


FOR LEASE
OFFICE SUITE
MARKETING FLYER



11 CHENOWETH DRIVE
BRIDGEPORT, WV 26330

An aerial photograph of a commercial district. A large Home Depot store is the central focus, with a large parking lot filled with cars. To the left, there's another large parking lot with many cars. In the background, a multi-lane highway curves through the area. The surrounding landscape is hilly and covered in dense green trees. Several callout boxes with white text on dark backgrounds point to specific locations.

EASTPOINTE
SHOPPING, OFFICE, DINING

HOME DEPOT

11 CHENOWETH DRIVE
SUBJECT PROPERTY

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OFFICE SUITE FOR LEASE

11 CHENOWETH DRIVE BRIDGEPORT, WV 26330

RENTAL RATE / \$17.25 / SQ FT / YEAR

LEASE STRUCTURE / MODIFIED GROSS

GROSS BUILDING SIZE / 11,628 SQ FT

TOTAL SPACE AVAILABLE / 5,814 SQ FT

CITY LIMITS / INSIDE

PROPERTY HIGHLIGHTS / EASY ACCESS TO
MAJOR THOROUGHFARES, ALL PUBLIC
UTILITIES AVAILABLE, PRIVATE OFFICES,
LARGE PARKING LOTS, SIGNAGE

Located within the heart of Bridgeport, 11 Chenoweth Drive is a two-story building comprised of 11,628 (+/-) square feet. The first floor is available for lease and includes 5,814 (+/-) square feet of mostly open office space. The second floor is fully leased. The building offers two large paved parking lots and is located conveniently to many amenities. Signage is available in front of the building. This property is best suited for, but not limited to a medical office user, traditional office user, creative office user or a user looking for co-working space.

11 Chenoweth Drive is located directly off of Route 50 in the heart of Bridgeport, WV. This site is in a prime location being close to many amenities and major thoroughfares. Directly in front of the building on the main road there is 15,161 vehicles per day via Route 50 (provided by Esri and Data Axle, 2022). I-79 is a short 3 minute drive (1 mile) from this office building. There is an average 50,537 vehicles per day via I-79 (provided by Esri and Data Axle, 2022).

FOR LEASE

OFFICE SUITE - LOCATED 1 MILE FROM I-79 / EXIT 119

11 CHENOWETH DRIVE · BRIDGEPORT, WV 26330

PROPERTY SPECIFICATIONS

BUILDING SPECIFICATIONS

Built in 1987, the subject building is a two-story, detached structure with a brick/block exterior finish. The roof is a rubeberized material. The windows are thermal pane with aluminium framing and the walls and ceilings are insulated. The building is comprised of 11,628 (+/-) square feet. Interior finishes include drywall walls, drop ceilings, tile, carpet and laminate tile flooring and a combination of recessed and fluorescent lighting. Currently there is no elevator installed, but there is space for one to be added if necessary.

INGRESS/ EGRESS / PARKING / DIRECTIONS

The property offers two points of ingress and egress into the parking lot via Chenoweth Drive. The main entrance to the parking lot will be straight ahead. The property offers a paved parking lot with 50 lined spaces at the front at side of the building. The second floor can be directly accessed from the stairs on the left side of the property. From I-79 North, take Exit 119 and turn right onto US Route 50 East / West Main Street. Continue straight roughly 0.7 mile then turn left onto Chenoweth Drive.

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

LEGAL DESCRIPTION / ZONING

Located within city limits, this property is situated within the 16th District of Harrison County. The site consists of one irregular shaped parcel totalling 1.1 acres. The property is identified as Simpson District, Map 309, Parcel 22.7. This can be referenced in Deed Book 1157, Page 89. The property is zoned B-2 Business.



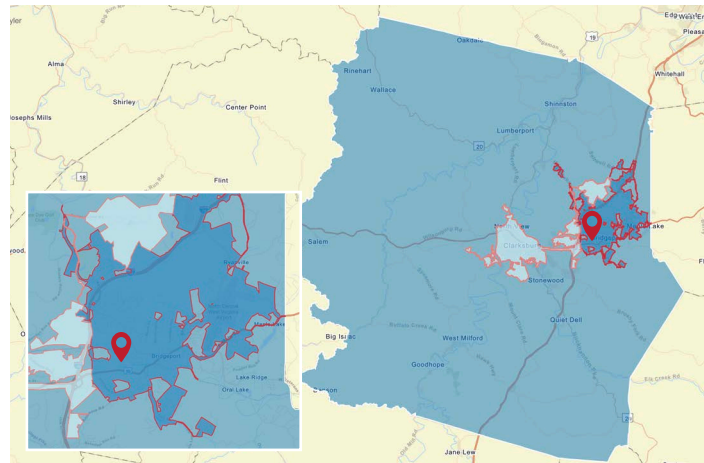
LOCATION TREND ANALYSIS

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 69,576 and a median household income of \$55,420. Total number of businesses is 2,534.

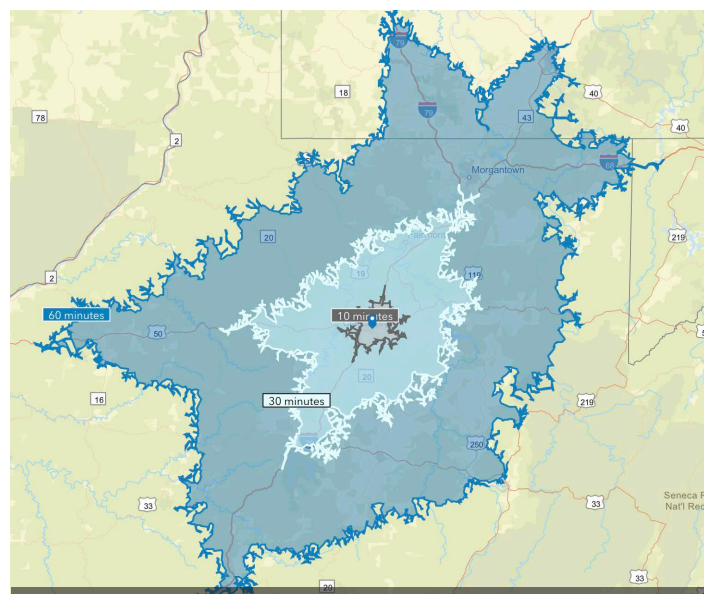
The **City of Bridgeport** has a total population of 8,342 and a median household income of \$90,770. Total number of businesses is 693.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2022.



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

SUBJECT PROPERTY PARCEL MAP



Distance to nearby cities: Clarksburg, WV - 2.5 miles, Bridgeport, WV - 8 miles, Fairmont, WV - 25 miles, Morgantown, WV - 41 miles, Uniontown, PA - 67 miles, Pittsburgh, PA - 112 miles, Charleston, WV - 124 miles.

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SURROUNDING AMENITIES



The Google aerial above was taken facing east. Several of the most popular surrounding locations have been highlighted. Referenced with a yellow star, 11 Chenoweth Drive is located approximately 1 mile from I-79 (Exit 119) and 0.1 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
- 17 Hilltop Auto Mart Preowned
- 18 Days Inn, Sleep Inn
- 19 Family Dollar, Ollie's Bargain Outlet, Huntington Bank, Walgreens, Best Western
- 20 The Home Depot
- 21 Gabe's, Rent-A-Center, WDTV 5 News
- 22 Cambridge Place Office Park
- 23 Eastpointe Shopping Center, Panera Bread, Taco Bell, BioLife Plasma Services
- 24 Sally's Beauty, KFC, Rent-A-Center
- 25 Kroger
- 26 Sams Club
- 27 AC Moore, Tractor Supply, Long John Silvers, Starbucks, Texas Roadhouse
- 28 United States Postal Service
- 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
- 35 Medpointe Family Medicine, Las Trancas Mexican Restaurant, Denny's, McDonald's, Pier 1, Ruby Tuesday, Grand China Buffet, Arby's, Applebee's

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



14,203

Total Population



949

Businesses



19,342

Daytime Population



\$207,700

Median Home Value



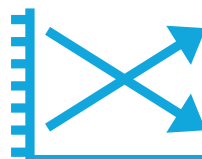
\$40,440

Per Capita Income



\$73,898

Median Household Income



-0.6%

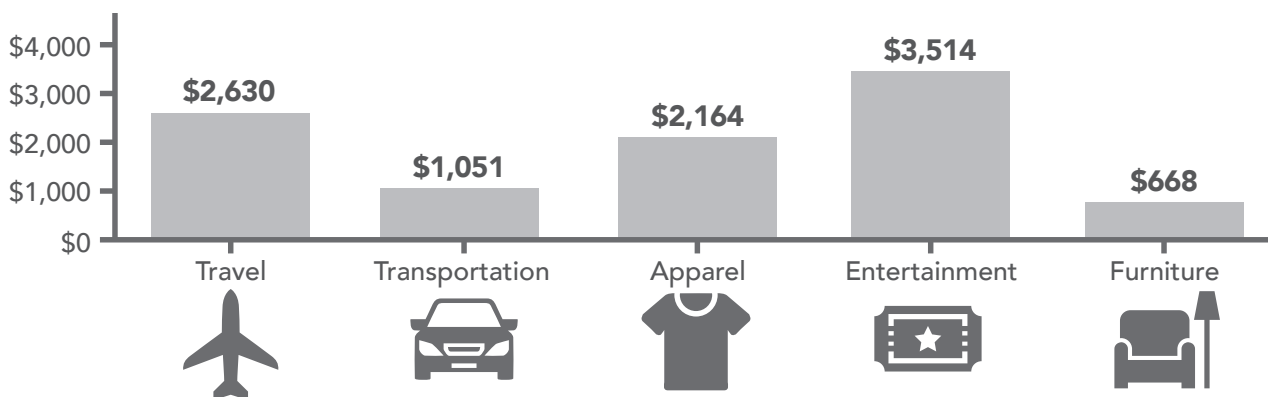
2020-2022 Pop Growth Rate



45.2

Median Age

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 2022, 2027. Spending facts are average annual dollar per household.

5 MILE RADIUS



35,979

Total Population



1,927

Businesses



44,615

Daytime Population



\$157,050

Median Home Value



\$35,273

Per Capita Income



\$59,839

Median Household Income



-0.5%

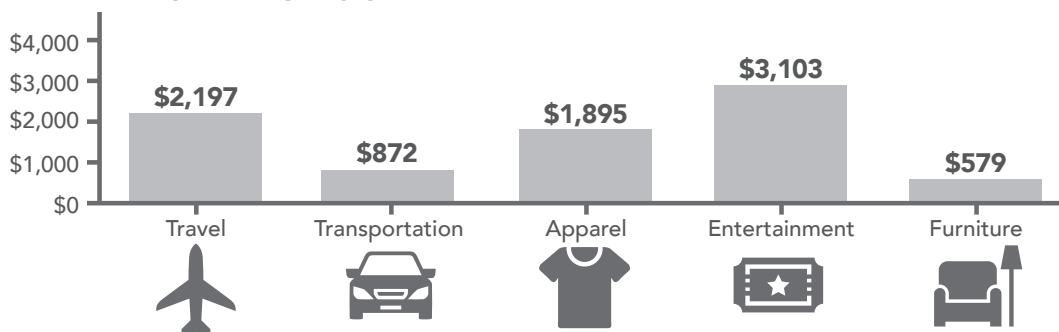
2020-2022 Pop Growth Rate



43.9

Median Age

KEY SPENDING FACTS



10 MILE RADIUS



63,086

Total Population



2,497

Businesses



69,664

Daytime Population



\$153,977

Median Home Value



\$34,173

Per Capita Income



\$61,089

Median Household Income



-0.5%

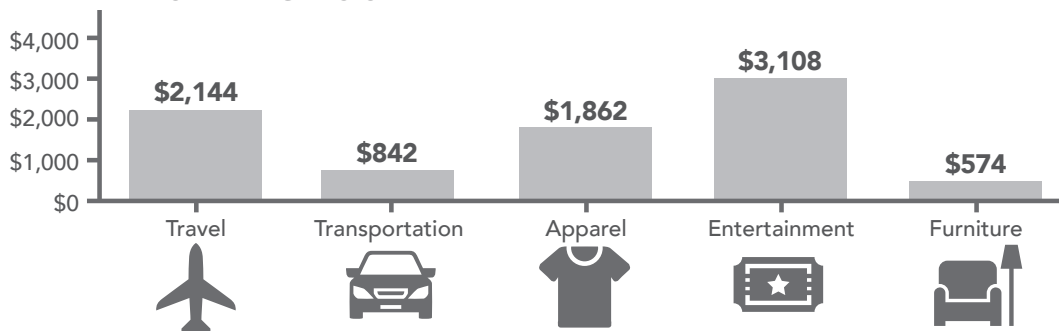
2020-2022 Pop Growth Rate



44.4

Median Age

KEY SPENDING FACTS

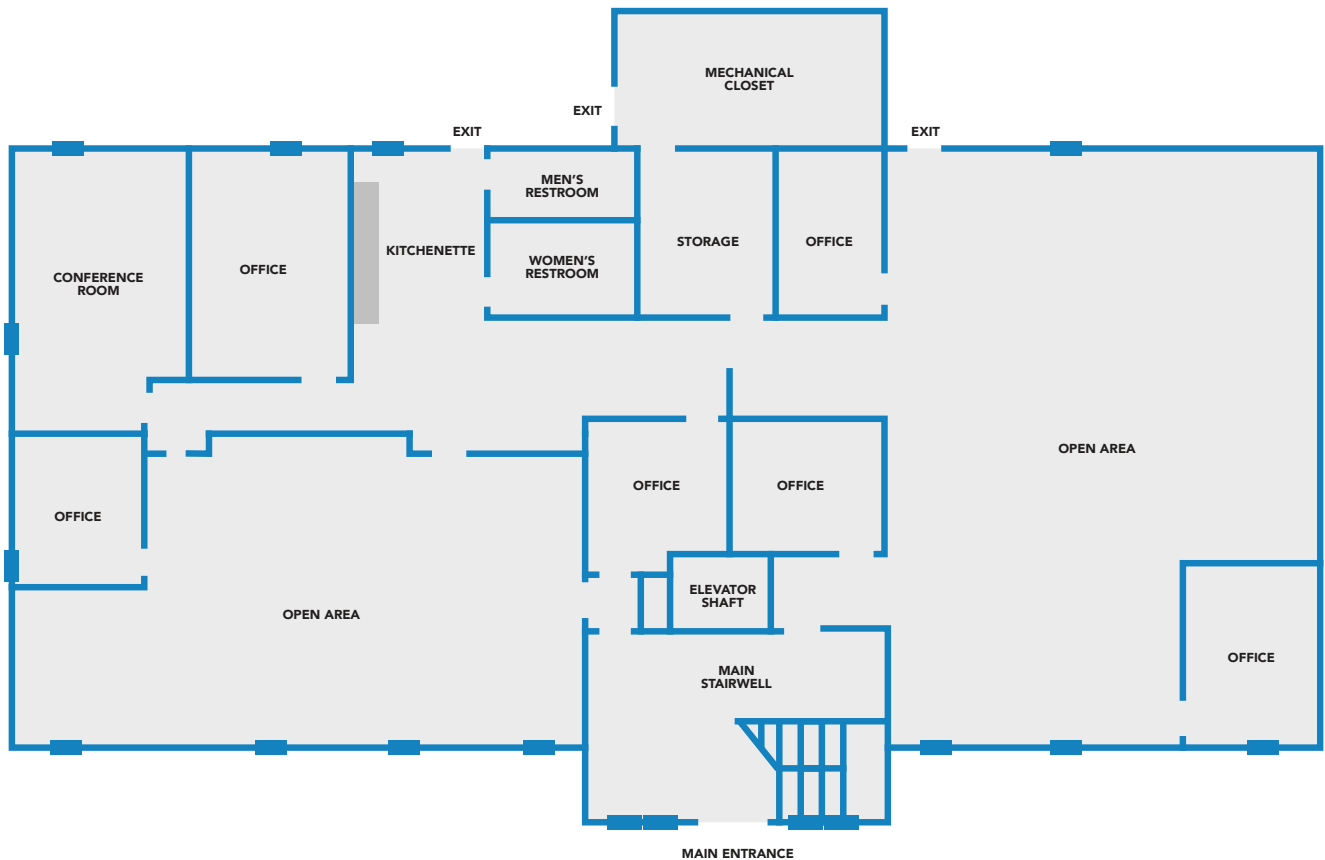


FIRST FLOOR - FLOOR PLAN

5,814 (+/-) SQUARE FEET

The first floor suite spans the entire floor measuring 5,814 (+/-) square feet. The floor plan currently consists of two large open areas that have the ability to be divided into cubicle spaces. There are also six private offices, a conference room, mechanical closet, storage area with removable shelving, a small kitchenette, and separate men's and women's rest-rooms.

Finishes to the space include drywall walls, drop ceilings, tile carpet and laminate tile flooring, recessed and fluorescent lighting, multiple exit doors, and windows on all sides of the building. All windows have blinds. By the main staircase there is build out for an elevator, although currently the building does not have a working elevator.

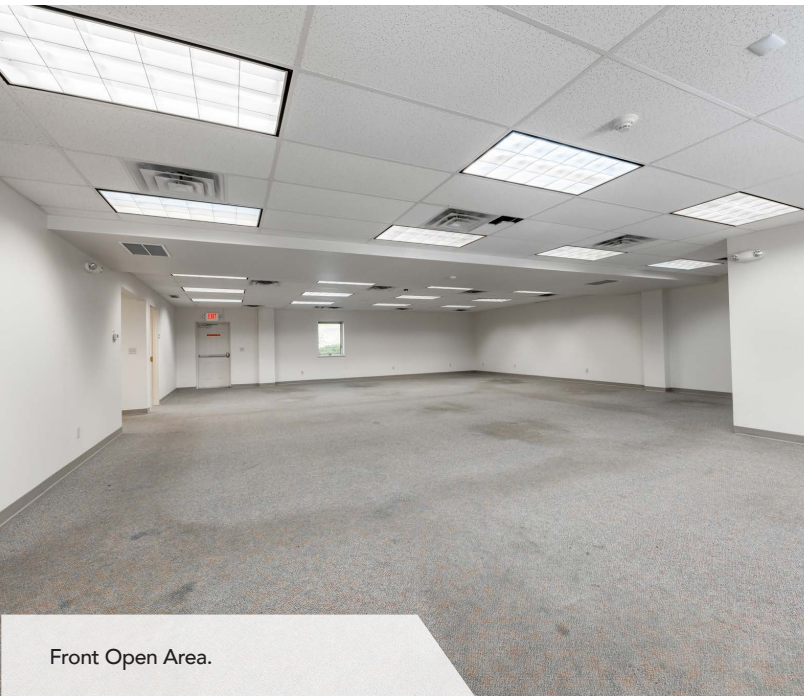


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INTERIOR PHOTOS



Main Entrance.



Front Open Area.



Office.

INTERIOR PHOTOS

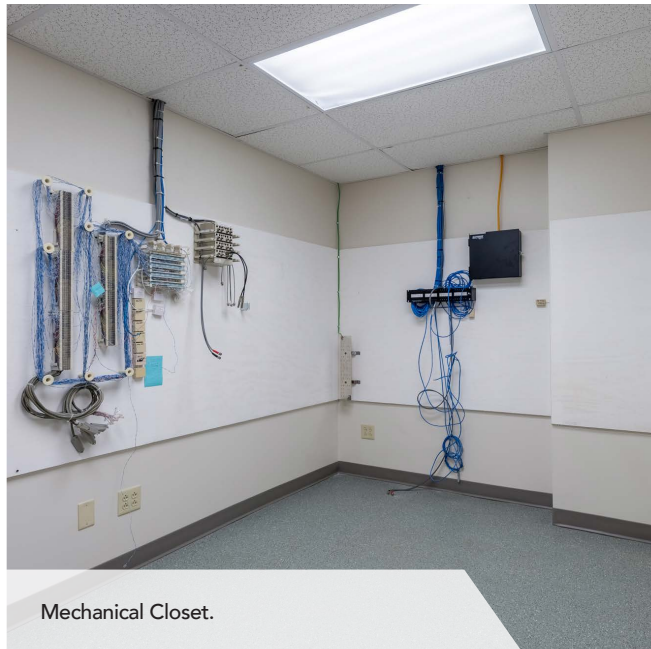


Open Area.

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Conference Room.



Mechanical Closet.



Kitchenette.

INTERIOR PHOTOS

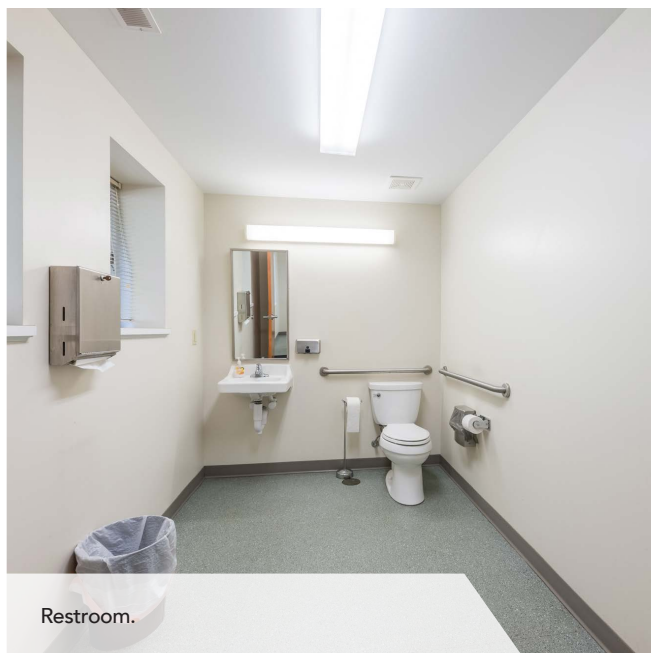


Open Area.

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Storage.



Restroom.



Office.

EXTERIOR PHOTOS

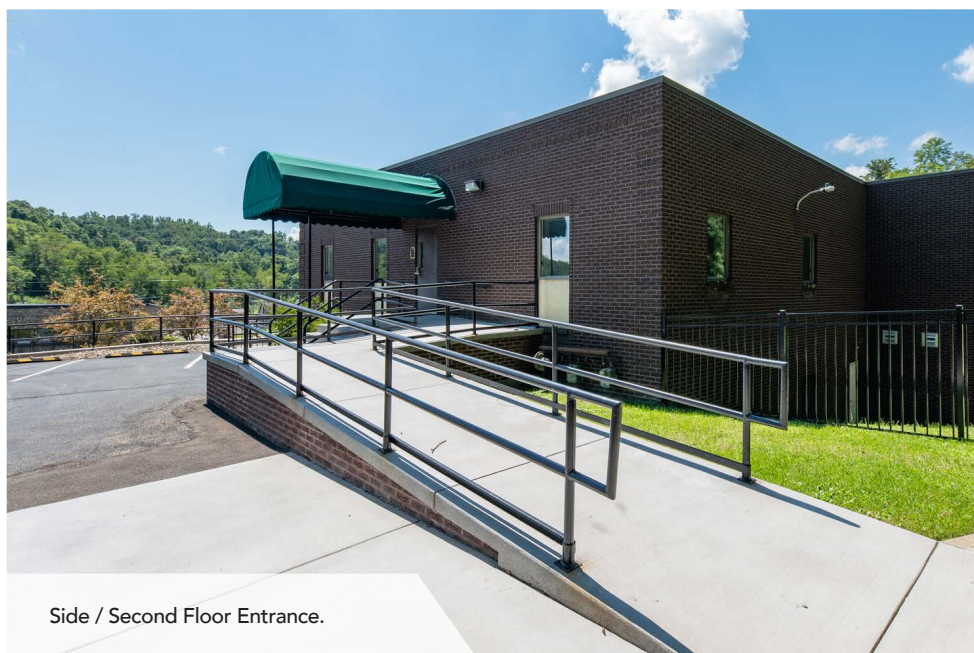


Main Entrance and Parking Lot.

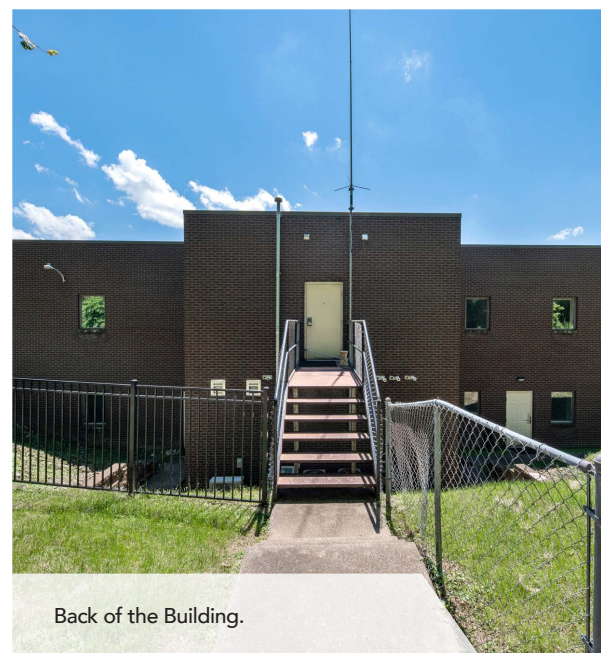
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Front Signage.



Side / Second Floor Entrance.



Back of the Building.

AERIAL PHOTOS



Aerial View Facing West.

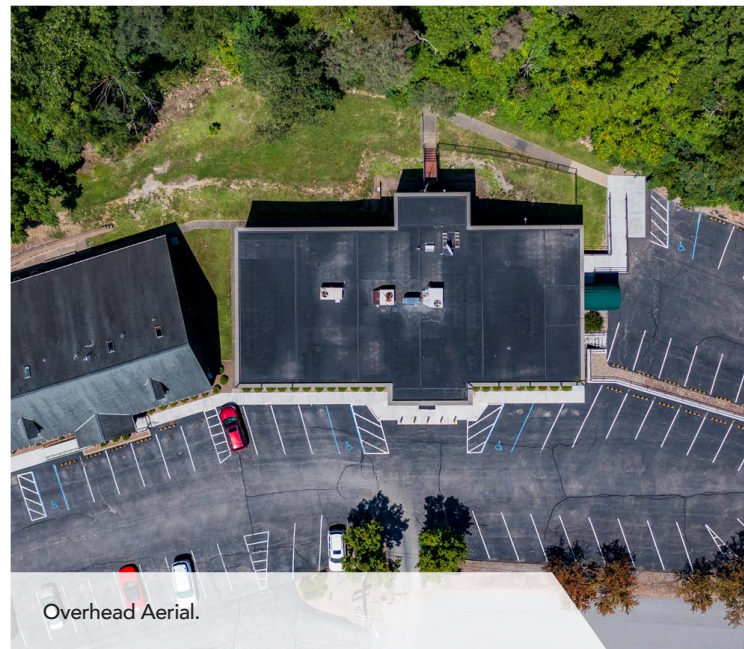
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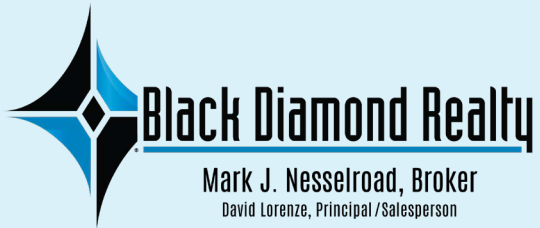
Aerial View Facing Southeast.



Aerial View Facing Northeast.



Overhead Aerial.



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