

Black Diamond Realty

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FOR LEASE
LAND / DEVELOPMENT
MARKETING FLYER



N. PIKE STREET
GRAFTON, WV 26354

GRAFTON HIGH SCHOOL

GRAFTON CITY HOSPITAL

ROUTE 50

ROUTE 119

N. PIKE STREET

MCDONALD'S

ACE HARDWARE

WALGREENS



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Demographics and key facts pertaining to the property within a three, five and ten mile radius.

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Aerial photos of the property from various heights and angles.

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*Boundaries are approximate

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7,024 VPD (2024)

4,595 VPD (2024)

LAND / DEVELOPMENT FOR LEASE

N. PIKE STREET GRAFTON, WV 26354

LEASE RATE / \$3,000 / MONTH

LEASE STRUCTURE / NNN

LOT SIZE / 0.36 (+/-) ACRE

PROPERTY TYPE / LAND / DEVELOPMENT

PROPERTY HIGHLIGHTS / HIGHLY VISIBLE,
FLAT, SIGNALIZED INTERSECTION,
SURROUNDED BY NATIONAL TENANT,
EASY ACCESS FROM TWO DIRECTIONS

This highly visible 0.36 (+/-) acre parcel at N. Pike Street offers an exceptional opportunity for businesses seeking a strategic location in Grafton's bustling downtown/central business district. With approximately 30 (+/-) paved parking spaces, this lot is perfect for a variety of uses that demand convenience and visibility. The property ensures easy access and consistent foot traffic, surrounded by national tenants including AutoZone, KFC, McDonald's, and Dollar General. This lot is perfect for food trucks, pop-up markets, and seasonal retail kiosks.

The property is located inside the city limits of Grafton, directly within the downtown/central business district. The property is situated with access along Route 119 or E Blumont Street. Along N. Pike Street there is a daily traffic count of 4,595 vehicles per day. Along Visory Avenue there is 7,024 vehicles per day (This data is provided by Esri, Esri and Kalibrate Technologies 2024).

FOR LEASE

LAND / DEVELOPMENT - LOCATED ALONG ROUTE 119

N. PIKE STREET · GRAFTON, WV 26354 · 0.36 (+/-) ACRE

PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

The subject property is a 0.36 (+/-) acre, flat parking lot containing 30 (+/-) parking spaces. The lot is situated at a five-way, signalized intersection and is highly visible to traffic traveling in all directions. This land is perfect for food trucks, pop-up markets, and seasonal retail kiosks. It's also a prime spot for a businesses looking to provide easy downtown access to customers.

LEGAL DESCRIPTION / ZONING

Located outside the city limits of Grafton, this property is positioned in the Grafton Corp (3) of Taylor County. The site is comprised of one parcel containing a total area of 0.36 (+/-) acre. The property is identified as District 1, Tax Map 7, Parcel 142. This can be referenced in Deed Book 257, Page 110. The property is not restricted by zoning regulations.

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Hope Gas
Water	City of Grafton
Sewer	City of Grafton



Aerial View Facing Southeast.

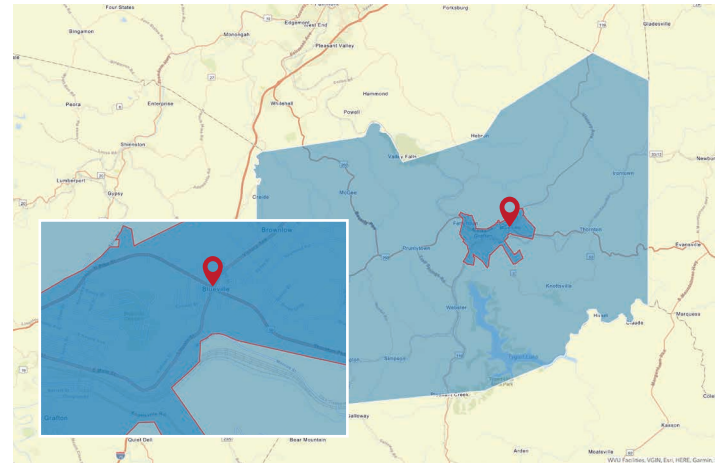
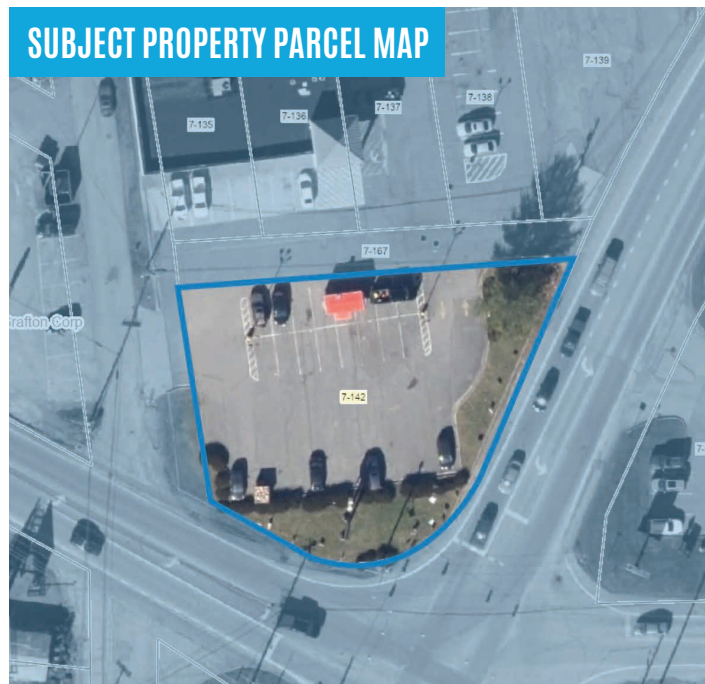
LOCATION ANALYSIS

Taylor County lies in north central West Virginia with Grafton as the county seat. Manufacturing, government, health care facilities and public utilities are Taylor County's biggest employers to date. Recreation and tourism are well established, with facilities including the Pleasant Creek Wildlife Management Area, Tygart Lake, Tygart Lake State Park, and Valley Falls State Park. The Tygart Valley River flows through the county, linking the two state parks. Valley Falls State Park, once a lumber and gristmill community, is enjoyed for its waterfalls, scenic beauty, and West Virginia heritage.

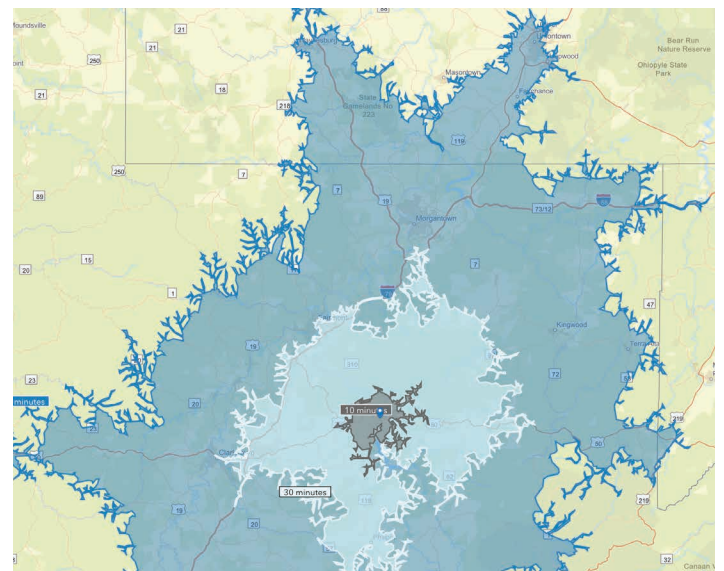
Taylor County has a total population of 16,595 and a median household income of \$59,278. Total number of businesses is 370.

The **City of Grafton** has a total population of 4,759 and a median household income of \$43,748. Total number of businesses is 195.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2023.



■ Taylor County, WV ■ Grafton City Limits 📍 Subject Location



Distance to nearby cities: Bridgeport, WV - 16 miles,
 Fairmont, WV - 18 miles, Clarksburg, WV - 21 miles,
 Morgantown, WV - 24 miles, Uniontown, PA - 48 miles,
 Elkins, WV - 42 miles, Pittsburgh, PA - 98 miles,
 Wheeling, WV - 102 miles, Charleston, WV - 142 miles.

FOR LEASE

LAND / DEVELOPMENT - LOCATED ALONG ROUTE 119

N. PIKE STREET · GRAFTON, WV 26354 · 0.36 (+/-) ACRE

GOOGLE EARTH AERIAL



The Google aerial above was taken facing north. Several surrounding businesses have been highlighted with blue numbers. Referenced a yellow star is the subject property, N. Pike Street.

Along N. Pike Street there is a daily traffic count of 4,595 vehicles per day. Along Visory Avenue there are 7,024 vehicles per day (This data is provided by Esri, Esri and Kalibrate Technologies 2024).

- 1 CSX Railroad Company
- 2 United States Postal Service
- 3 Taylor County Courthouse
- 4 Exxon Gas Station
- 5 Quality Home Comfort Heating & Cooling
- 6 B&O Railroad Station
- 7 Grafton Police Department
- 8 Grafton High School
- 9 Taylor County Tech Center
- 10 US Army Reserve
- 11 Rosewood Center
- 12 Grafton City Hospital
- 13 Food Distribution Center
- 14 Hilltop Motor Co
- 15 Anna Jarvis Elementary School
- 16 Crislip Motor Lodge
- 17 GoMart
- 18 First Community Bank
- 19 KFC
- 20 Harmon Shopping Center: AutoZone
Auto Parts, McDonald's, Dollar General
- 21 Walgreens
- 22 BB&T
- 23 Subway
- 24 Ace Hardware
- 25 Dollar Tree, Advance Auto Parts
- 26 Walmart Supercenter

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



6,462

Total Population



240

Businesses



6,767

Daytime Population



\$110,791

Median Home Value



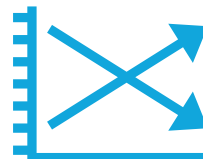
\$25,319

Per Capita Income



\$39,642

Median Household Income



-0.56%

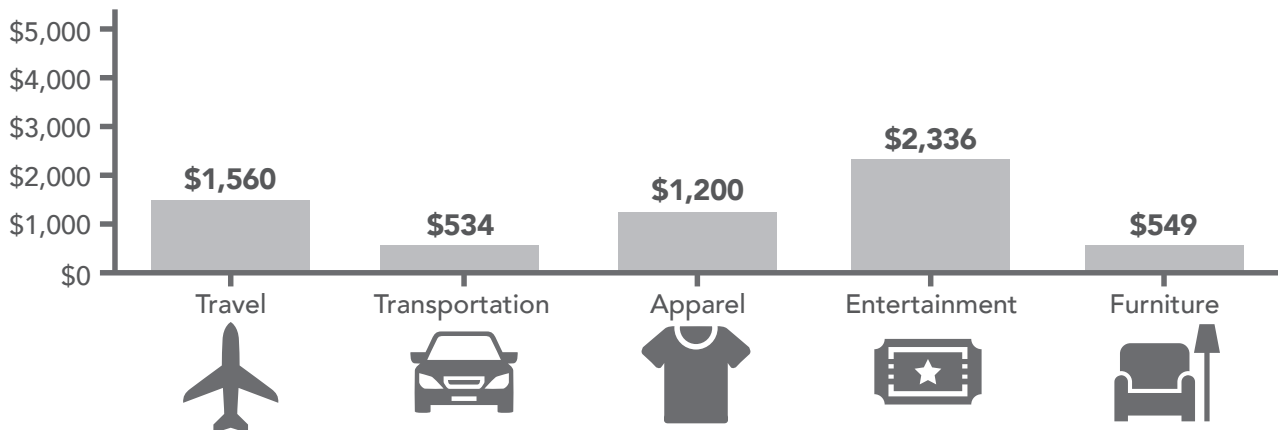
2024-2029 Pop Growth Rate



3,163

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



9,621

Total Population



283

Businesses



8,955

Daytime Population



\$130,661

Median Home Value



\$27,002

Per Capita Income



\$44,247

Median Household Income



-0.52%

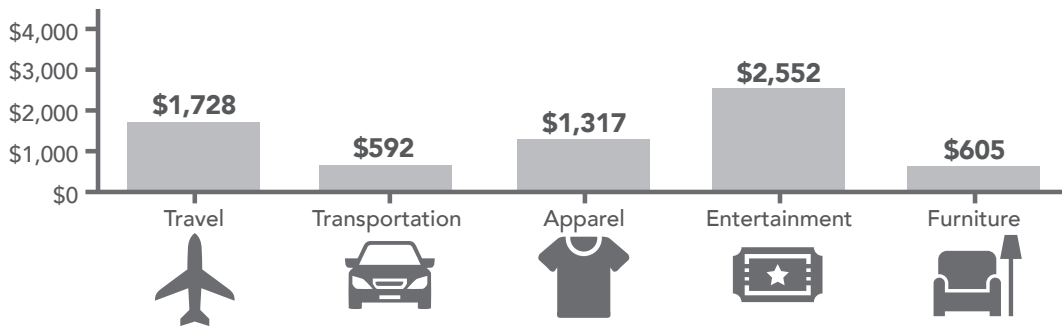
2024-2029 Pop Growth Rate



4,466

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



22,774

Total Population



426

Businesses



17,015

Daytime Population



\$168,885

Median Home Value



\$32,640

Per Capita Income



\$57,278

Median Household Income



-0.36%

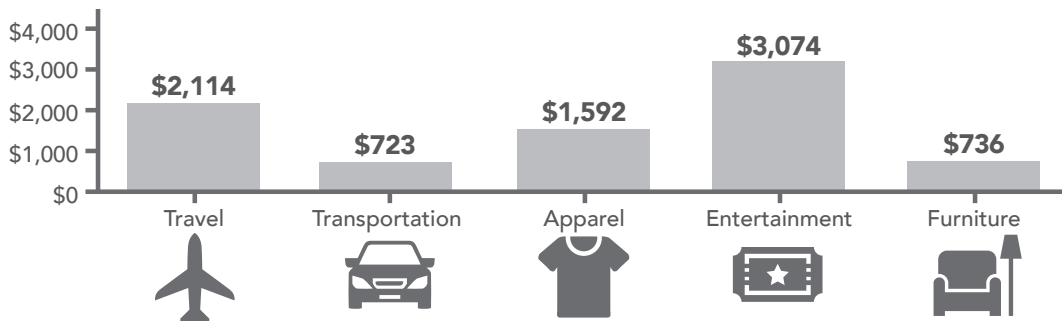
2024-2029 Pop Growth Rate



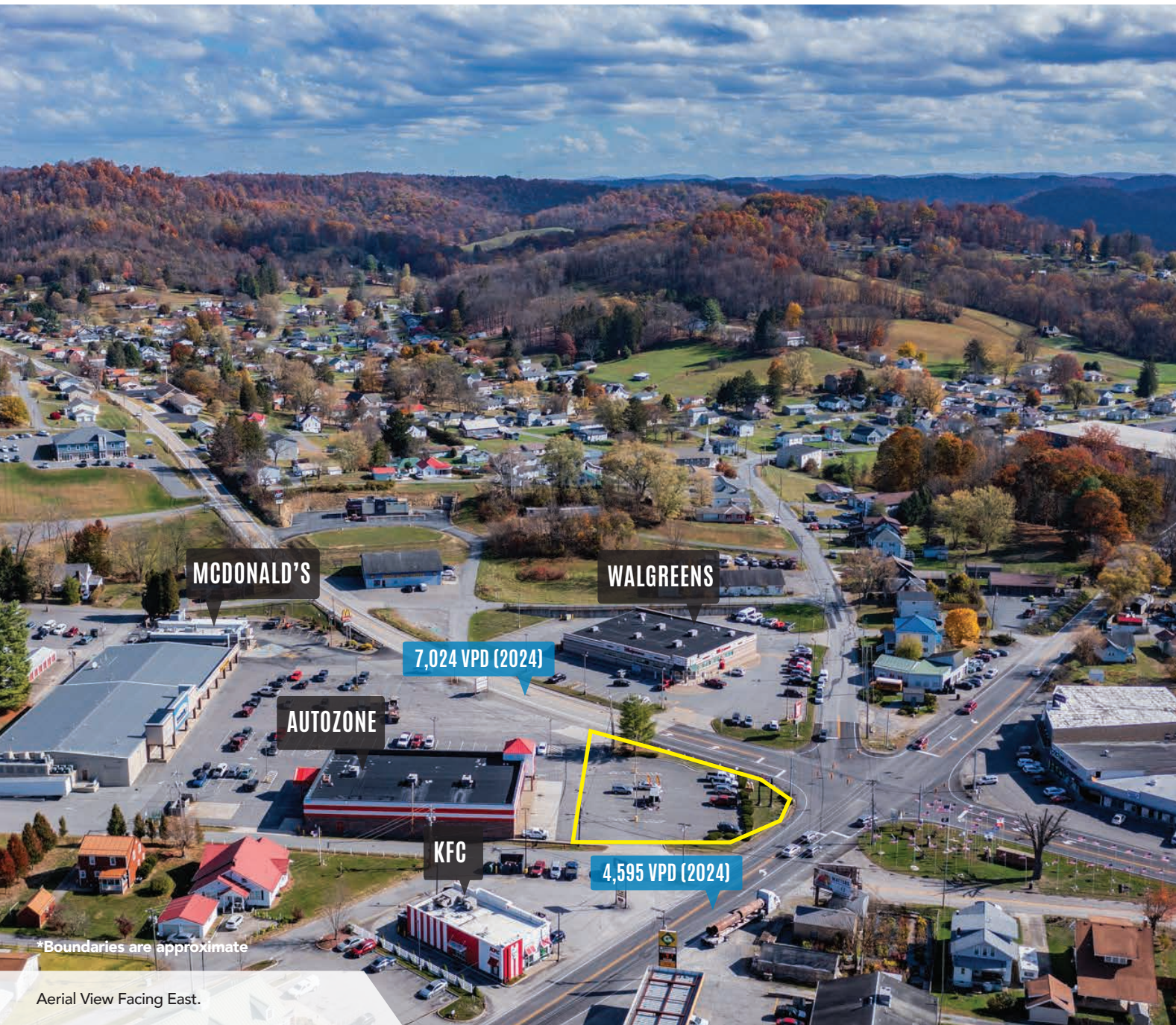
10,388

Housing Units (2020)

KEY SPENDING FACTS



AERIAL PHOTOS



*Boundaries are approximate

Aerial View Facing East.

FOR LEASE
LAND / DEVELOPMENT - LOCATED ALONG ROUTE 119
N. PIKE STREET · GRAFTON, WV 26354 · 0.36 (+/-) ACRE



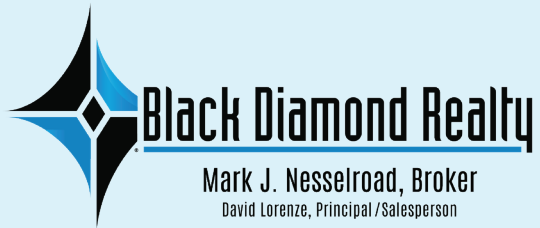
*Boundaries are approximate

Aerial View Facing South.



*Boundaries are approximate

Aerial View Facing West.



CONTACT

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