



FOR LEASE
RETAIL SUITE
MARKETING FLYER



902 FAIRMONT ROAD

WESTOVER, WV 26501

EVANSDALE CAMPUS

WEST VIRGINIA UNIVERSITY

19,169 VEHICLES PER DAY

 **902 FAIRMONT ROAD**



42,329 VEHICLES PER DAY

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RETAIL SUITE FOR LEASE

902 FAIRMONT ROAD WESTOVER, WV 26501

LEASE RATE / \$15.00 / SQ FT / YEAR

LEASE STRUCTURE / NNN

TOTAL SPACE AVAILABLE / 22,000 SQ FT

CITY LIMITS / INSIDE

ZONING / R3/C

PROPERTY TYPE / RETAIL

**PROPERTY FEATURES / ANCHOR SPACE
WITHIN PROMINENT SHOPPING CENTER,
LARGE PARKING LOT, QUICK INTERSTATE
ACCESS, INTERSTATE VISIBILITY, SIGNAGE**

Situated within the Wesmon Plaza, 902 Fairmont Road in Westover, WV is a prime retail suite containing 22,000 (+/-) square feet. Located just 0.1 mile from I-79 (Exit 152), this anchor suite offers unmatched visibility and accessibility along one of the region's busiest corridors. Positioned as the anchor space within Wesmon Plaza, this property is ideal for large-format retail, showroom, or commercial users seeking high traffic and convenience. The property features an expansive parking lot for high customer volume, on-site loading dock for efficient logistics and deliveries and versatile floor plan.

This high-profile location offers an outstanding opportunity to establish a dominant retail presence in the Morgantown/Westover market area. Along I-79, there is a traffic count of 42,329 vehicles per day. Along Fairmont Road, there is a traffic count of 19,169 vehicles per day. Source: ©2024 Kalibrate Technologies (Q3 2024).

FOR LEASE

RETAIL SUITE - LOCATED 0.2 MILE TO I-79, EXIT 152

902 FAIRMONT ROAD · WESTOVER, WV 26501 · 22,000 (+/-) SQ FT

PROPERTY SPECIFICATIONS

INGRESS / EGRESS / DIRECTIONS

Wesmon Plaza offers one point of ingress and egress along Fairmont Road via signalized intersection. The Plaza is vast, housing multiple buildings and a variety of businesses. Available to the 22,000 (+/-) square foot suite is a large paved parking lot with 200+ lined parking spaces. See directions below from I-79, Exit 152.

SIGNAGE

Wesmon Plaza offers a large backlit, multi-tenant sign that is double sided and visible to traffic traveling along Fairmont Road. As an anchor tenant, a prominent position on the sign would be available.

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Mountaineer Gas
Water	Morgantown Utility Board (MUB)
Sewer	Morgantown Utility Board (MUB)
Trash	Multiple Providers
Cable/Internet	Multiple Providers



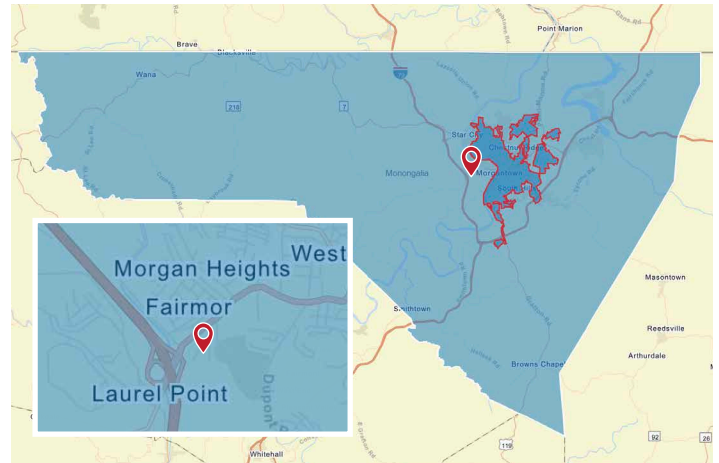
LOCATION ANALYSIS

Monongalia County lies in north-central West Virginia, with Morgantown as the county seat and home of West Virginia University. The Morgantown MSA regularly ranks a variety of lists pointing to the area's accomplishments in terms of growth, business development, workforce cultivation and more. Morgantown's prominence in both of the recession-resistant sectors of higher education and health care employment is one reason for the stability in the area. The WVU Bureau of Business and Economic Research calls for "continued healthy growth" well into the future.

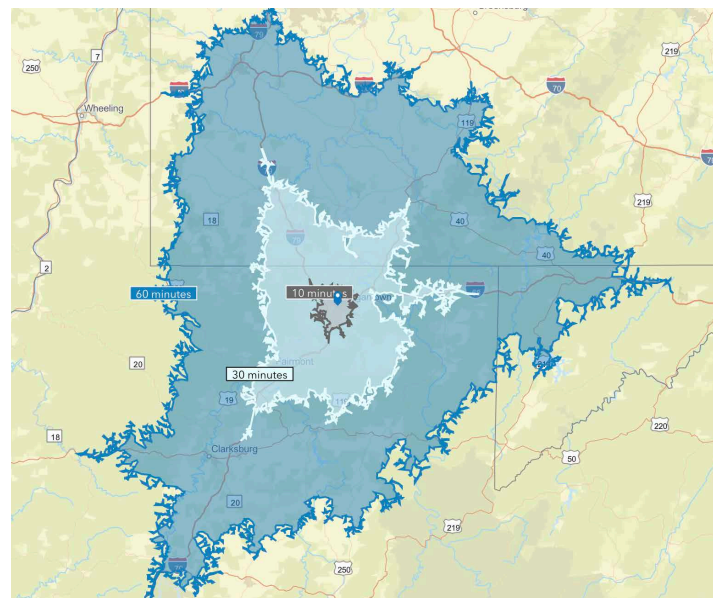
Monongalia County has a total population of 107,576 and a median household income of \$62,983. Total number of businesses is 4,046.

The **City of Morgantown** has a total population of 30,211 and a median household income of \$39,400. Total number of businesses is 1,524.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2024.

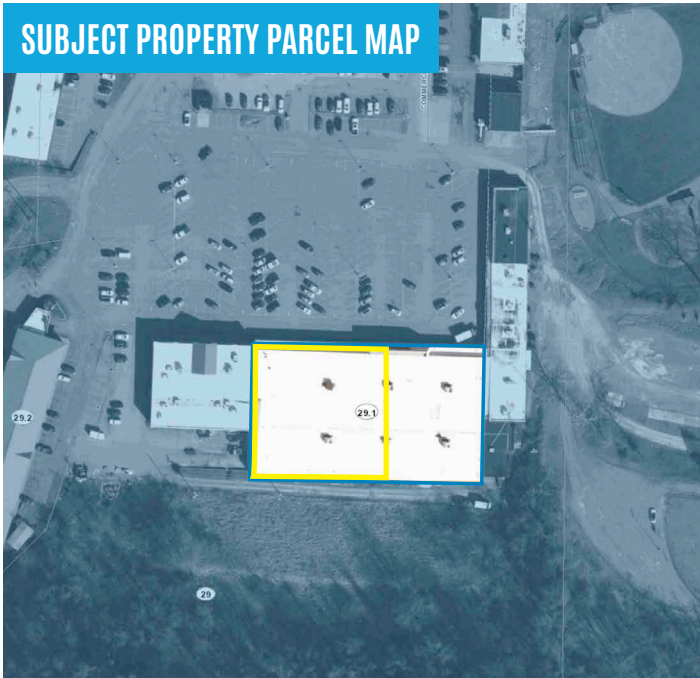


■ Monongalia County, WV ■ Morgantown City Limits ■ Subject Location



Distance to nearby cities: Fairmont, WV - 24 miles, Uniontown, PA - 24 miles, Bridgeport, WV - 39 miles, Clarksburg, WV - 42 miles, Washington, PA - 48 miles, Pittsburgh, PA - 76 miles, Charleston, WV - 170 miles.

SUBJECT PROPERTY PARCEL MAP



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SURROUNDING AMENITIES



The aerial above was taken facing northeast towards Downtown Morgantown and West Virginia University's Downtown campus. Several of the most popular surrounding locations have been highlighted. The subject property at 902 Fairmont Road has been referenced with a yellow star.

● Along Fairmont Road there is an average daily traffic count of 19,169 vehicles per day. (Provided by Esri and Data Axle, 2021).

- | | | |
|---|---|---|
| 1 Econo Lodge | 13 ZenLEAF Dispensary, Subway, China Wok, POP The Soda Shop, J&D Bar-B-Q | 22 Mountain Line Bus Station |
| 2 Kings Tire Service | 14 Allstate, Sync Me Up, Rumerz Hair Salon, Personal Touch Home Care, Miracle Ear | 23 United bank |
| 3 Department of Veterans Affairs, Pizza Hut | 15 Literati, OneMain Financial, Edward Jones, Mountain Valley Pharmacy, Mountaineer Vision Center | 24 Downtown Morgantown |
| 4 Johnson Law, Somatic Wellness, Pressley Ridge, Children's Home Society of West Virginia | 16 Cornerstone Energy Services | 25 West Virginia University Main Campus |
| 5 WesBanco | 17 Petroplus & Associates | 26 Milan Puskar Stadium |
| 6 Office of MHS&T | 18 Sycamore Lanes | 27 JW Ruby Memorial Hospital |
| 7 Exxon | 19 Goodwill | 28 Health Sciences Center |
| 8 Taco Bell | 20 HealthWorks | |
| 9 McDonald's | 21 Kinder Haus | |
| 10 Launch Pad Trampoline Park | | |
| 11 Arby's | | |
| 12 Bfs Gas Station | | |

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



50,150

Total
Population



2,526

Businesses



71,618

Daytime
Population



\$241,661

Median Home
Value



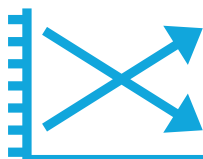
\$32,109

Per Capita
Income



\$45,408

Median Household
Income



0.04%

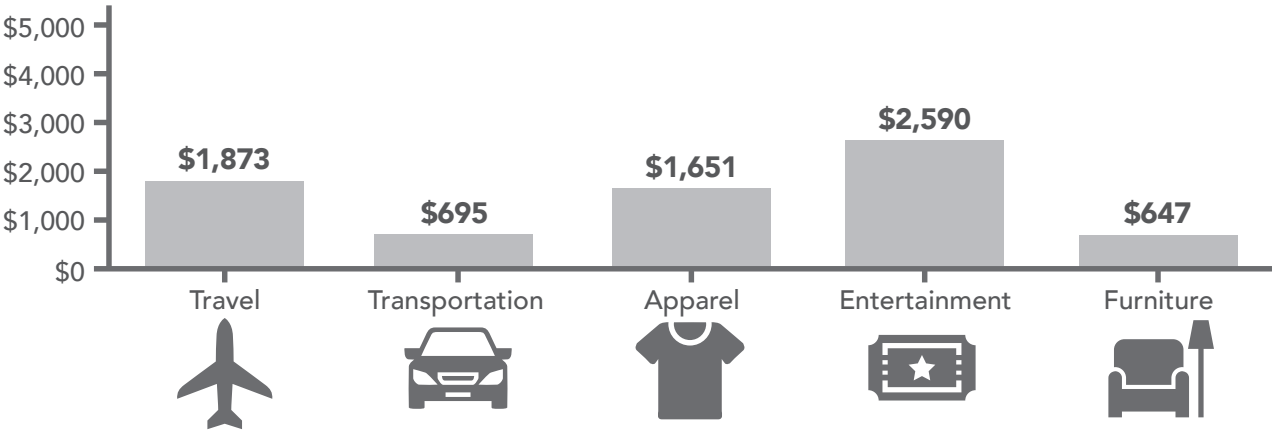
2024-2029
Pop Growth Rate



24,503

Housing Units
(2020)

KEY SPENDING FACTS



These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle.
The vintage of the data is 2024, 2029. Spending facts are average annual dollar per household.

5 MILE RADIUS



72,882

Total
Population



3,257

Businesses



93,790

Daytime
Population



\$251,873

Median Home
Value



\$35,369

Per Capita
Income



\$52,558

Median
Household
Income



0.28%

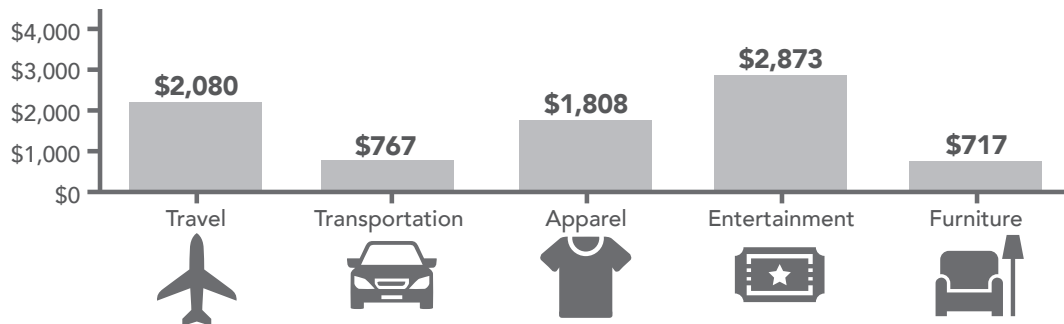
2024-2029
Pop Growth
Rate



72,007

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



109,989

Total
Population



3,977

Businesses



120,881

Daytime
Population



\$263,146

Median Home
Value



\$39,500

Per Capita
Income



\$62,040

Median
Household
Income



0.33%

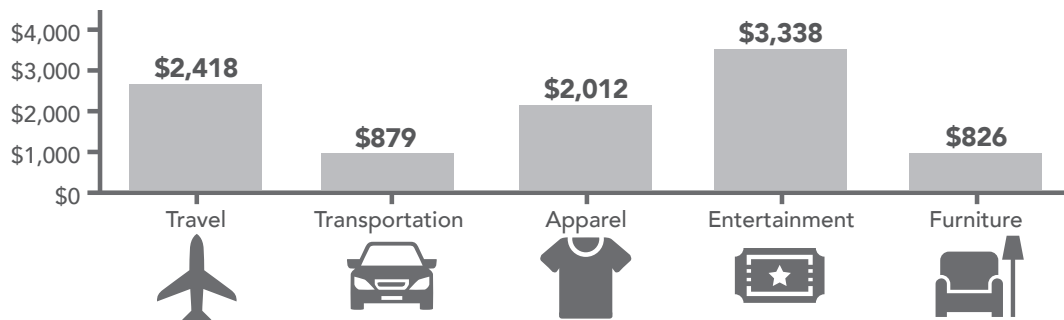
2024-2029
Pop Growth
Rate



108,464

Housing Units
(2020)

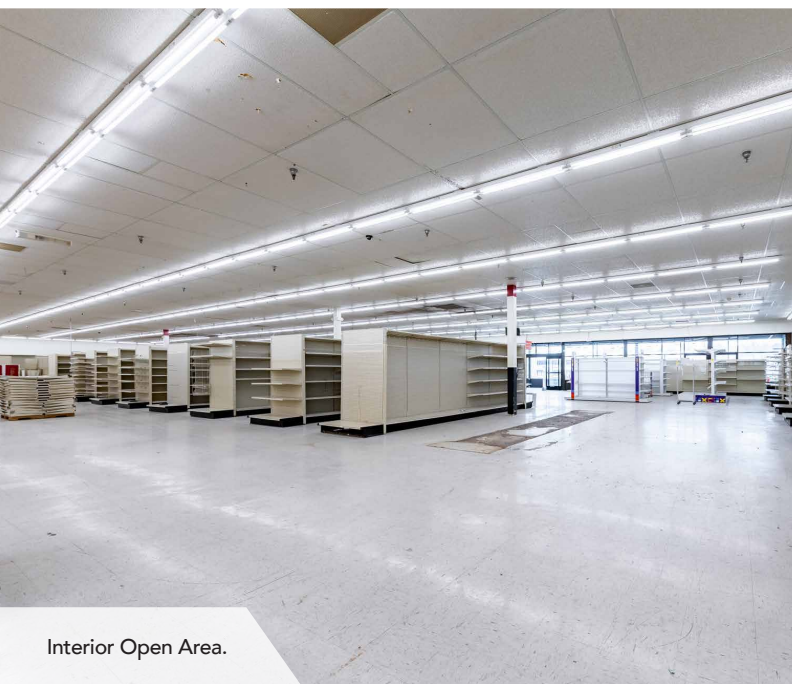
KEY SPENDING FACTS



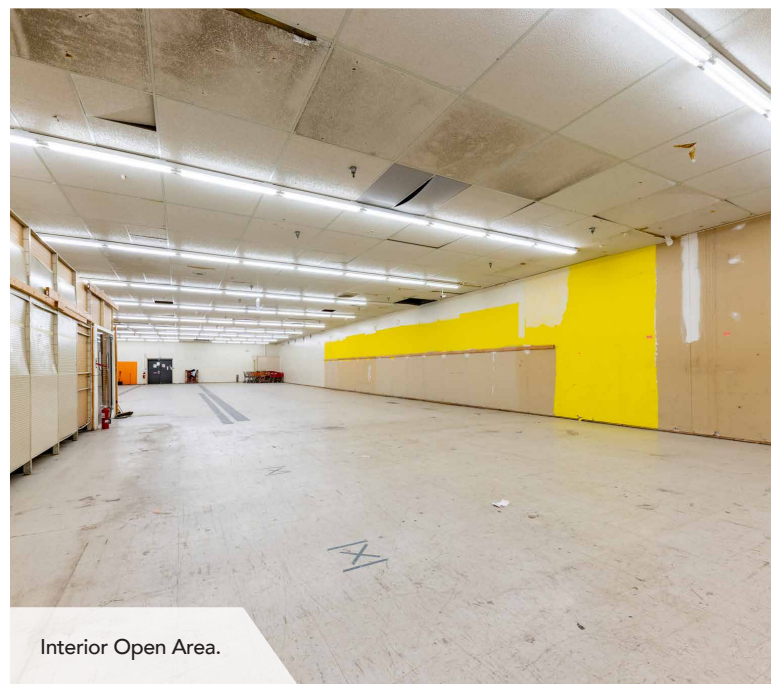
INTERIOR PHOTOS



Interior Open Area.

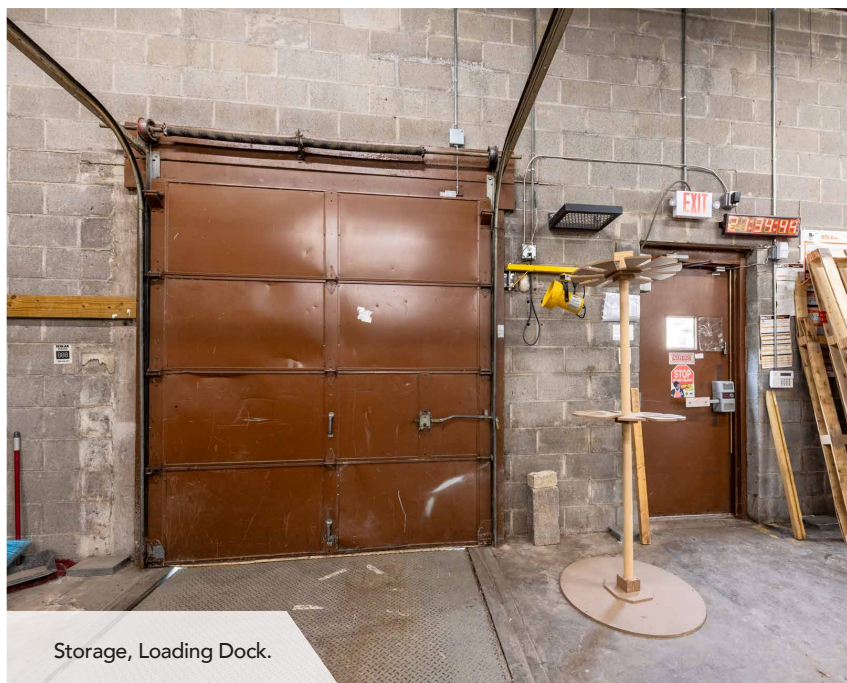


Interior Open Area.

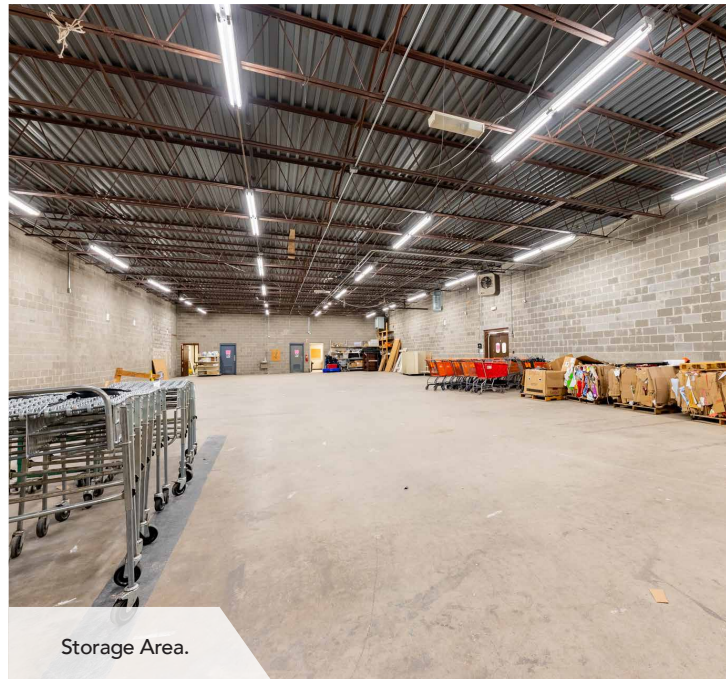


Interior Open Area.

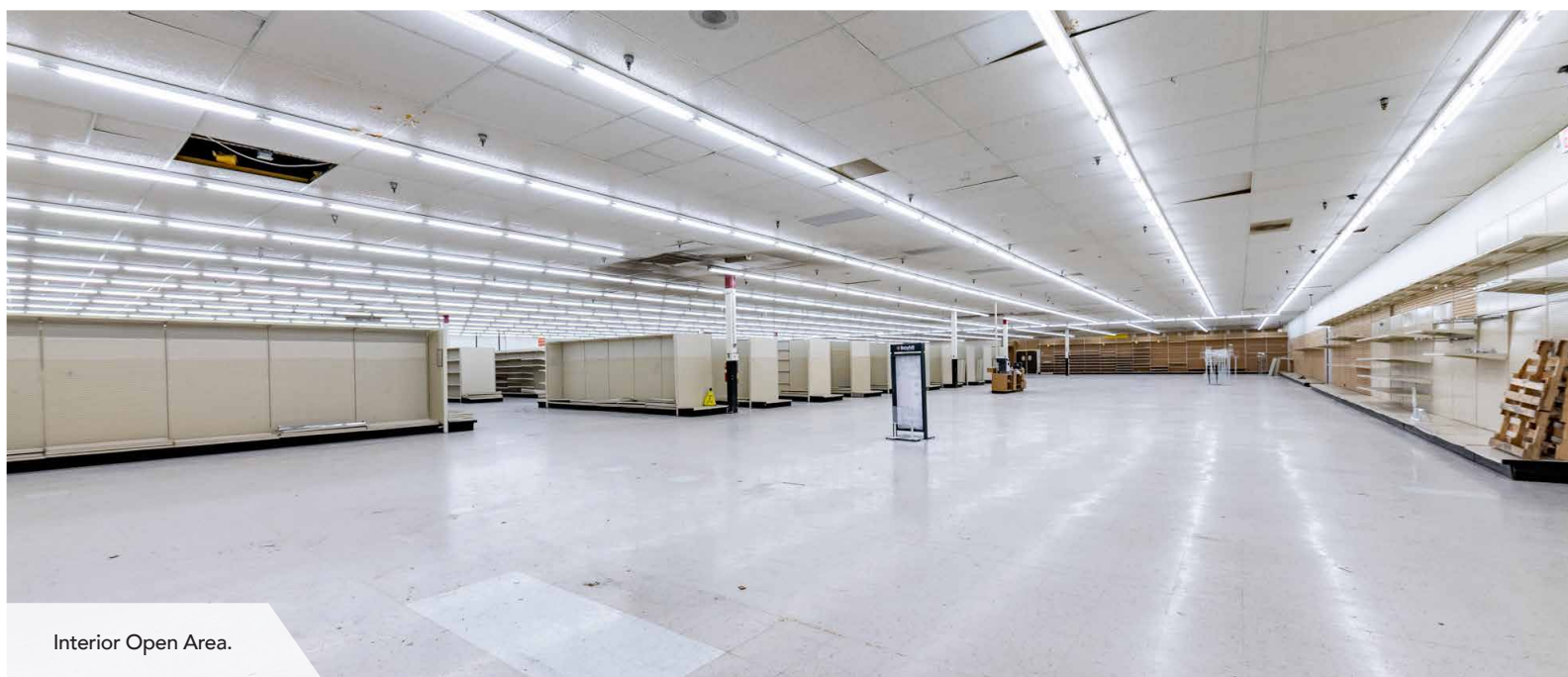
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Storage, Loading Dock.



Storage Area.

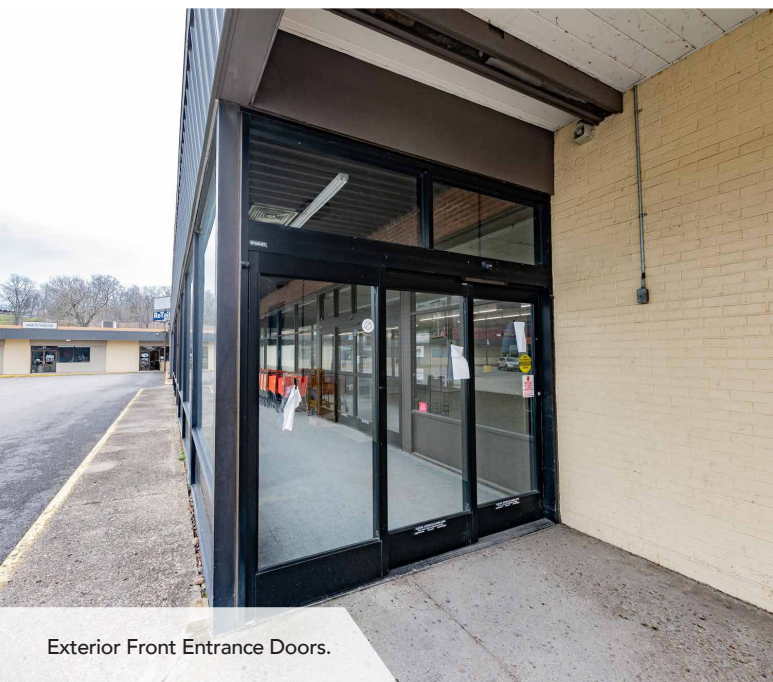


Interior Open Area.

EXTERIOR PHOTOS



Exterior Front of Building.



Exterior Front Entrance Doors.



Exterior Front of Building.

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Main Parking Lot.



Back of Building, Loading Dock.

AERIALS



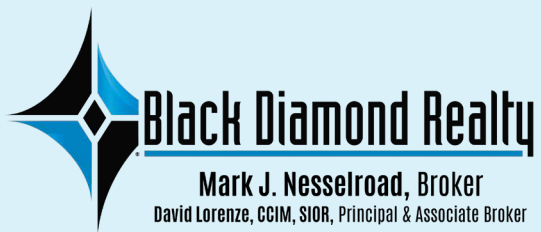
Aerial Facing West Towards I-79.

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