



FOR LEASE
RETAIL / OFFICE / FLEX
MARKETING FLYER



150-152 THOMPSON DRIVE
BRIDGEPORT, WV 26330

CLARKSBURG

50

NEWPOINTE SHOPPING CENTER

EASTPOINTE SHOPPING CENTER

EXIT 119

79

150-152 THOMPSON DRIVE

50

HOME DEPOT

CAMBRIDGE PLACE OFFICE PARK

TABLE OF CONTENTS

Property Overview / Specifications Introduction of property and specifications of the buildings, utilities and access.	02
Location Analysis / Aerial Detailed description with aerial photo of the location and its proximity to surrounding businesses.	04
Demographics / Key Facts Demographics and key facts pertaining to the property within a three, five and ten mile radius.	06
Floor Plan - Building 1, Ground Floor LEASED Description and floor plan of the ground floor of Building 1 (150 Thompson Drive).	08
Floor Plan - Building 1, Second Floor Description and floor plan of the second floor of Building 1 (150 Thompson Drive).	12
Floor Plan - Building 2 Description and floor plan of Building 2 (152 Thompson Drive).	16
Exterior Photos Exterior photos of both Building 1 and 2.	22
Aerials Aerial photos of the property from various heights and angles.	24

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RETAIL / OFFICE / FLEX FOR LEASE

150-152 THOMPSON DRIVE BRIDGEPORT, WV 26330

RENTAL RATE / \$14.50-\$19.50 / SQ FT / YR

LEASE TYPE / MODIFIED GROSS

TOTAL SPACE AVAILABLE / 13,500 SQ FT

(BUILDING 1 - 1ST) - RETAIL / OFFICE:
4,300 (+/-) SQ FT **LEASED**

(BUILDING 1 - 2ND) - RETAIL / OFFICE:
6,300 (+/-) SQ FT

(BUILDING 2) - RETAIL / FLEX:
7,200 (+/-) SQ FT

**PROPERTY FEATURES / NEWLY BUILT,
CUSTOMIZABLE, ELEVATOR, SIGNAGE
OPPORTUNITIES, LARGE WELL-LIT PARKING
LOT, QUICK INTERSTATE ACCESS**

Positioned just 0.6 mile from I-79 (Exit 119) and 0.3 mile from Route 50, this versatile property offers two exceptional buildings ideal for office, retail, or industrial users. Building 1 is brand new and features 6,300 (+/-) square feet of available space on the second floor, with up to three fully customizable suites. The space offers elevator access, abundant natural light, and prominent exterior signage. Building 2 is a 9,600 (+/-) square foot industrial/retail building currently configured for a retail user, offering flexibility for a variety of tenant needs. 7,200 (+/-) square feet of building 2 is available for lease. The landlord has an internal construction crew and is willing to entertain a customized build-out.

This high-visibility location in the heart of Bridgeport's commercial corridor makes it an excellent choice for growing businesses seeking accessibility, visibility, and modern adaptability.

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PROPERTY SPECIFICATIONS

INGRESS / EGRESS / PARKING

The property offers three points of ingress and egress along Thompson Drive to a large, paved parking lot. The lot contains 90 +/- designated spaces and is well lit with three commercial grade light posts.

SIGNAGE

A newly built, backlit, double-sided post and panel sign is located at the main parking lot entrance along Thompson Drive, visible to traffic traveling both directions. Prominent signage is also permitted on the building exterior.



UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Dominion
Water	City of Bridgeport
Sewer	City of Bridgeport
Trash	Waste Management
Cable	Multiple Providers
Internet	Multiple Providers



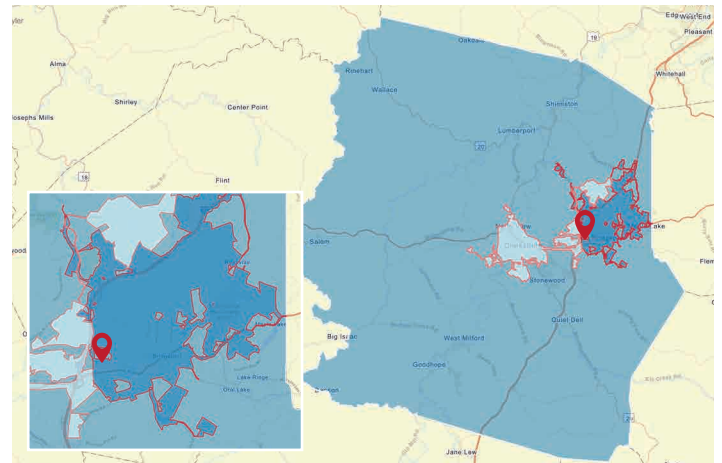
LOCATION ANALYSIS

Harrison County is home to the North Central WV Airport which has one of the longest runways in WV (7,000 feet). Also in Harrison County are a few of the top national aerospace companies including: Lockheed Martin, Bombardier Aerospace, Graftech International, Pratt & Whitney, amongst others. Positioned along the eastern border of the county, Bridgeport is conveniently located just two hours north of the State Capital, Charleston, WV and two hours south of Pittsburgh, PA.

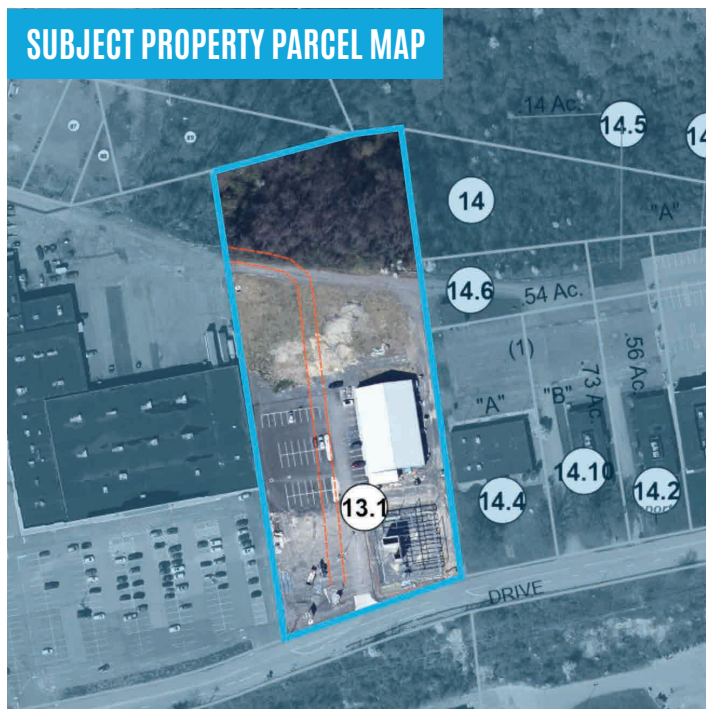
Harrison County has a total population of 63,788 and a median household income of \$59,998. Total number of businesses is 2,387.

The **City of Bridgeport** has a total population of 9,178 and a median household income of \$88,067. Total number of businesses is 686.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.



■ Harrison County, WV ■ Bridgeport City Limits
● Subject Location ■ Clarksburg City Limits



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AERIAL



The Google aerial above was taken facing east. Several of the most popular surrounding locations have been highlighted. Referenced with a yellow star, 150-152 Thompson Drive is located approximately 0.6 mile from I-79 (Exit 119) and 0.3 mile from Route 50 (Northwestern Pike).

- 1 The Quarry
- 2 Summit Park PSD
- 3 FleetPride & Service Center
- 4 Merrick Engineering
- 5 Stockmeier Urethanes
- 6 UniFirst Uniform Services
- 7 Medical Action Industries
- 8 Bear Contracting
- 9 Lockheed Martin Aeronautics
- 10 Dan Cava Buick GMC Cadillac
- 11 Quick Lane Tire & Auto Center
- 12 Chenoweth Ford
- 13 United Refrigeration R8
- 14 KSD Enterprises
- 15 Harry Green Chevrolet Nissan
- 16 Air Repair
- 18 Days Inn, Sleep Inn
- 19 Family Dollar, Ollie's Bargain Outlet, Huntington Bank, Walgreens, Best Western, Longhorn Steakhouse
- 20 The Home Depot
- 21 Gabe's, Rent-A-Center, WDTV 5 News
- 22 Wash-Rite Unlimited Car Wash
- 23 Kroger, Eastpointe Shopping Center, Panera Bread, Taco Bell, BioLife Plasma Services
- 24 Sally's Beauty, KFC, Rent-A-Center
- 25 Hobby Lobby
- 26 Sams Club
- 27 Michael's, Tractor Supply, Long John Silvers, Starbucks, Texas Roadhouse, Crumbl, Jersey Mike's, Shogun Japanese Steakhouse
- 29 Kohl's, Primanti Bros, Chic-fil-A
- 30 Shoe Carnival, Pet Supplies Plus, Tuscan Sun Spa & Salon
- 31 Lowe's
- 32 Newpointe Plaza Shopping Center, Staples, Ashley HomeStore, GameStop, AT&T
- 33 Walmart
- 34 Star Furniture, Aldi
- 35 Medpointe Family Medicine, Las Trancas Mexican Restaurant, Denny's, McDonald's, Tidal Wave Car Wash, Ruby Tuesday, Olive Garden, Grand China Buffet, Arby's, Applebee's

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



16,356

Total
Population



950

Businesses



22,112

Daytime
Population



\$235,701

Median Home
Value



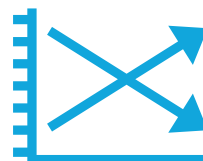
\$41,031

Per Capita
Income



\$68,612

Median Household
Income



-0.4%

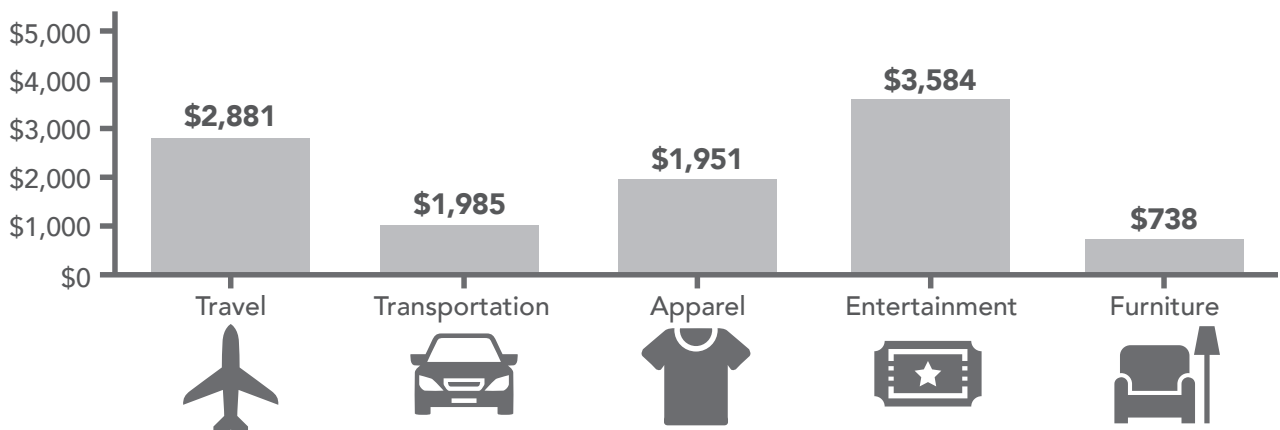
2025-2030
Pop Growth Rate



7,673

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 2025, 2030. Spending facts are average annual dollar per household.

5 MILE RADIUS



36,662

Total
Population



1,863

Businesses



48,487

Daytime
Population



\$192,968

Median Home
Value



\$35,779

Per Capita
Income



\$58,768

Median
Household
Income



-0.4%

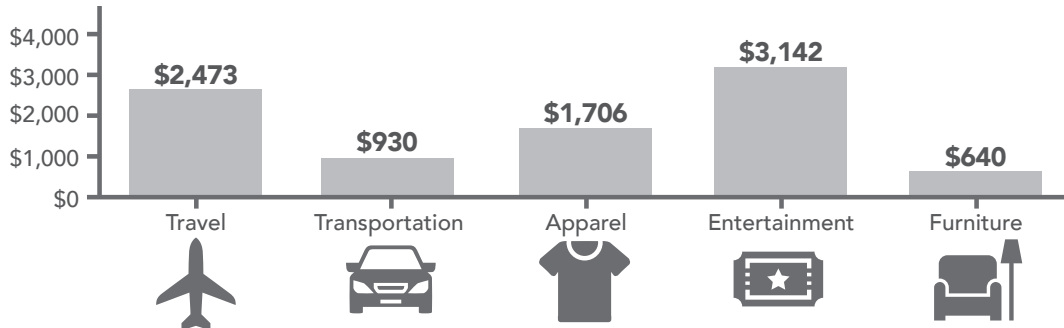
2025-2030
Pop Growth
Rate



17,995

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



62,333

Total
Population



2,343

Businesses



71,161

Daytime
Population



\$201,058

Median Home
Value



\$35,499

Per Capita
Income



\$59,975

Median
Household
Income



-0.4%

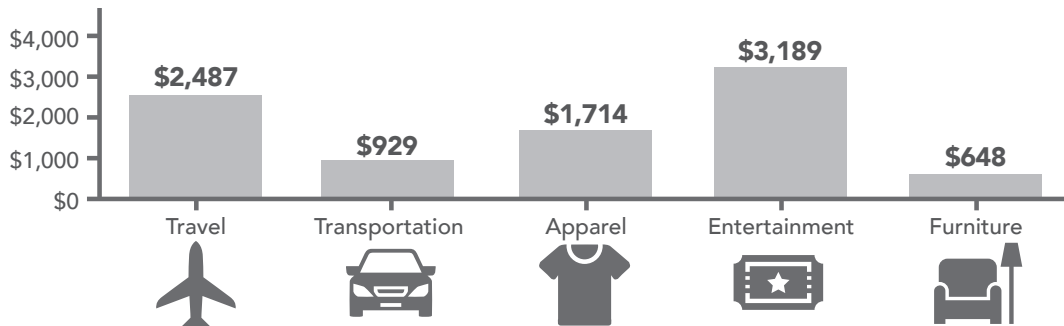
2025-2030
Pop Growth
Rate



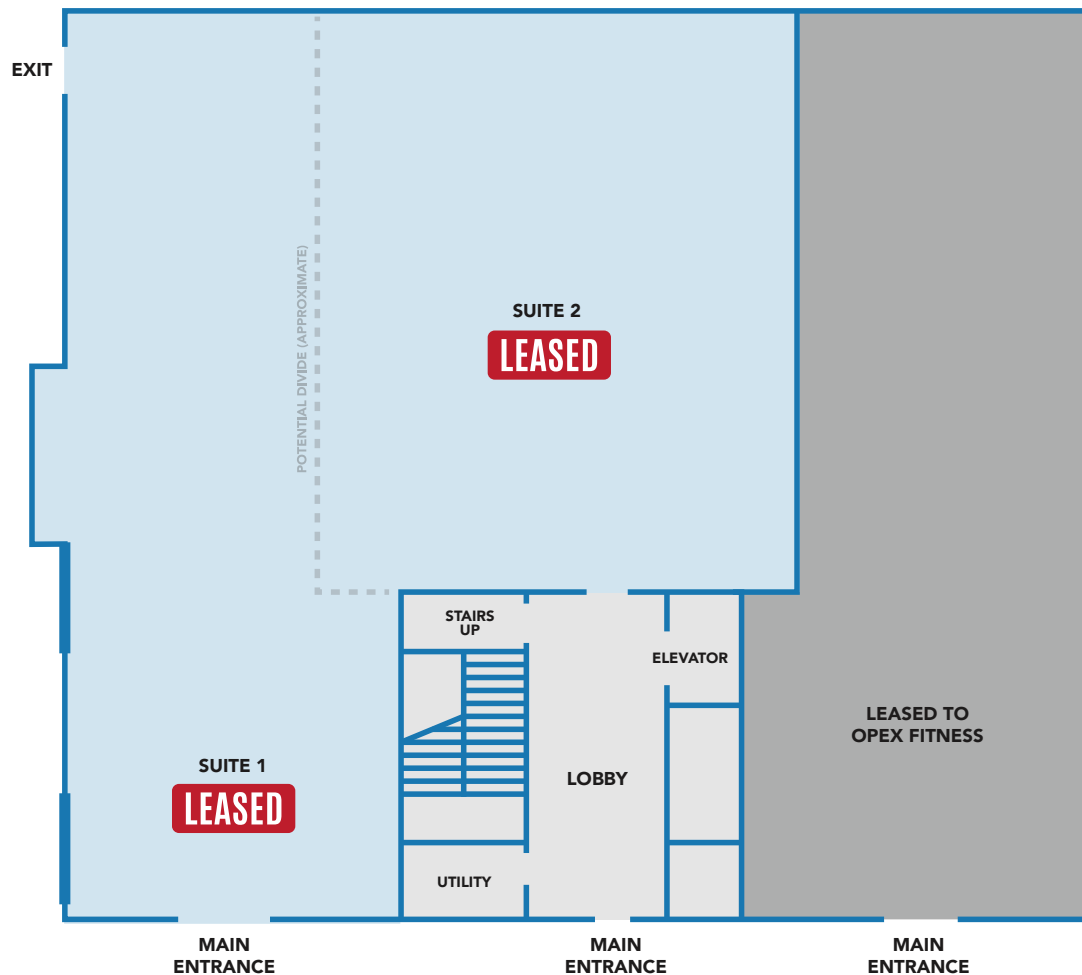
29,698

Housing Units
(2020)

KEY SPENDING FACTS



FLOOR PLAN (BUILDING 1: GROUND FLOOR) **LEASED**



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Lobby / Building Entrance.



Lobby / Building Entrance.

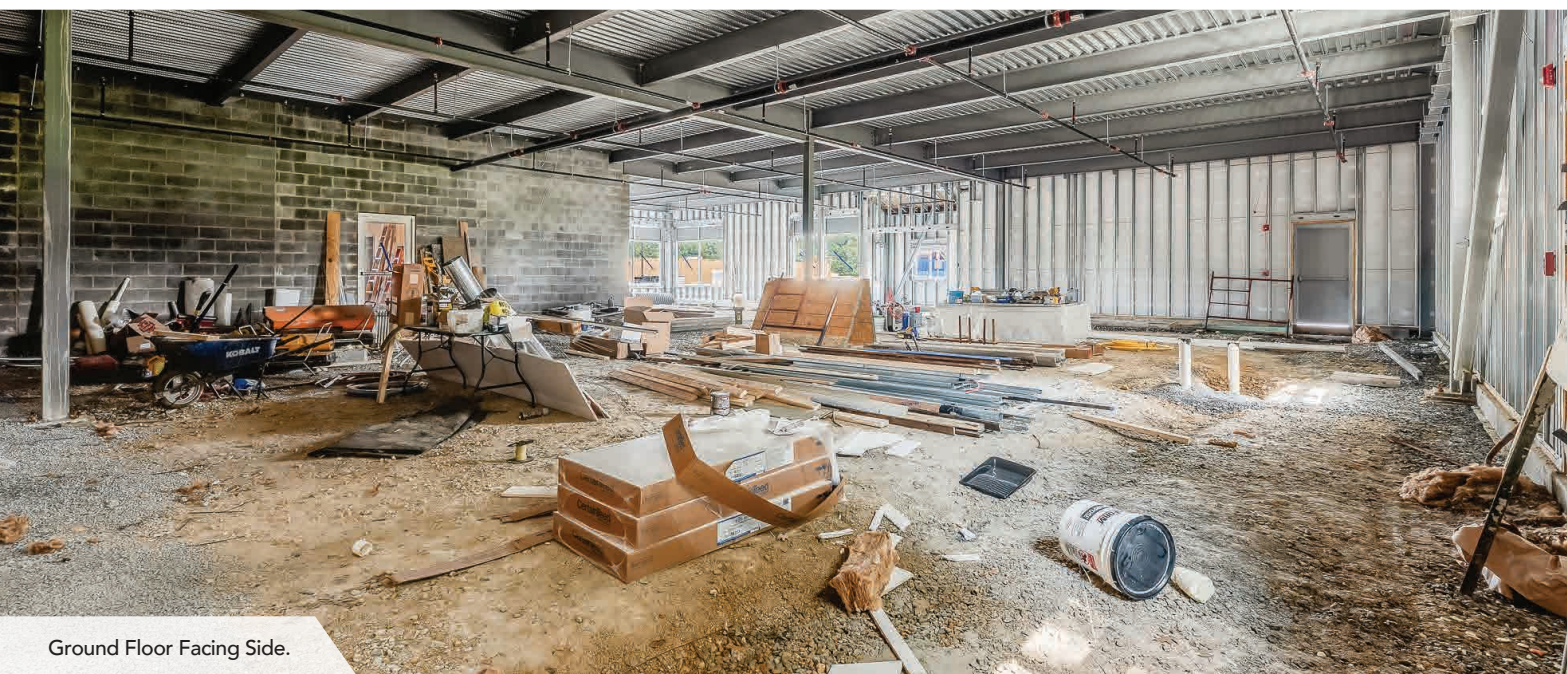


Ground Floor Facing Front.

INTERIOR PHOTOS (BUILDING 1: GROUND FLOOR) **LEASED**



Ground Floor Facing Back.

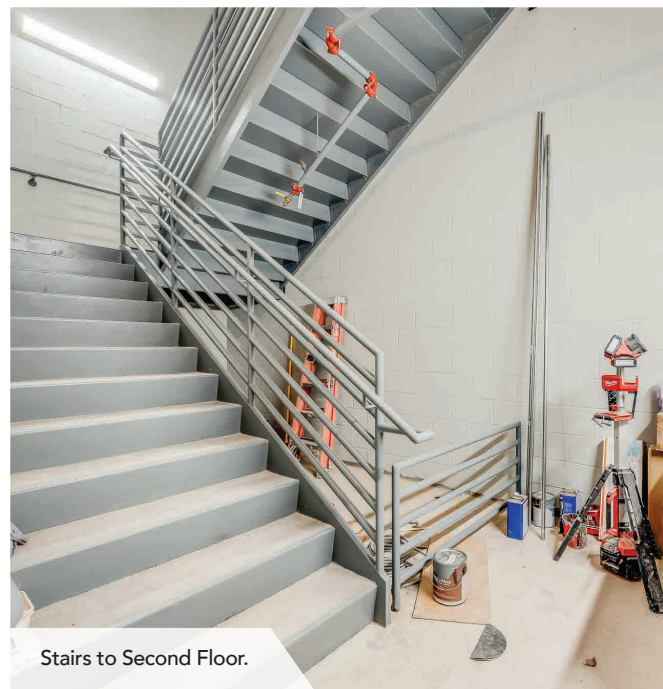


Ground Floor Facing Side.

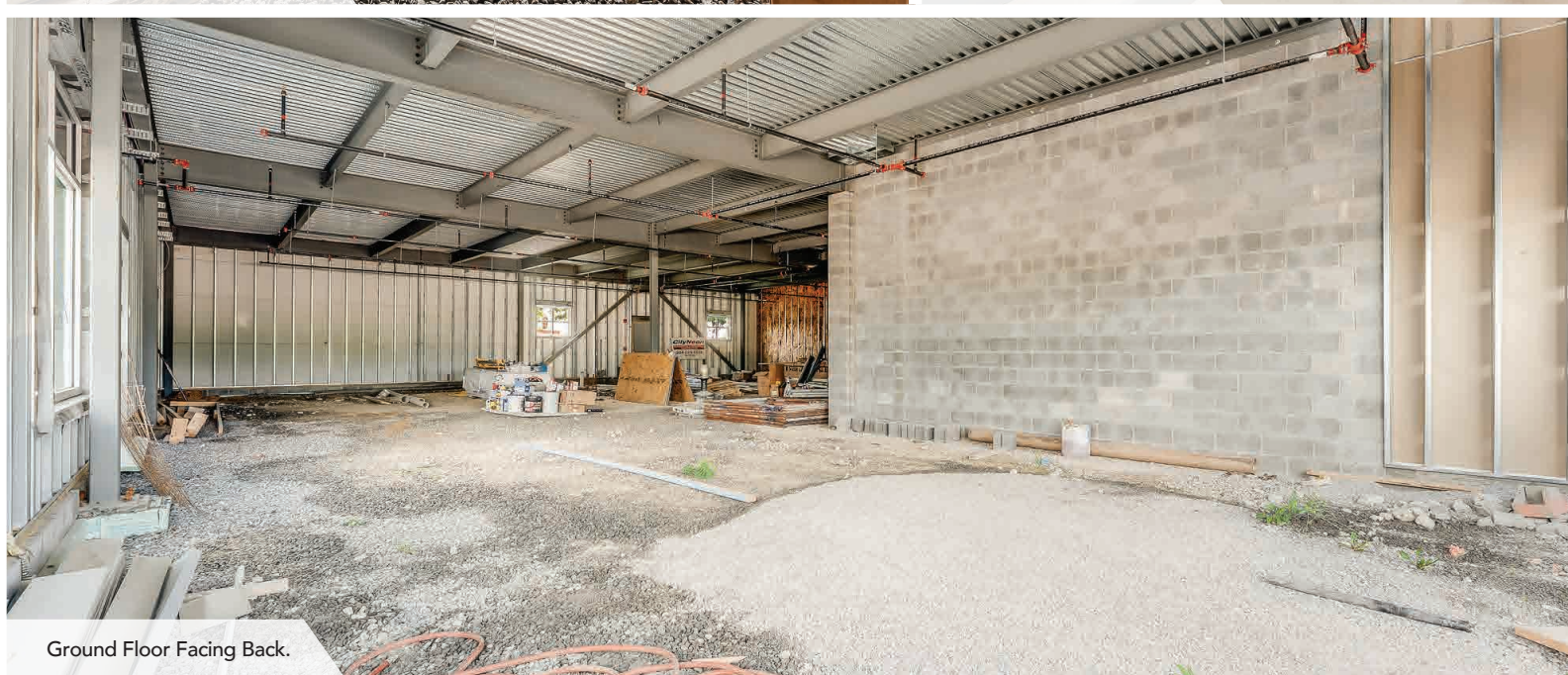
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Ground Floor Facing Front.



Stairs to Second Floor.

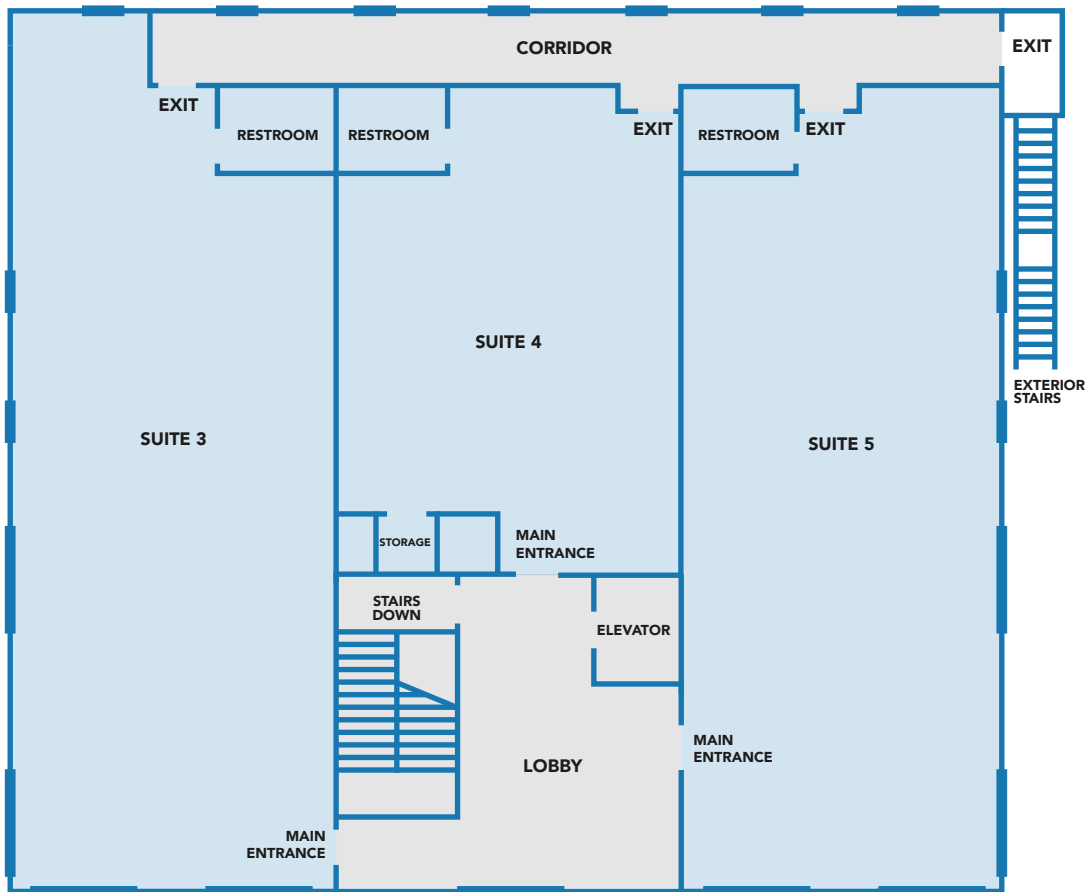


Ground Floor Facing Back.

FLOOR PLAN (BUILDING 1: SECOND FLOOR)

6,300 SQ FT | \$19.50 / SQ FT / YEAR

The second floor of Building 1 offers 6,300 (+/-) square feet of remaining space. This can be broken down into up to three suites, or leased as one. The floor plan is fully customizable as the space is currently in shell condition. Available space is identified in blue on the floor plan below.



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Second Floor Lobby / Elevator.



Second Floor Lobby.

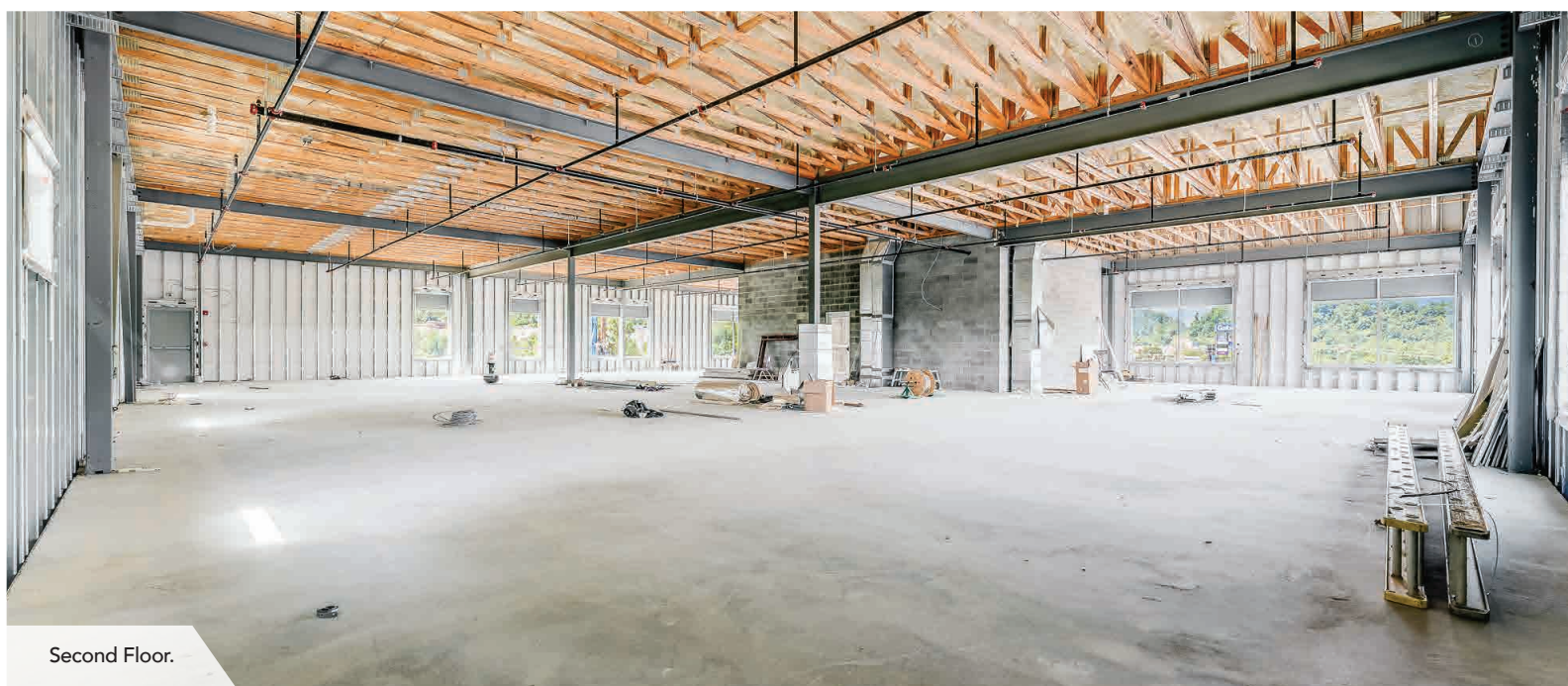


Second Floor.

INTERIOR PHOTOS (BUILDING 1: SECOND FLOOR)



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Second Floor.



Second Floor.



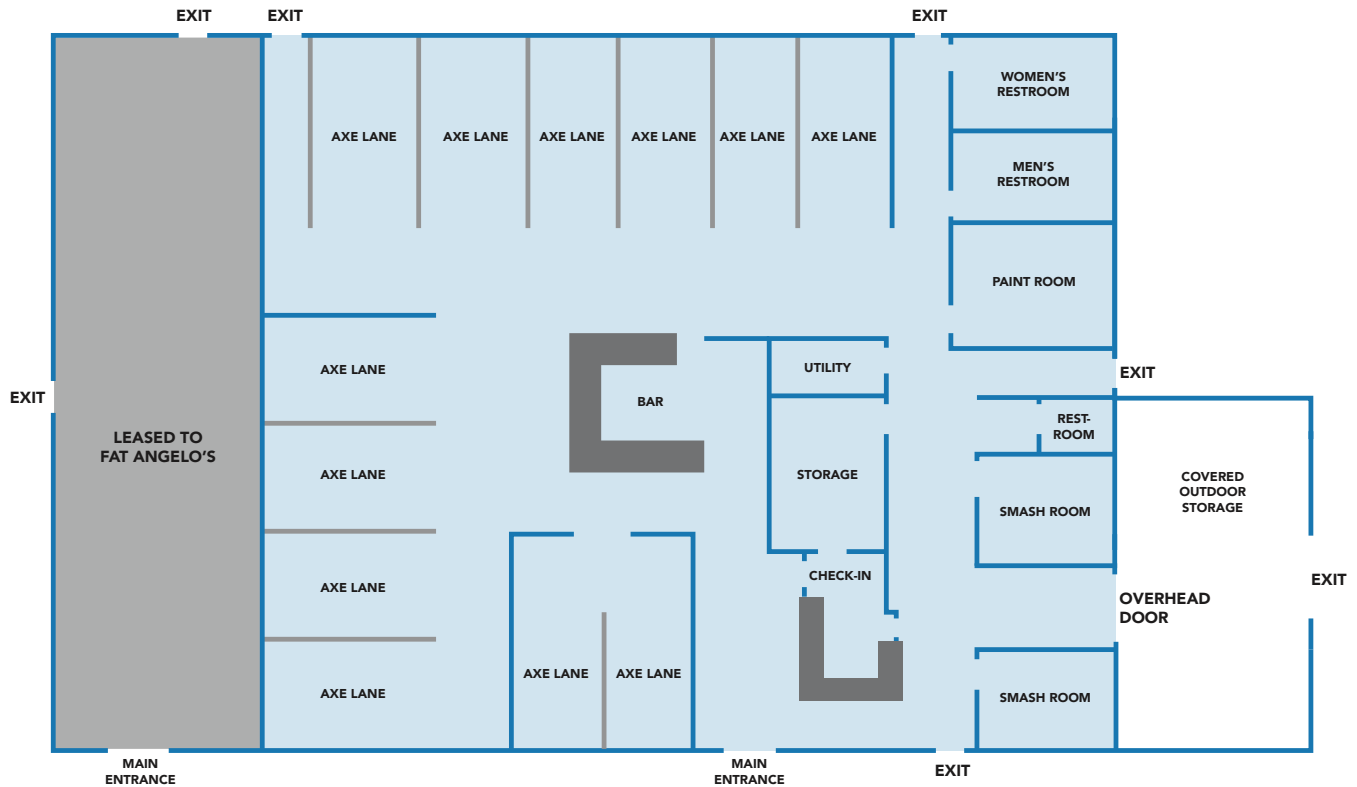
Second Floor.

FLOOR PLAN (BUILDING 2)

7,200 SQ FT | \$14.50 / SQ FT / YEAR

Building 2 is comprised of 9,600 (+/-) square feet and offers 7,200 (+/-) square feet of retail/flex space available for lease. Highlighted in blue below, the space is currently built out for a retail user, specifically an axe throwing concept. The space is easily customized and can be modified to fit many retail or industrial users needs.

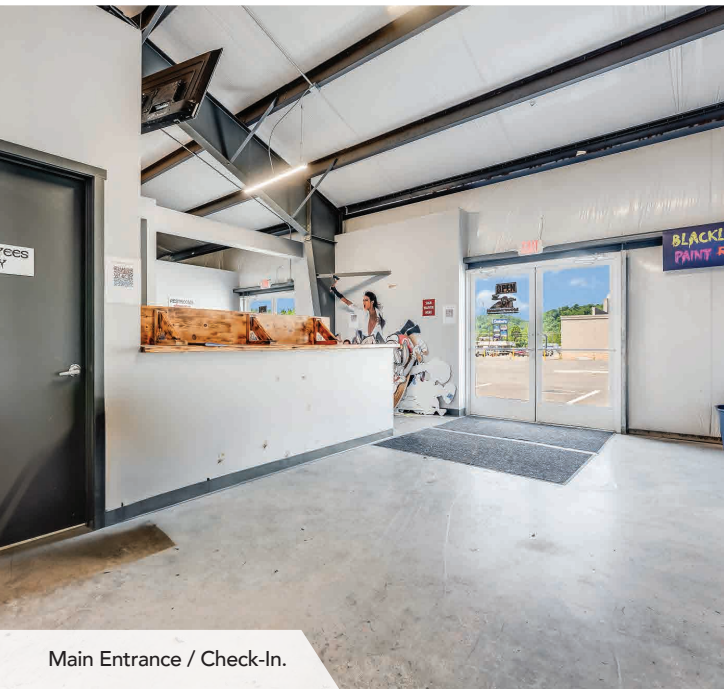
Finishes to this space include 8' drywall walls, exposed, pitched ceilings and florescent lighting. Flooring is concrete.



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Main Entrance / Check-In.



Main Entrance / Check-In.



Main Entrance / Check-In.

INTERIOR PHOTOS (BUILDING 2)



Bar / Central Area.

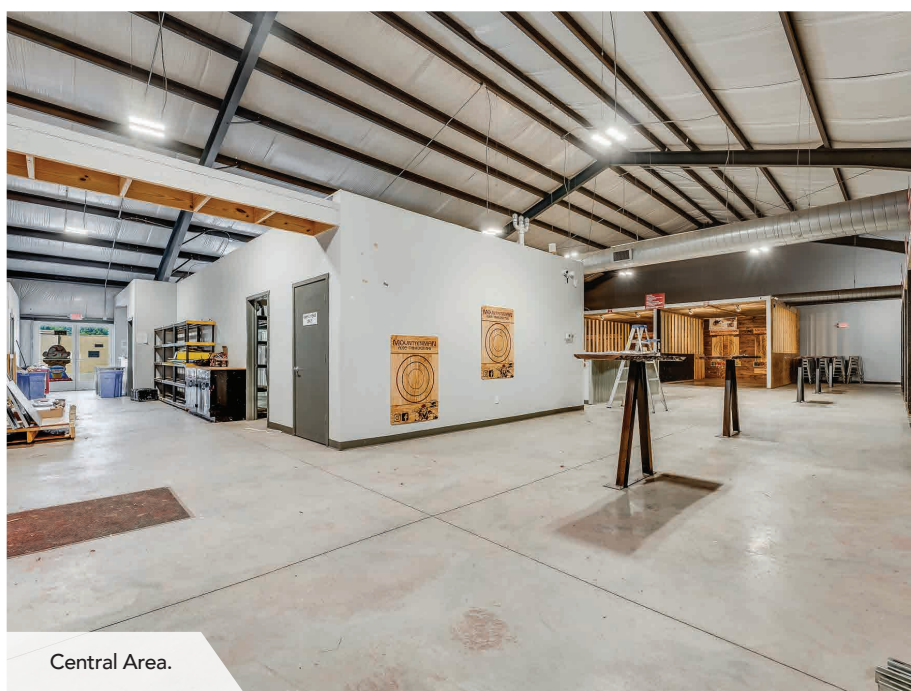


Bar / Central Area.

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Central Area.



Storage.

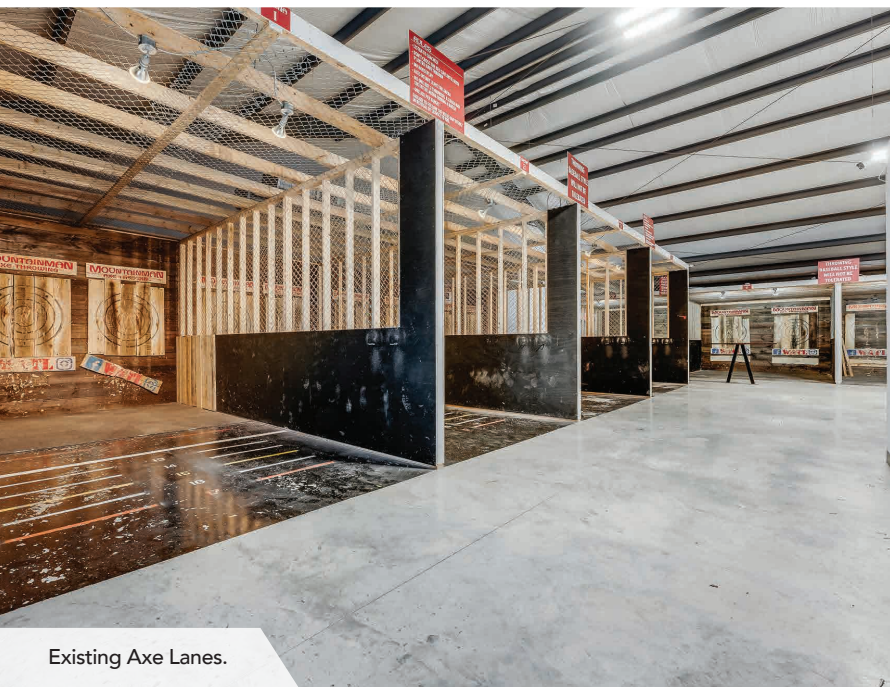


Outdoor Covered Storage.



Access to Outdoor Covered Storage.

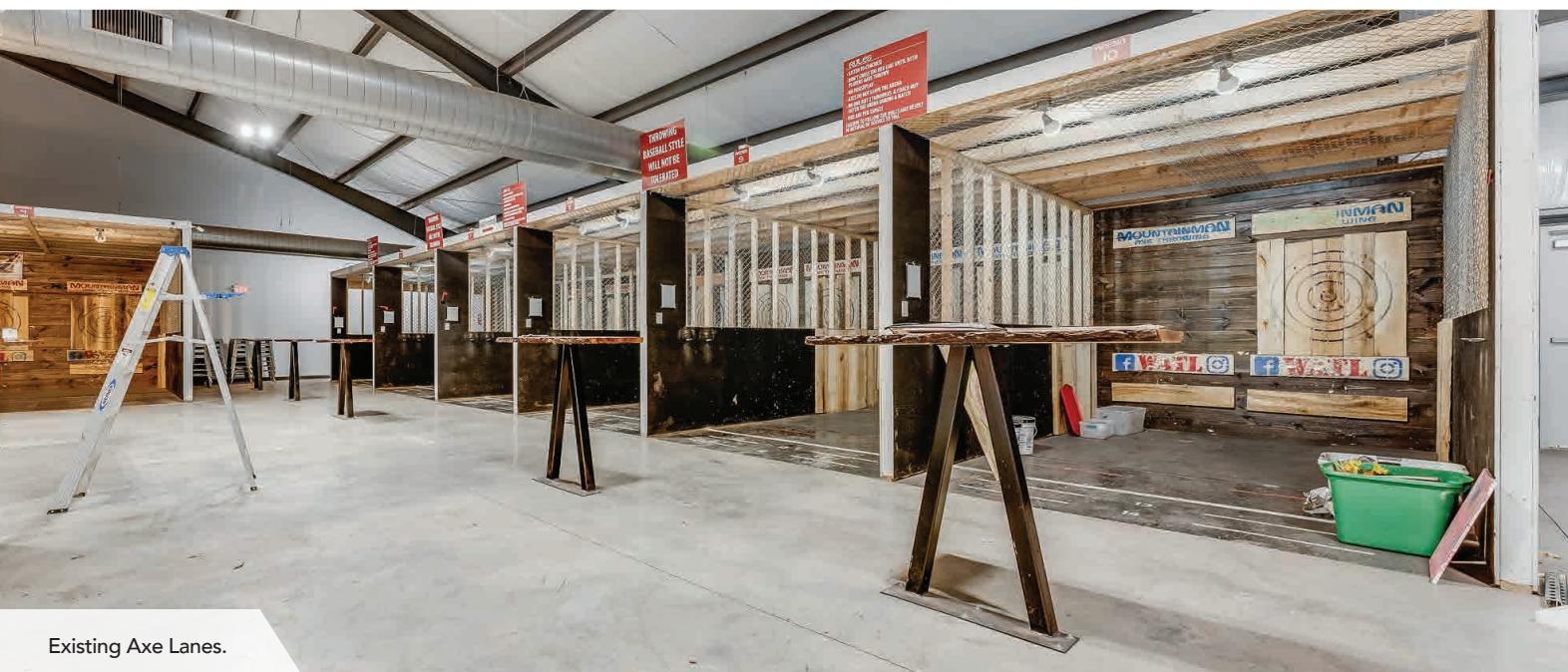
INTERIOR PHOTOS (BUILDING 2)



Existing Axe Lanes.



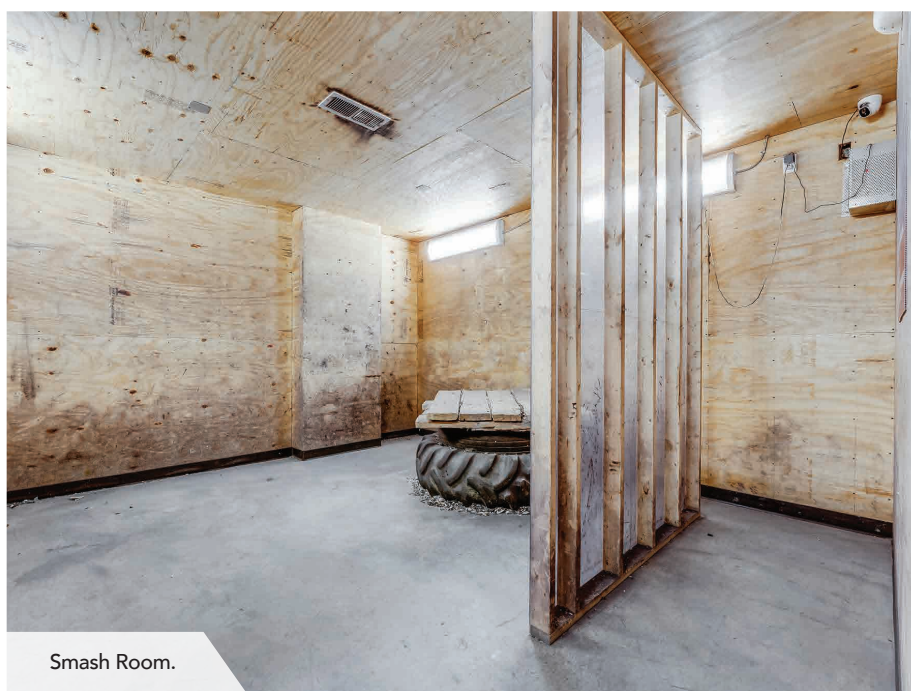
Women's Restroom.



Existing Axe Lanes.

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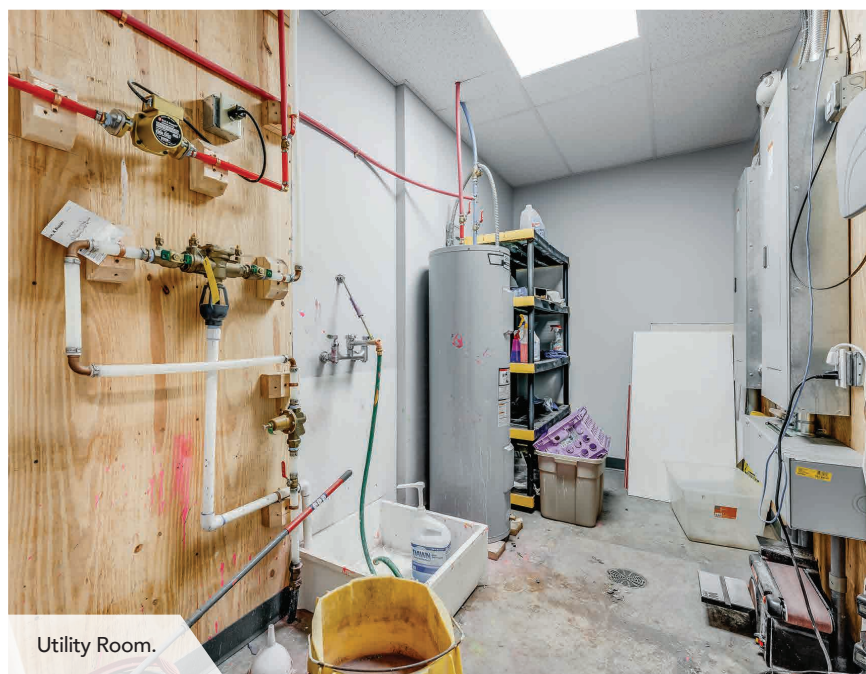
Smash Room.



Storage.



Paint Room.



Utility Room.

EXTERIOR PHOTOS



Building 1: Front.



Building 1: Side.



View of Building 1 & 2 From Parking Lot Entrance.

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Building 2: Front.



Building 1: Back.

AERIAL PHOTOS



Aerial Facing Southwest Towards I-79, Exit 119.

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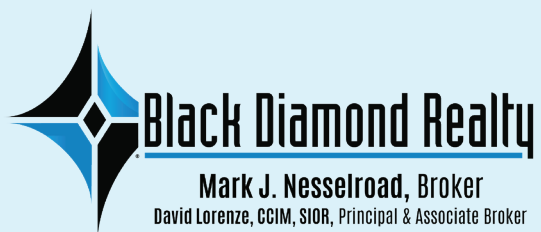
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Aerial Facing Southeast.



Aerial Facing Northeast.



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