



# BARNETT

## Commercial Realty, Inc.

---

5 East Church Street  
Martinsville, VA 24112  
Tel: 276.656.3538  
Fax: 276.656.3639

### Spruce Street Station

1101 Brookdale Street  
Martinsville, VA 24112

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

Sale Price: **\$4,400,000**



**PRICE REDUCED!!**

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

9.34% CAP Rate

2014 NOI \$490,491

87.2% Occupancy

Tenants include Food  
Lion, ShunXing Restaurant,  
Flash-Mobile and A Cut  
Above.

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 year round 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.

For more information about the Martinsville Speedway, please click on the link below:

[www.martinsvillespeedway.com](http://www.martinsvillespeedway.com)

For more information about Historical Uptown Martinsville, please click on the link below:

[www.martinsvilleuptown.com](http://www.martinsvilleuptown.com)

For more information about the Smith River Sports Complex, please click on the link below:

[www.smithriversportscomplex.com](http://www.smithriversportscomplex.com)

**Property Type:** retail

**Property Status:** sold



# BARNETT Commercial Realty, Inc.

5 East Church Street  
Martinsville, VA 24112  
Tel: 276.656.3538  
Fax: 276.656.3639

## Spruce Street Station

1101 Brookdale Street  
Martinsville, VA 24112

Sale Price: **\$4,400,000**

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

