

FOR SALE

±1.27 AC DEVELOPMENT OPPORTUNITY

384 Commonwealth Boulevard West | Martinsville, VA 24112



S.L. NUSBAUM
REALTY CO.



JASON JONES

Associate

C. 314.341.7952

O. 804.320.7600

jjones@slnusbaum.com

NATHAN SHOR

Senior Vice President | Partner

C. 804.539.7404

O. 804.944.2399

nshor@slnusbaum.com

PROUD PARTNER

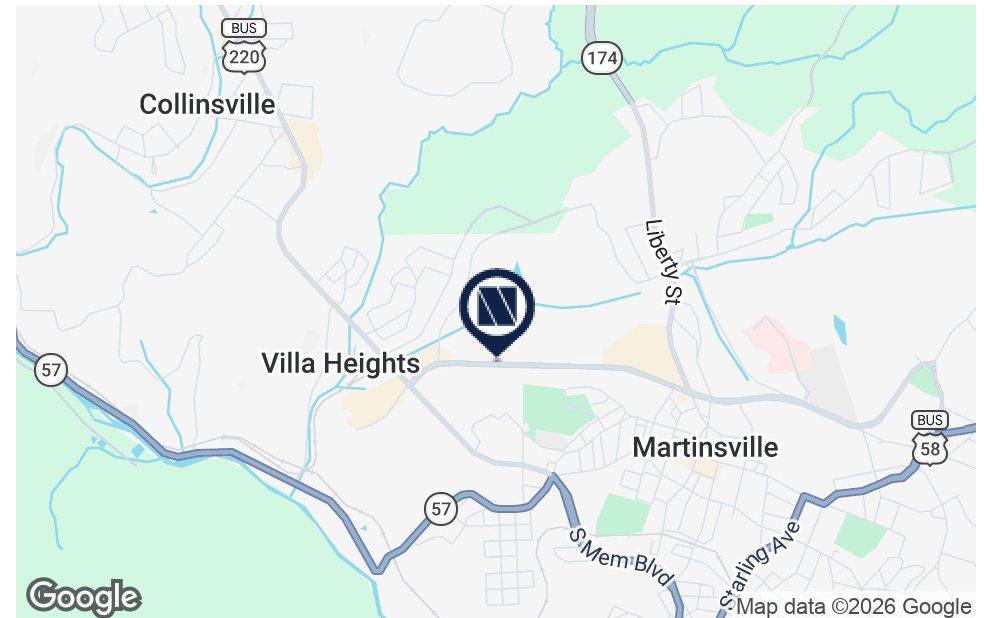
XTEAM
RETAIL ADVISORS

PROPERTY SUMMARY

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384 Commonwealth Boulevard West | Martinsville, VA 24112



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OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	1.27 Acres
Price / Acre:	\$787,402
Zoning:	C-C

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	2,485	20,202	32,932
Daytime Population	4,543	26,226	40,546
Total Households	1,036	8,843	14,489
Average HH Income	\$42,633	\$60,840	\$68,579

PROPERTY OVERVIEW

Prime commercial development site

PROPERTY HIGHLIGHTS

- Located on one of Martinsville's busiest retail corridors
- Exceptional visibility and frontage along the rapidly growing Commonwealth Boulevard retail corridor
- Strategically positioned between Aldi and Comfort Inn and within close proximity to Walmart, Lowe's, and Kroger, benefiting from established regional traffic generators
- Located within an Enterprise Zone, offering potential city and state economic development incentives for qualifying businesses
- Pad-ready site with public utilities available, including water, sewer, and electric service
- Surrounded by major national retailers, including Sheetz, Firestone, Wingstop, Starbucks, Jersey Mike's, Chick-fil-A, and McDonald's

TRADE AREA

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CONTACT INFORMATION

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