

RETAIL SPACE FOR LEASE

1,200 SF AVAILABLE
\$15.00 NNN



Spruce Street Station

1101 Brookdale St | Martinsville, Virginia

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THALHIMER

The background image shows an aerial view of the Spruce Street Station shopping center. The building is a long, single-story structure with a tan facade and blue roof sections. A parking lot with several cars is visible in the foreground. The sky is blue with scattered white clouds.

SPRUCE STREET STATION

PROPERTY OVERVIEW

Address: 1101 Brookdale Street, Martinsville, VA 24112

Spruce Street Station is a 48,052 SF neighborhood shopping center anchored by Food Lion, creating steady customer traffic and strong visibility. Renovation in 2018, offering tenants a modern, well-maintained environment in the heart of Martinsville.

1,200 SF suite is now available, currently built out as a medical office with exam rooms, reception, and private offices. While ideal for medical or healthcare providers, the space can also accommodate a variety of retail, office or service-oriented tenants seeking a convenient and highly accessible location.

SPRUCE STREET STATION

PROPERTY HIGHLIGHTS

- Available Space: 1,200 SF inline suite
- Lease Rate: \$15.00/SF NNN
- Current Buildout: Medical office with exam rooms, reception, and offices
- Flexible Use: Suitable for medical, office, or retail users
- GLA: 48,052 SF
- Lot Size: 8.31 acres
- Year Built / Renovated: 1988 / 2018
- Parking: 236 surface spaces (4.9/1,000 SF ratio)
- Occupancy: 97.5% leased
- Anchor Tenant: Food Lion
- Visibility: Prominent frontage on Brookdale Street

BEST SUITED FOR

- Medical or dental practices (turnkey opportunity)
- Therapy/rehabilitation or wellness providers
- General office users (financial, insurance, professional services)
- Service-oriented retail (cell phone, salon, tax prep, etc.)



SITE PLAN



LOCATON & MARKET ADVANTAGES

- Centrally located with convenient access to surrounding neighborhoods
- Grocery-anchored center ensures consistent cross-shopping traffic
- Ample parking and accessibility ideal for patients, staff, or retail customers

SUITE	TENANT
A	AVAILABLE
B	PHS Autism Center
C	ShunXing Restaurant
D	Brookdale Vape
E	VA Nails
F	Food Lion
G	Bassett PT



POPULATION

5 MILES
31,227

HH AVG INCOME

5 MILES
\$66,727

DAYTIME POPULATION

5 MILES
35,835

HOUSEHOLDS

5 MILES
13,678

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