



FOR LEASE
OFFICE BUILDING
MARKETING FLYER



694 BEVERLY PIKE (AKA 90 VANCE DRIVE)
ELKINS, WV 26241



ELKINS-RANDOLPH CO. REGIONAL AIRPORT

 **694 BEVERLY PIKE**

ELKINS HIGH SCHOOL

SHEETZ

WALMART

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OFFICE BUILDING FOR LEASE

694 BEVERLY PIKE ELKINS, WV 26241

RENTAL RATE / \$4,200 / MONTH

LEASE STRUCTURE / NNN

GROSS BUILDING SIZE / 5,000 SQ FT

GROSS LOT SIZE / 0.174 ACRE

ZONING / CENTRAL COMMERCIAL BUSINESS

**PROPERTY FEATURES / QUICK ACCESS TO
MAJOR THOROUGHFARES, CLOSE TO MANY
AMENITIES, PRIVATE OFFICES, OPEN
GARAGE/STORAGE SPACE, GOOD VISIBILITY**

694 Beverly Pike (also known as 90 Vance Drive) is a 5,000 (+/-) square foot, single story office building situated on a 0.174 acre lot. The L-shaped building offers multiple access points and a garage door which accesses an unfinished garage/storage area. The building is positioned in a prime location for commercial users that offers high visibility and quick access onto Beverly Pike (Route 219/250). This location would be ideal for a dentist / doctor's office.

The property is located immediately off Route 219/250, situated just 1.5 miles south of Route 33. This location provides a number of commercial service oriented uses. The property is 5 minutes from Elkins, a town on the rise. This vibrant community in the Potomac Highlands has a lot to offer visitors and residents alike. There are many options to keep people entertained while in Elkins. Museums, the arts, restaurants, shops, historic architecture, a diverse range of outdoor recreational activities and live music provide visitors and residents with a multitude of activities.

FOR LEASE
OFFICE BUILDING - LOCATED ALONG ROUTE 250
694 BEVERLY PIKE · ELKINS, WV 26241 · 5,000 SQ FT · 0.174 ACRE

PROPERTY SPECIFICATIONS

SPECIFICATIONS

Built in 2000, the subject building is single-story and comprised of 5,000 square feet of office area. The building is a wood frame/joist/beam construction with concrete block exterior and metal roof built on a slab foundation. The building offers central air and forced air heat via natural gas.

INGRESS / EGRESS / PARKING

The property offers multiple access points along Route 250 via shopping center and other commercial businesses. The building offers parking in front of the main entrance as well as covered parking via the garage inside the building. Parking is available for roughly eight vehicles.

UTILITIES

This site offers all public utilities, which include:

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Mountaineer Gas Company
Water	Town of Beverly
Sewer	Town of Beverly
Trash	Tygarts Valley Sanitation
Phone/Cable/Internet	Multiple Providers

LEGAL DESCRIPTION / ZONING

Located outside of city limits, this property is situated within the Leadsville District (10) of Randolph County. The site is comprised of one (1) tax parcel of land consisting of a total area of 0.174 acre. The property is identified as Leadsville District, Tax Map 23, Parcel 2.1. This can be referenced in Deed Book 617 Page 605. See parcel map on Page 4.

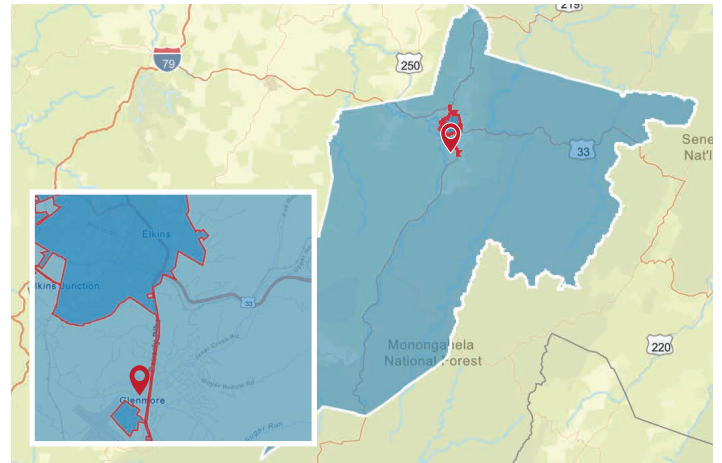
LOCATION ANALYSIS

Randolph County, the largest county in West Virginia, is situated in the central eastern section of the state. Elkins, the County seat of Randolph County, incorporated in 1890, has been noted as being the medical, commercial, cultural, and educational center for the county. The city of Elkins is the region's commercial and manufacturing center serving not only Randolph County but also adjoining counties.

Randolph County has a total population of 27,343 and a median household income of \$53,516. Total number of businesses is 941.

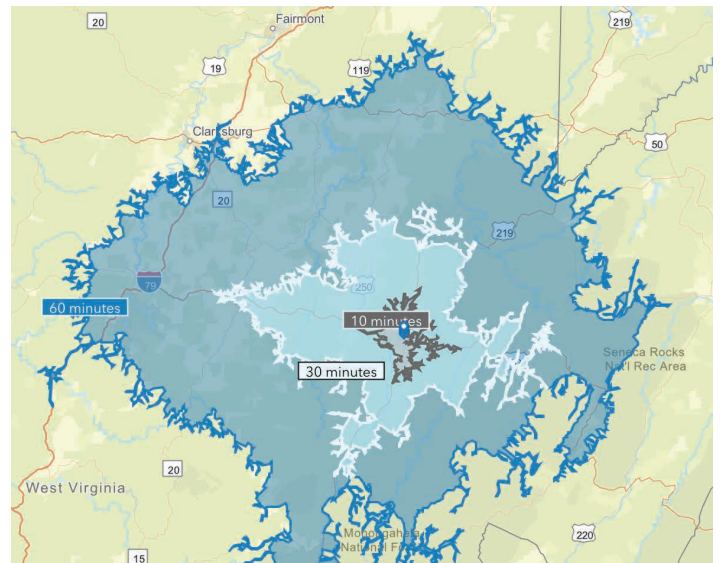
The **City of Elkins** has a total population of 13,533 and a median household income of \$51,859. Total number of businesses is 734.

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



■ Randolph County, WV ■ Elkins City Limits 📍 Subject Location

SUBJECT PROPERTY PARCEL MAP



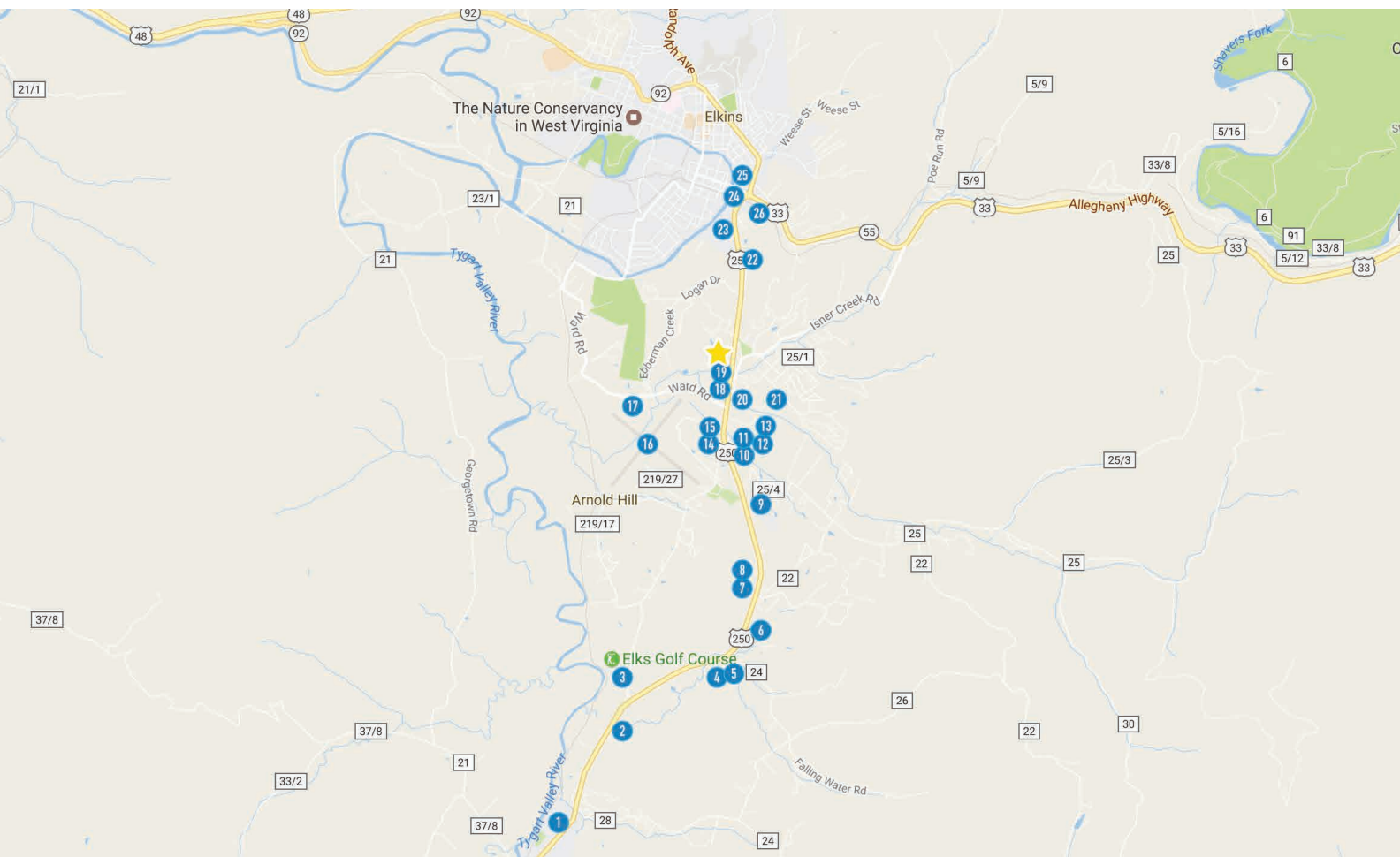
Distance to nearby cities: Buckhannon, WV - 31 miles, Bridgeport, WV - 43 miles, Clarksburg, WV - 45 miles, Fairmont, WV - 54 miles, Morgantown, WV - 60 miles, Pittsburgh, PA - 128 miles, Charleston, WV - 145 miles, Washington DC - 215 miles.

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GOOGLE MAP



The Google map above highlights several of the most popular locations surrounding the site. Referenced with a yellow star, 694 Beverly Pike is located 1.5 miles to Route 33.

- | | | |
|---------------------------------------|-----------------------------------|------------------|
| 1 Citizens Bank of WV | 11 Applebee's | 20 Sheetz |
| 2 Champion Auto | 12 Kmart/Peebles | 21 Hampton Inn |
| 3 Domino's Pizza | 13 Walmart Supercenter | 22 U-Haul Rental |
| 4 UPS Customer Center | 14 Tractor Supply Co | 23 Save-A-Lot |
| 5 Clayton Homes | 15 Advance Auto Parts | 24 McDonald's |
| 6 Roy's RV Supercenter | 16 Airport | 25 Kroger |
| 7 Performance Chevrolet | 17 Division of Natural Resources | 26 KFC |
| 8 Novus Glass | 18 Rite Aid | |
| 9 Elkins Rehabilitation & Care Center | 19 Elkins Chrysler Dodge Jeep Ram | |
| 10 84 Lumber | | |

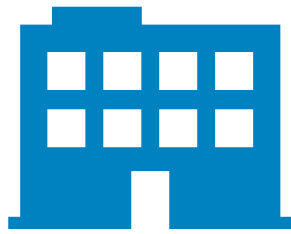
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



11,779

Total
Population



709

Businesses



15,748

Daytime
Population



\$160,667

Median Home
Value



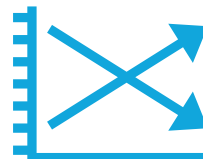
\$30,624

Per Capita
Income



\$51,383

Median Household
Income



-0.04%

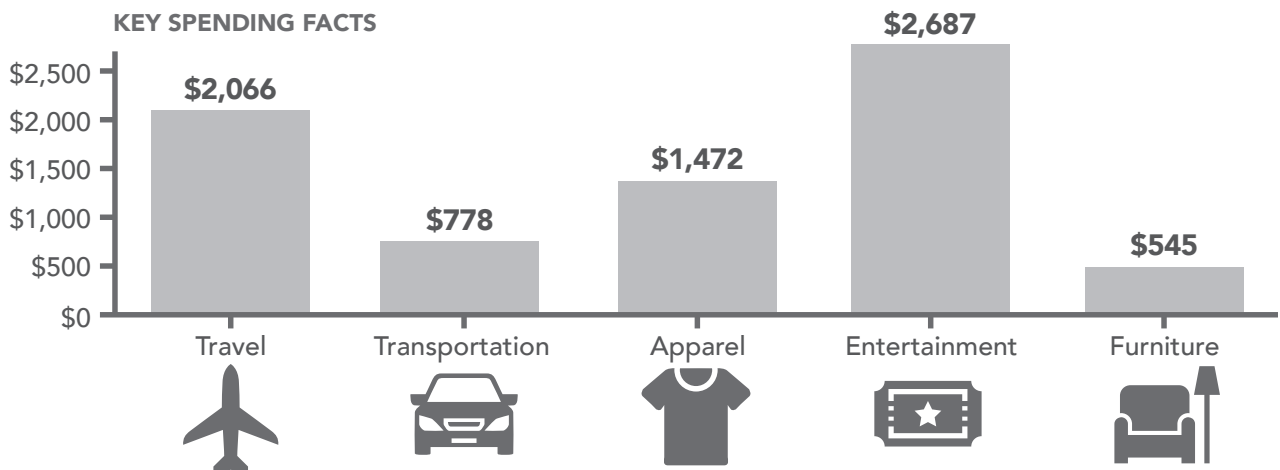
2025-2030
Pop Growth Rate



5,905

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



14,775

Total
Population



768

Businesses



18,934

Daytime
Population



\$160,690

Median Home
Value



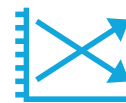
\$30,106

Per Capita
Income



\$53,046

Median
Household
Income



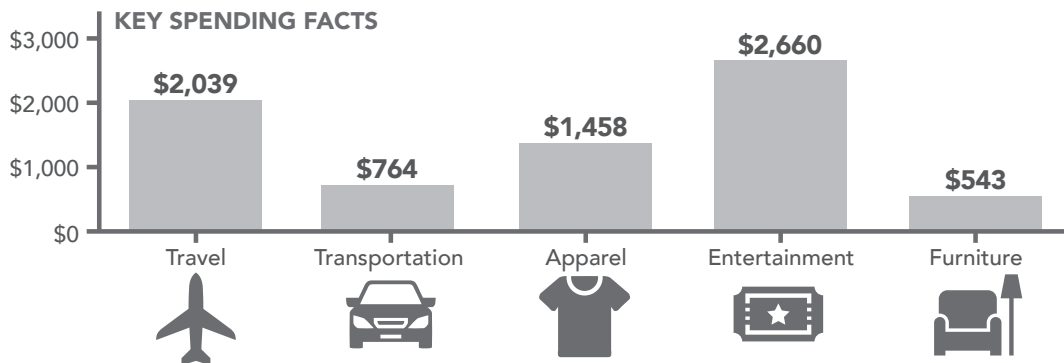
-0.4%

2025-2030
Pop Growth
Rate



7,275

Housing Units
(2020)



10 MILE RADIUS



23,491

Total
Population



913

Businesses



25,041

Daytime
Population



\$153,919

Median Home
Value



\$29,998

Per Capita
Income



\$53,476

Median
Household
Income



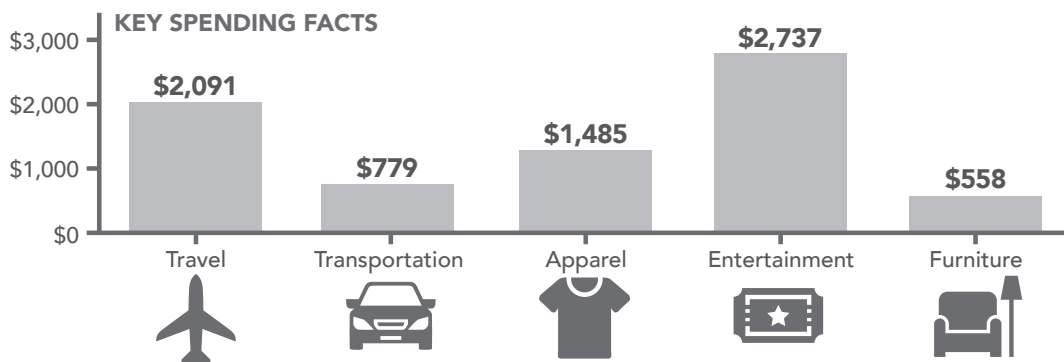
-0.4%

2025-2030
Pop Growth
Rate



11,290

Housing Units
(2020)

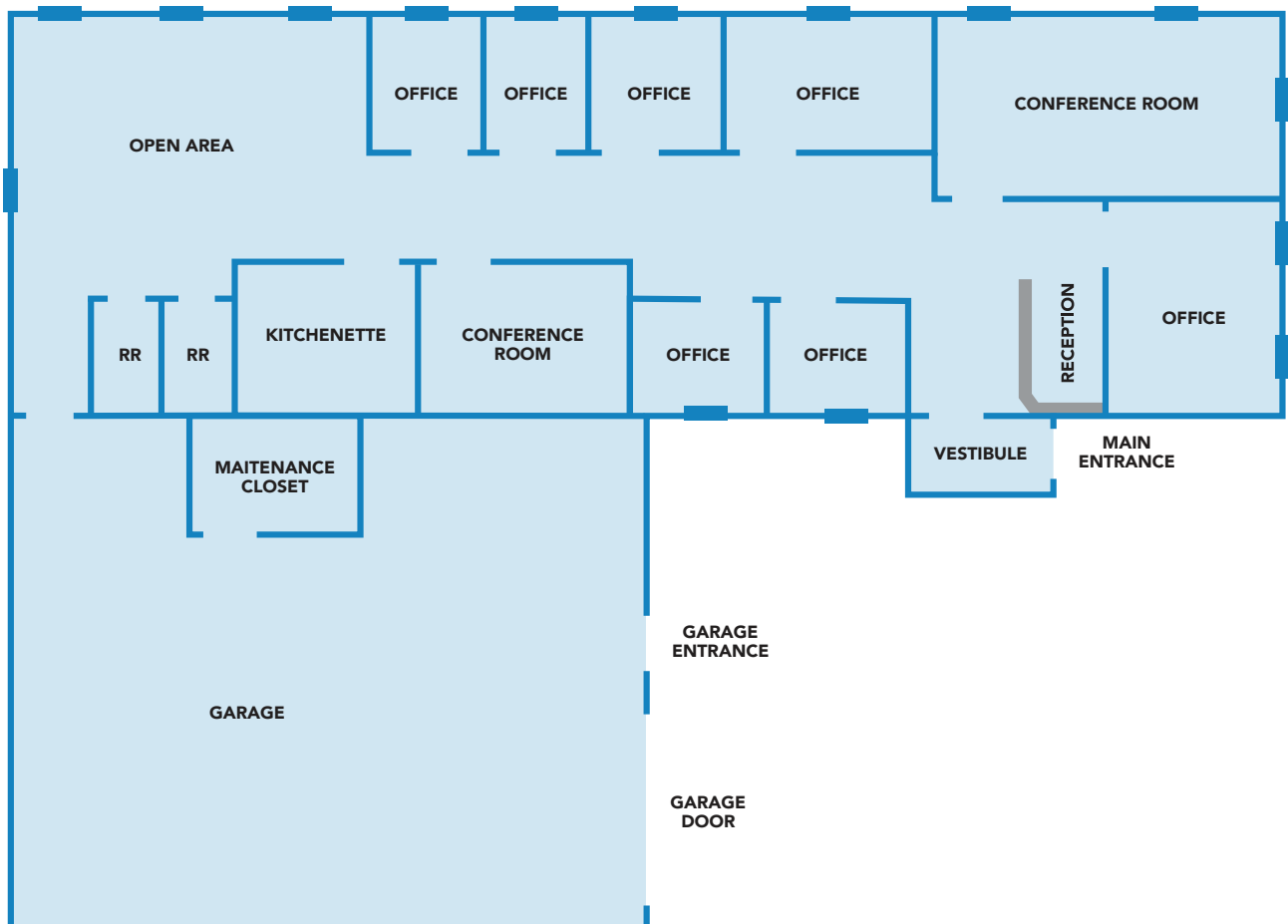


FLOOR PLAN

5,000 SQUARE FEET

The subject office building offers a total of 5,000 (+/-) square feet of office and garage space across one level. The floor plan consists of a reception/waiting area, two conference rooms, seven private offices with windows, a kitchenette,

open work area, two private restrooms and a large garage/storage area with a maintenance/utility closet. Finishes to office the space include drywall walls, drop ceilings, carpet flooring and fluorescent lighting. The garage area is unfinished.



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PHOTOS



Main Entrance / Reception.



Conference Room.



Kitchenette.

INTERIOR PHOTOS



Office.

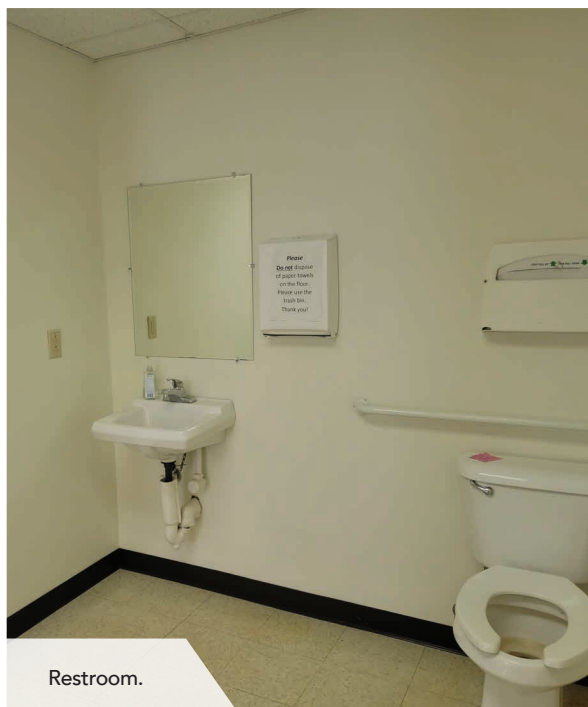


Open Area.



Main Hallway.

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Restroom.



Garage.



Garage.



Maintenance Closet.

EXTERIOR PHOTOS



Side of Building.



Front of Building.



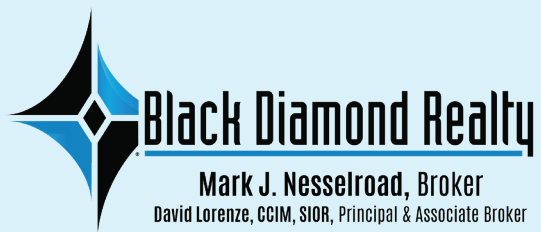
Main Entrance.

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GOOGLE AERIAL



Google Aerial View.



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