	5.91%
% 2015 Total population: 45 to 49 years	6.80%	6.89%	6.86%
% 2015 Total population: 50 to 54 years	7.76%	7.87%	7.65%
% 2015 Total population: 55 to 59 years	7.98%	7.42%	7.46%
% 2015 Total population: 60 to 64 years	4.96%	6.42%	6.59%
% 2015 Total population: 65 to 69 years	4.93%	6.20%	6.13%
% 2015 Total population: 70 to 74 years	4.37%	5.04%	5.04%

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Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 75 to 79 years	3.31%	3.79%	3.77%
% 2015 Total population: 80 to 84 years	3.12%	2.83%	3.01%
% 2015 Total population: 85 years and over	3.18%	3.05%	3.32%
2015 White alone	2,195	11,011	17,353
2015 Black or African American alone	837	8,354	10,210
2015 American Indian and Alaska Native alone	1	43	63
2015 Asian alone	49	184	273
2015 Native Hawaiian and OPI alone	n/a	1	1
2015 Some Other Race alone	50	527	856
2015 Two or More Races alone	75	439	577
2015 Hispanic	97	980	1,520
2015 Not Hispanic	3,110	19,579	27,813
% 2015 White alone	68.44%	53.56%	59.16%
% 2015 Black or African American alone	26.10%	40.63%	34.81%
% 2015 American Indian and Alaska Native alone	0.03%	0.21%	0.21%
% 2015 Asian alone	1.53%	0.89%	0.93%
% 2015 Native Hawaiian and OPI alone	0.00%	0.00%	0.00%
% 2015 Some Other Race alone	1.56%	2.56%	2.92%
% 2015 Two or More Races alone	2.34%	2.14%	1.97%
% 2015 Hispanic	3.02%	4.77%	5.18%
% 2015 Not Hispanic	96.98%	95.23%	94.82%

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Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Not Hispanic: White alone	2,666	13,184	20,252
2015 Not Hispanic: Black or African American alone	799	8,852	11,001
2015 Not Hispanic: American Indian and Alaska Native alone	6	22	37
2015 Not Hispanic: Asian alone	24	144	189
2015 Not Hispanic: Native Hawaiian and OPI alone	n/a	1	5
2015 Not Hispanic: Some Other Race alone	7	32	46
2015 Not Hispanic: Two or More Races	18	184	254
% 2015 Not Hispanic: White alone	74.28%	57.35%	61.72%
% 2015 Not Hispanic: Black or African American alone	22.26%	38.51%	33.53%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.17%	0.10%	0.11%
% 2015 Not Hispanic: Asian alone	0.67%	0.63%	0.58%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.00%	0.02%
% 2015 Not Hispanic: Some Other Race alone	0.20%	0.14%	0.14%
% 2015 Not Hispanic: Two or More Races	0.50%	0.80%	0.77%
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a

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Population Change (Cont.)	1-mi.	3-mi.	5-mi.
2015 Total Population	3,207	20,559	29,333
2015 Households	1,481	9,132	13,212
Population Change 2010-2015	n/a	-460	-914
Household Change 2010-2015	-6	-71	-74
% Population Change 2010-2015	0.00%	-2.19%	-3.02%
% Household Change 2010-2015	-0.40%	-0.77%	-0.56%
Population Change 2000-2015	-382	-2,430	-3,479
Household Change 2000-2015	-129	-565	-623
% Population Change 2000 to 2015	-10.64%	-10.57%	-10.60%
% Household Change 2000 to 2015	-8.01%	-5.83%	-4.50%

Housing	1-mi.	3-mi.	5-mi.
2015 Housing Units	1,775	10,675	15,146
2015 Occupied Housing Units	1,610	9,698	13,835
2015 Owner Occupied Housing Units	979	6,258	9,013
2015 Renter Occupied Housing Units	631	3,440	4,822
2015 Vacant Housings Units	165	978	1,311
% 2015 Occupied Housing Units	90.70%	90.85%	91.34%

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Housing (Cont.)

	1-mi.	3-mi.	5-mi.
% 2015 Owner occupied housing units	60.81%	64.53%	65.15%
% 2015 Renter occupied housing units	39.19%	35.47%	34.85%
% 2000 Vacant housing units	9.30%	9.16%	8.66%

Income

	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$35,598	\$32,125	\$34,388
2015 Household Income: Average	\$53,493	\$46,214	\$47,656
2015 Per Capita Income	\$24,742	\$21,043	\$21,867
2015 Household income: Less than \$10,000	230	1,344	1,676
2015 Household income: \$10,000 to \$14,999	151	833	1,135
2015 Household income: \$15,000 to \$19,999	100	799	1,126
2015 Household income: \$20,000 to \$24,999	139	903	1,185
2015 Household income: \$25,000 to \$29,999	56	502	816
2015 Household income: \$30,000 to \$34,999	56	435	761
2015 Household income: \$35,000 to \$39,999	71	490	776
2015 Household income: \$40,000 to \$44,999	83	549	810
2015 Household income: \$45,000 to \$49,999	62	405	538
2015 Household income: \$50,000 to \$59,999	109	691	1,076
2015 Household income: \$60,000 to \$74,999	141	715	1,104
2015 Household income: \$75,000 to \$99,999	121	771	1,145
2015 Household income: \$100,000 to \$124,999	55	273	423
2015 Household income: \$125,000 to \$149,999	44	169	271
2015 Household income: \$150,000 to \$199,999	9	83	136

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Income (Cont.)

	1-mi.	3-mi.	5-mi.
2015 Household income: \$200,000 or more	54	170	234
% 2015 Household income: Less than \$10,000	15.53%	14.72%	12.69%
% 2015 Household income: \$10,000 to \$14,999	10.20%	9.12%	8.59%
% 2015 Household income: \$15,000 to \$19,999	6.75%	8.75%	8.52%
% 2015 Household income: \$20,000 to \$24,999	9.39%	9.89%	8.97%
% 2015 Household income: \$25,000 to \$29,999	3.78%	5.50%	6.18%
% 2015 Household income: \$30,000 to \$34,999	3.78%	4.76%	5.76%
% 2015 Household income: \$35,000 to \$39,999	4.79%	5.37%	5.87%
% 2015 Household income: \$40,000 to \$44,999	5.60%	6.01%	6.13%
% 2015 Household income: \$45,000 to \$49,999	4.19%	4.43%	4.07%
% 2015 Household income: \$50,000 to \$59,999	7.36%	7.57%	8.14%
% 2015 Household income: \$60,000 to \$74,999	9.52%	7.83%	8.36%
% 2015 Household income: \$75,000 to \$99,999	8.17%	8.44%	8.67%
% 2015 Household income: \$100,000 to \$124,999	3.71%	2.99%	3.20%
% 2015 Household income: \$125,000 to \$149,999	2.97%	1.85%	2.05%
% 2015 Household income: \$150,000 to \$199,999	0.61%	0.91%	1.03%
% 2015 Household income: \$200,000 or more	3.65%	1.86%	1.77%

Retail Sales Volume

	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$362,886	\$2,209,947	\$3,221,696
2015 Jewelry stores	\$135,215	\$812,754	\$1,182,890
2015 Mens clothing stores	\$433,626	\$2,623,160	\$3,821,763
2015 Shoe stores	\$435,228	\$2,639,728	\$3,853,601

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Womens clothing stores	\$755,673	\$4,585,344	\$6,680,799
2015 Automobile dealers	\$5,877,767	\$35,338,594	\$51,573,087
2015 Automotive parts and accessories stores	\$1,169,281	\$7,093,360	\$10,337,728
2015 Other motor vehicle dealers	\$177,343	\$1,094,233	\$1,583,827
2015 Tire dealers	\$522,727	\$3,170,273	\$4,620,373
2015 Hardware stores	\$23,802	\$141,230	\$206,853
2015 Home centers	\$243,997	\$1,467,617	\$2,146,913
2015 Nursery and garden centers	\$305,686	\$1,833,649	\$2,675,130
2015 Outdoor power equipment stores	\$133,575	\$812,193	\$1,192,824
2015 Paint andwallpaper stores	\$27,151	\$165,945	\$243,855
2015 Appliance, television, and other electronics stores	\$795,049	\$4,791,862	\$6,988,804
2015 Camera andphotographic supplies stores	\$58,748	\$349,154	\$510,426
2015 Computer andsoftware stores	\$2,206,186	\$13,440,479	\$19,565,574
2015 Beer, wine, and liquor stores	\$376,372	\$2,276,918	\$3,316,237
2015 Convenience stores	\$1,649,061	\$10,006,448	\$14,564,720
2015 Restaurant Expenditures	\$1,550,988	\$9,366,941	\$13,654,123
2015 Supermarkets and other grocery (except convenience) stores	\$6,252,896	\$38,173,158	\$55,517,858
2015 Furniture stores	\$550,988	\$3,319,512	\$4,849,199
2015 Home furnishings stores	\$1,996,331	\$12,087,783	\$17,625,723
2015 General merchandise stores	\$10,316,983	\$62,256,983	\$90,815,306
2015 Gasoline stations with convenience stores	\$5,245,534	\$31,925,546	\$46,530,044

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2015 Other gasoline stations	\$3,791,469	\$23,107,549	\$33,694,960
2015 Department stores (excl leased depts)	\$10,181,768	\$61,444,229	\$89,632,416
2015 General merchandise stores	\$10,316,983	\$62,256,983	\$90,815,306
2015 Other health and personal care stores	\$402,398	\$2,427,051	\$3,541,394
2015 Pharmacies and drug stores	\$1,658,299	\$10,073,403	\$14,679,038
2015 Pet and pet supplies stores	\$443,681	\$2,702,765	\$3,937,954
2015 Book, periodical, and music stores	\$67,845	\$407,652	\$594,373
2015 Hobby, toy, and game stores	\$188,745	\$1,145,103	\$1,665,148
2015 Musical instrument and supplies stores	\$18,456	\$109,272	\$159,359
2015 Sewing, needlework, and piece goods stores	\$36,311	\$217,728	\$318,469
2015 Sporting goods stores	\$177,344	\$1,055,257	\$1,536,708