



Black Diamond Realty LLC

Mark J. Nesselroad, Broker

FOR LEASE
OFFICE / RETAIL
MARKETING FLYER



2803 WHITE HALL BLVD
WHITE HALL, WV 26554



2803 WHITE HALL BLVD
YOUR NEW LOCATION

WALMART SUPERCENTER
SHOPPING

MIDDLETOWN MALL
SHOPPING CENTER

INTERSTATE 79
EXIT 132

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OFFICE / RETAIL SUITE FOR LEASE

2803 WHITE HALL BLVD WHITE HALL, WV 26554

RENTAL RATE / \$1,200 / MONTH

BUILDING SIZE / 800 (+/-) SQ FT

LEASE STRUCTURE / MODIFIED GROSS

PROPERTY TYPE / OFFICE, RETAIL

ZONING DESCRIPTION / NO ZONING

**PROPERTY FEATURES / OFF-STREET
PARKING LOT, EASY ACCESS, CLOSE TO
MANY AMENITIES, GOOD VISIBILITY**

Currently utilized as an insurance office, 2803 White Hall Blvd offers 800 (+/-) square feet of office/retail space. The newly renovated inline suite is one of six suites within the retail/office plaza building. The building sits along a high traffic route with excellent visibility and provides off-street parking and signage opportunities.

The subject property is located in a developing area of Marion County where commercial and residential development have been occurring along the I-79 corridor. Access to I-79, Exit 132 can be achieved by traveling 0.5 mile northeast. Along Route 250, there is a daily traffic count of 29,356 vehicles per day (WVDOH, 14).

FOR LEASE
OFFICE / RETAIL SUITE - LOCATED 0.5 MILE OFF I-79, EXIT 132
2803 WHITE HALL BLVD · WHITE HALL, WV 26554 · 800 (+/-) SF SUITE

PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

The 800 (+/-) square foot inline office/retail suite has been recently renovated with new flooring. The retail plaza sits along Route 250 with visibility to traffic traveling in both directions. The plaza building exterior is metal with brick accents. The subject suite offers one entrance door and three windows for natural light.

INGRESS/ EGRESS / PARKING / DIRECTIONS

The site currently offers two points of ingress and egress via Fairmont Avenue. The plaza offers a paved parking lot with 16 shared lined spaces. Parking is first come first serve. From I-79, take Exit 132 and turn right on Fairmont Avenue. Continue 0.7 mile on this road until you have reached on the right.

UTILITIES

This site offers all public utilities, which include the following:

UTILITY	PROVIDER
Electric	Allegheny Power
Natural Gas	Dominion
Water	City of Fairmont
Internet	Comcast



LOCATION TREND ANALYSIS

MARION COUNTY

Marion County lies in north central West Virginia with Fairmont as the county seat and home of Fairmont State University. With a 120-acre main campus, Fairmont State University is a key part of the state's growing high technology corridor. Coal production has remained strong and the oil and gas industries are making substantial investments in the county. With a strong emphasis on education and technology, the future for Marion County is bright. In 2015, Fairmont had a total population of 35,548 and a median household income of roughly \$40,000 within a 5-mile radius of this site.



Distance to nearby cities: Clarksburg, WV - 17 miles, Fairmont, WV - 5.9 Miles, Morgantown, WV - 22.4 miles, Uniontown, PA - 54 miles, Pittsburgh, PA - 94.3 miles, Charleston, WV - 135 miles.

FOR LEASE

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AERIAL PHOTO



The aerial above was taken facing west. Several of the most popular surrounding locations have been highlighted. Referenced with a yellow star, 2803 White Hall Blvd is located approximately 0.5 mile from I-79 (Exit 132).

● Along Fairmont Ave, there is a daily traffic count of 29,365 vehicles per day (WVDOT, 2014).

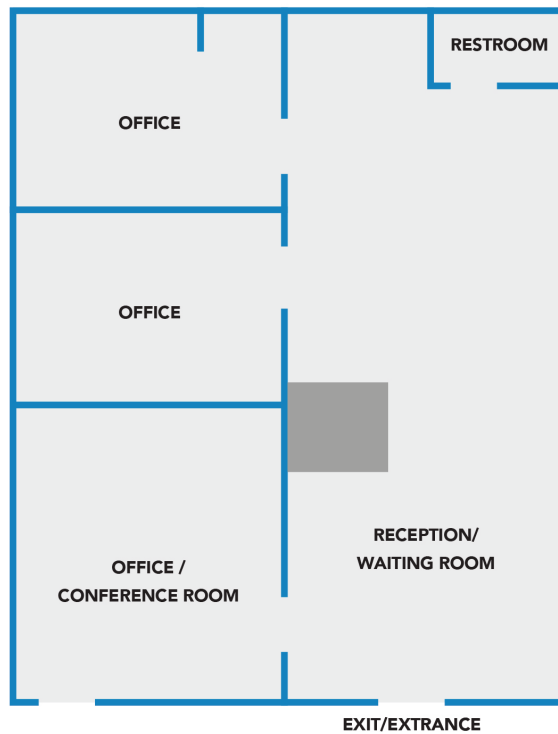
- 1 MPE Rentals
- 2 Mon Health Equipment & Supplies
- 3 WCO Flooring America
- 4 UPS Worldwide Express Freight Center
- 5 White Hall Pharmacy
- 6 Pickup City Inc
- 7 Walmart Supercenter
- 8 McDonald's
- 9 Urse Dodge Chrysler Jeep Ram
- 10 Cummins Sales and Service
- 11 Jarco Enterprises
- 12 Sherwin-Williams Paint Store
- 13 Hardee's
- 14 DQ Grill & Chill Restaurant
- 15 Firehouse Subs
- 16 Middletown Mall
- 17 Applebee's
- 18 Fairfield Inn & Suites
- 19 Dan Cava Toyota World
- 20 Robert H. Mollohan Research Center
- 21 Pierpont Community & Technical College
- 22 Alan B. Mollohan Innovation Center
- 23 NASA IV&V Facility
- 24 Mon Power
- 25 Fairmont Tool
- 26 Architectural Interior Products
- 27 Pepsi-Cola
- 28 Applied Industrial Technologies
- 29 Capital Doors
- 30 Lyon Conklin & Co Inc

FLOOR PLAN

800 SQUARE FEET

The 800 (+/-) square foot inline suite is located second from the left when facing the front of the plaza. The space was previously used as an insurance office and is built out for office/retail use. The floor plan consists of a reception/waiting area, two private offices, a large office/conference room, and a private restroom.

Finishes to the suite include drywall walls, drop ceilings, newly installed laminate flooring throughout, and a mix of recessed and fluorescent lighting.



**Floor plan may vary slightly.*

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Reception/Waiting Area.

INTERIOR PHOTOS



Reception Desk.



Storage/Food Station.



Office.

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Front Office/Conference Room.



Restroom.



Office.

EXTERIOR PHOTOS



Front of Building/Parking.

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Entrance.



Plaza.

AERIALS



Aerial Facing Southeast.



Aerial Facing North.

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Aerial Facing East.



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** All information is believed to be accurate but not guaranteed. More information is available upon request.*

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