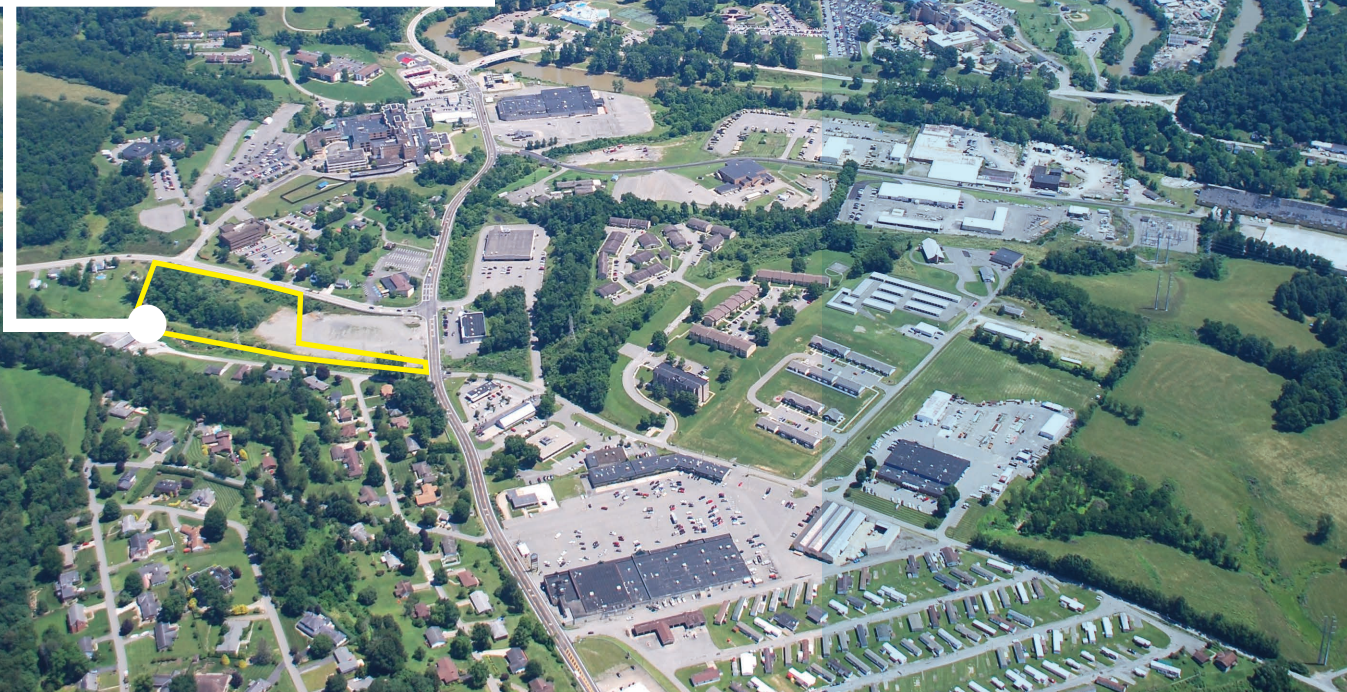




FOR SALE / LEASE
COMMERCIAL LAND
MARKETING FLYER



22 MILFORD STREET
CLARKSBURG, WV 26301

ROUTE 50

DOWNTOWN CLARKSBURG

CLARKSBURG HOSPITAL

◆ 22 MILFORD STREET



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304.413.4350
BlackDiamondRealty.net

Jeff Stenger, Senior Associate
jstenger@blackdiamondrealty.net
M. 301.237.0175

**REMAINING
5.778 ACRES**

**DOLLAR
GENERAL**
COMING SOON

COMMERCIAL LAND FOR SALE / LEASE

22 MILFORD STREET CLARKSBURG, WV 26301

SALE PRICE / \$80,000 / ACRE

LEASE RATE / \$5,500 / MONTH

GROSS LOT SIZE / 5.778 ACRE

ZONING / B-2 COMMERCIAL

**PROPERTY FEATURES / EXCELLENT
VISIBILITY ALONG ROUTE 19, SIGNALIZED
INTERSECTION, CORNER LOT**

Located south of Route 50, this property offers 5.778 (+/-) acres of undeveloped land that is situated near the corner of Milford Street (Route 19) and Davisson Run Road. The property is positioned 2.5 miles from Route 50 and 5.8 miles from I-79, Exit 119. Coming soon the the property adjacent to the available lot is Dollar General.

The subject property is located in a growing area of Harrison County. Both commercial and residential development had been occurring along the I-79 corridor. Along Milford Street, there is a daily traffic count of 12,632 Vehicles per day (WVDOH, 2014). Along Davisson Run Road, there is a daily traffic count of 5,166 Vehicles per day (WVDOH, 2014).

FOR SALE / LEASE
COMMERCIAL LAND - LOCATED 2.5 MILES TO ROUTE 50
22 MILFORD STREET · CLARKSBURG, WV 26301 · 5.778 ACRES

PROPERTY SPECIFICATIONS

SPECIFICATIONS / INGRESS / EGRESS

Coming soon to the property will be a Dollar General which will be constructed on the corner of the property. There will be a driveway off of Milford Street which will allow access to the remaining 5.77 (+/-) acres towards the back of the property. See access on Page 8.

LEGAL DESCRIPTION / ZONING

Located within the city limits of Clarksburg, this property is situated in the Clark-Clarksburg District (3) of Harrison County. The site is comprised of one 5.77 acre parcel. The property is identified as Clark-Clarksburg District, Tax Map 326, Parcel 4.1 The property is zoned B-2 commercial.

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Dominion
Water	City of Clarksburg
Sewer	City of Clarksburg
Trash	Multiple Providers
Cable/Internet	Multiple Providers



Photo Facing Northeast Along Milford Street.

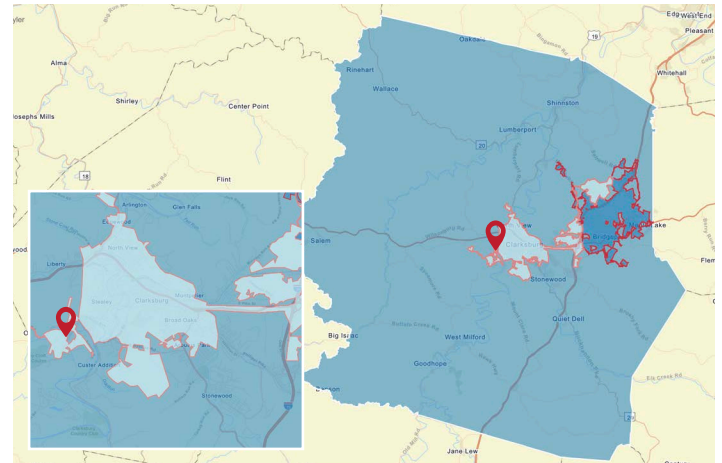
LOCATION ANALYSIS

The City of Clarksburg is located in the hills of north central West Virginia at the intersection of Interstate 79 and U.S. Route 50, the **second busiest** interchange in the state. Clarksburg is unique in that it is the largest city in the region, yet still has the advantages of a small hometown community. A rich mix of retail, industry, and government services, with a thriving business community exist, along with many recreational facilities and one of the best preserved historic downtowns in the state.

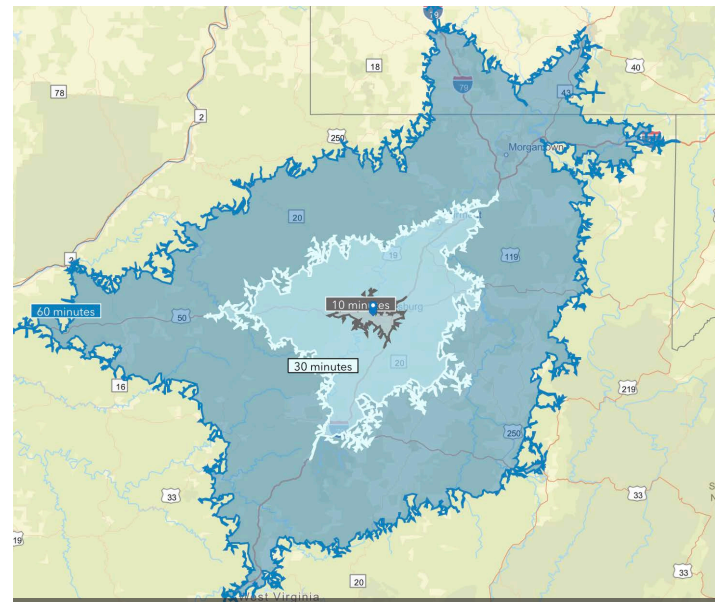
Harrison County has a total population of 64,773 and a median household income of \$53,087. Total number of businesses is 2,391.

The **City of Clarksburg** has a total population of 15,828 and a median household income of \$43,349. Total number of businesses is 747.

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



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



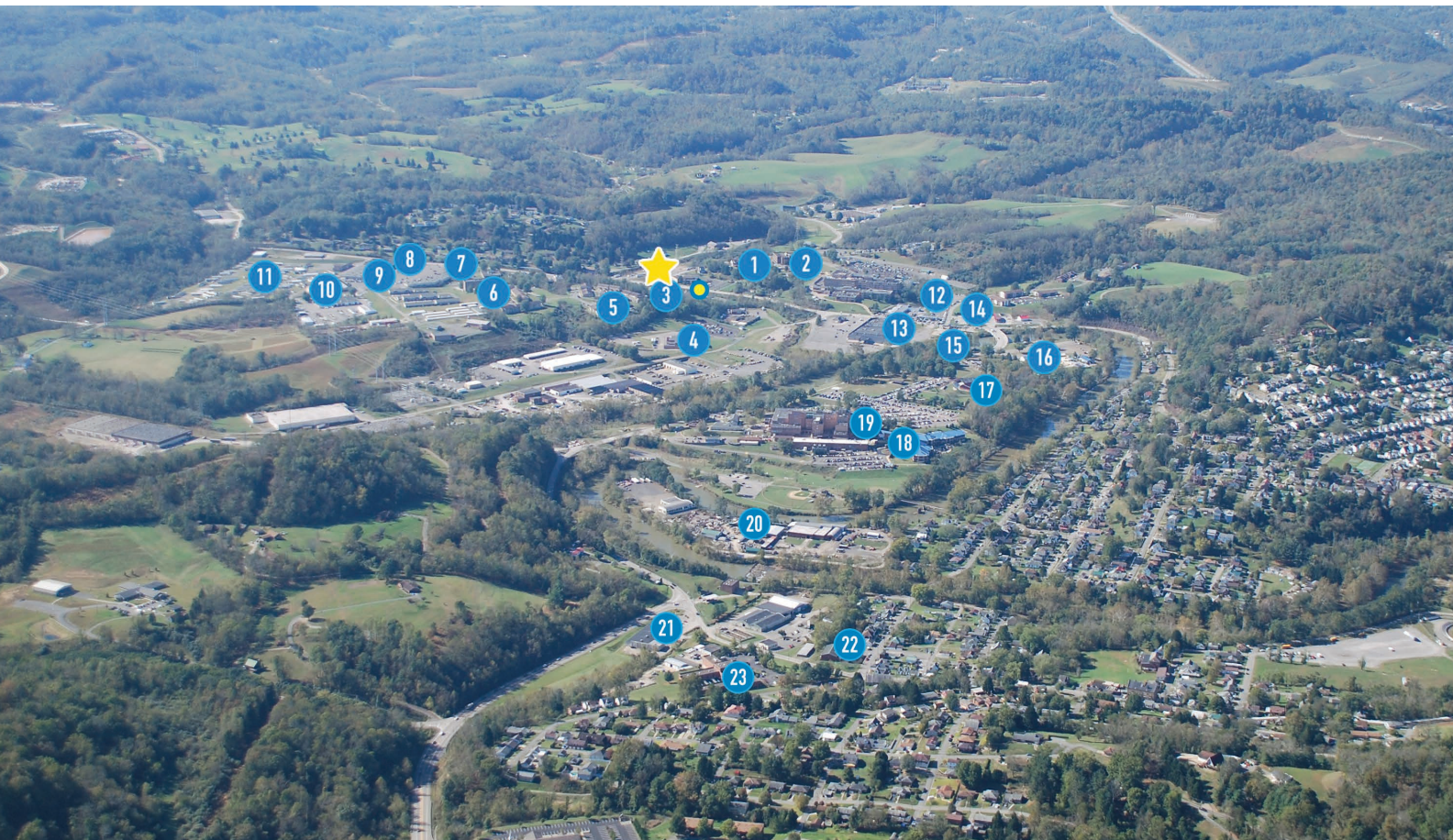
Distance to nearby cities: Clarksburg, WV - 2.5 miles, Bridgeport, WV - 8 Miles, Fairmont, WV - 25 Miles, Morgantown, WV - 41 miles, Uniontown, PA - 67 miles, Pittsburgh, PA - 112 miles, Charleston, WV - 124 miles.

SUBJECT PROPERTY PARCEL MAP



FOR SALE / LEASE
COMMERCIAL LAND - LOCATED 2.5 MILES TO ROUTE 50
22 MILFORD STREET · CLARKSBURG, WV 26301 · 5.778 ACRES

AERIAL PHOTO



The aerial photo above highlights several of the most popular surrounding locations. The subject land has been referenced with a yellow star. The property is located on the corner of Milford Street and Davisson Run Road.

● Along Milford Street (Route 19) there is a daily traffic count of 12,632 vehicles per day (WVDOH, 2014).

- | | |
|---------------------------------------|--------------------------------------|
| 1 Clarksburg Nursing & Rehabilitation | 13 Village Square Conference Center |
| 2 UHC Sleep Center | 14 Sheetz |
| 3 Food Lion | 15 GoMart |
| 4 Army National Guard | 16 Clarksburg Splash Zone |
| 5 Maple View Apartments | 17 The Clarksburg Amphitheatre |
| 6 Oakmound Apartments | 18 WV Veterans Nursing Facility |
| 7 Burger King | 19 Louis A Johnson VA Medical Center |
| 8 Rite Aid | 20 Kellar Sons |
| 9 Rosebud Shopping Center | 21 Dollar General |
| 10 Marsh's Lumber & Home Center | 22 Salvation Army |
| 11 Rosebud Mobile Home Court | 23 Clarksburg Water Board |
| 12 Audi Clarksburg | |

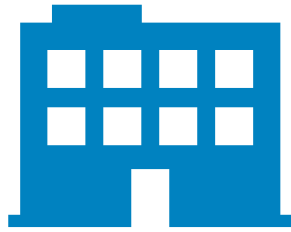
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



22,858

Total Population



939

Businesses



25,421

Daytime Population



\$98,914

Median Home Value



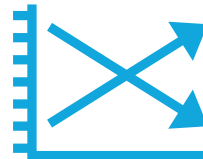
\$28,188

Per Capita Income



\$43,468

Median Household Income



-0.40%

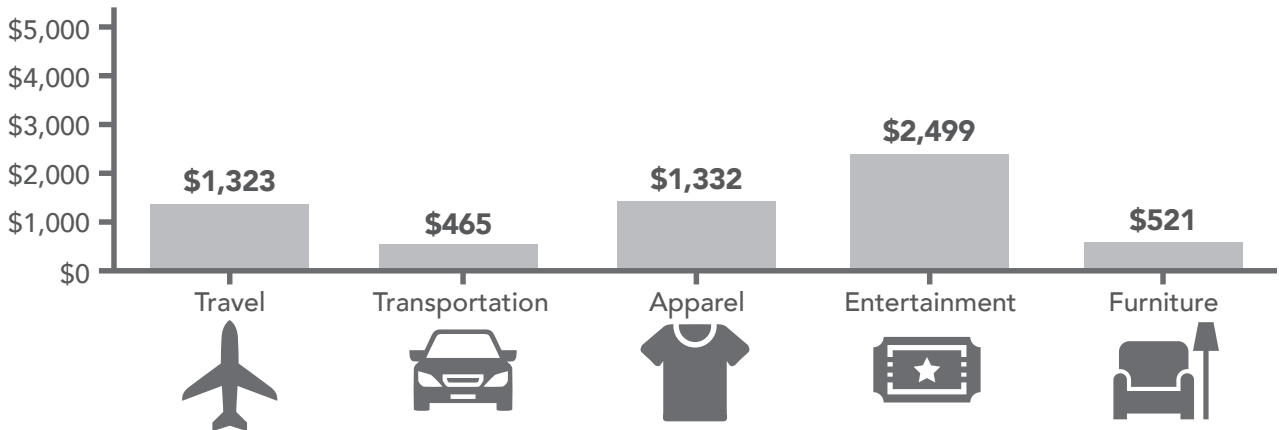
2020-2023 Pop Growth Rate



11,440

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 2023, 2028. Spending facts are average annual dollar per household.

5 MILE RADIUS



33,110

Total Population



1,554

Businesses



39,113

Daytime Population



\$115,906

Median Home Value



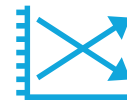
\$31,727

Per Capita Income



\$47,581

Median Household Income



-0.48%

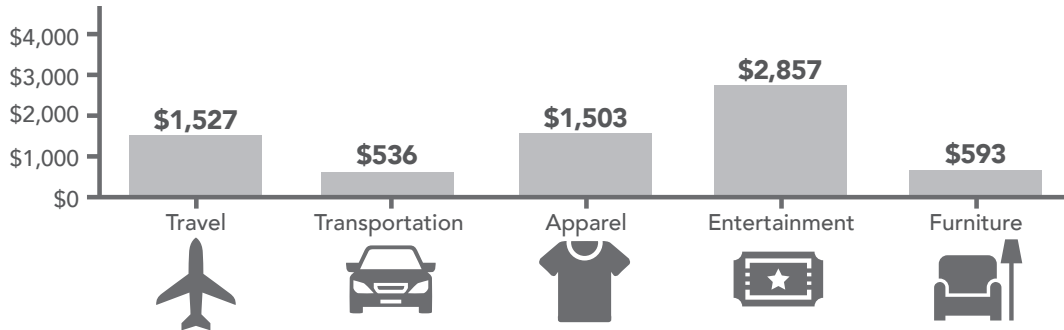
2020-2023 Pop Growth Rate



16,163

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



59,945

Total Population



2,298

Businesses



67,854

Daytime Population



\$144,031

Median Home Value



\$35,006

Per Capita Income



\$53,796

Median Household Income



-0.53%

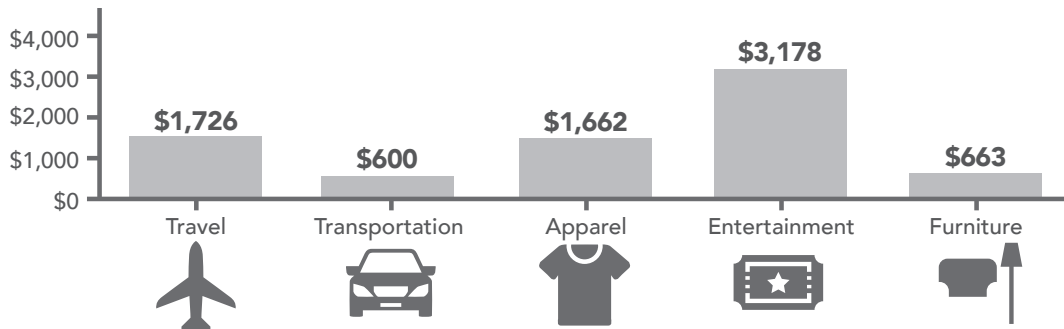
2020-2023 Pop Growth Rate



28,290

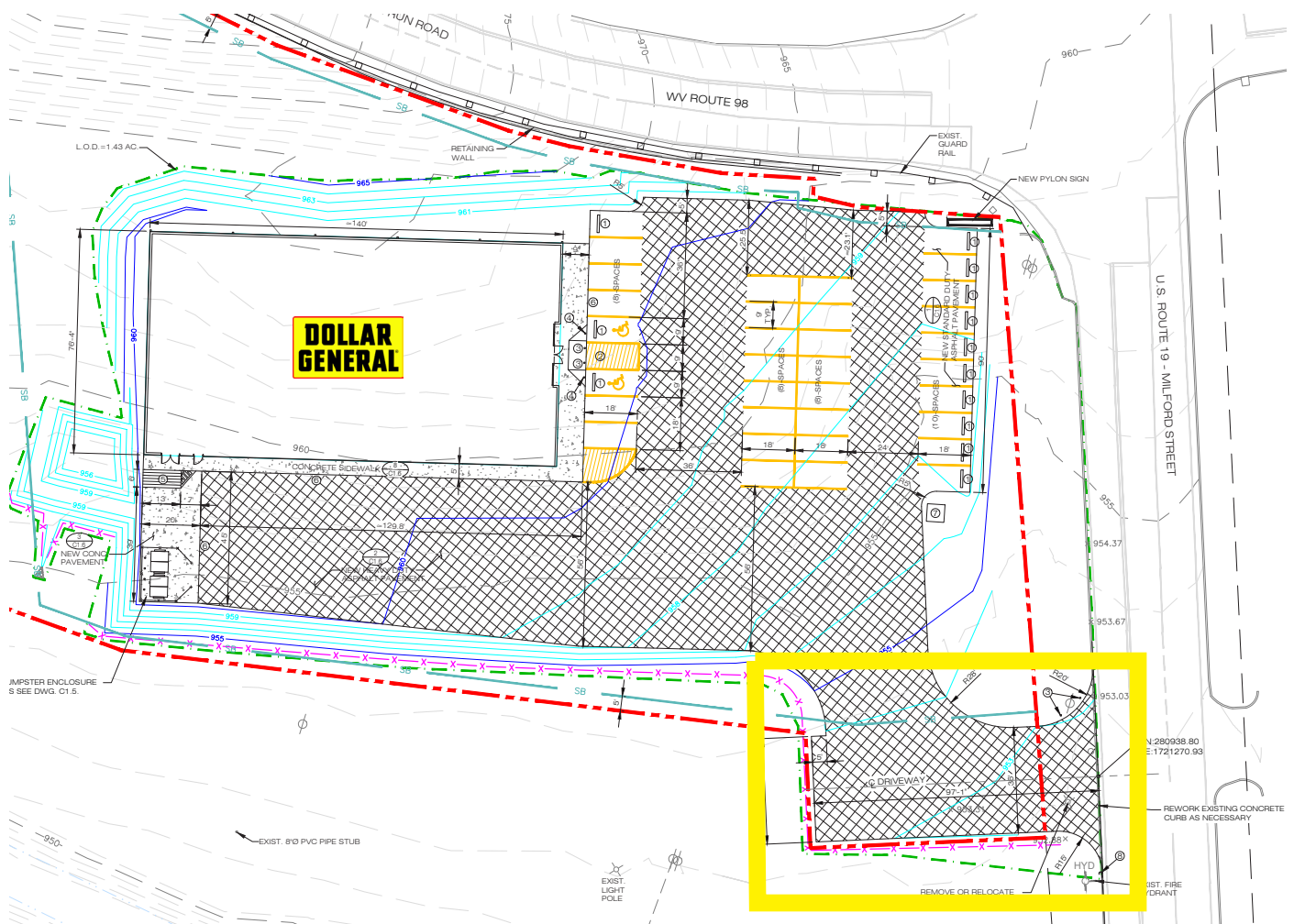
Housing Units (2020)

KEY SPENDING FACTS



SITE PLAN / ACCESS

Coming soon to the front portion of the property is Dollar General. DG will occupy 1.722 (+/-) acres at the corner of Milford Street and Davisson Run Road. The property will offer shared access via driveway connecting Milford Street (Route 19) to the parking lot. See yellow box in site plan below.



FOR SALE / LEASE
COMMERCIAL LAND - LOCATED 2.5 MILES TO ROUTE 50
22 MILFORD STREET · CLARKSBURG, WV 26301 · 5.778 ACRES



**REMAINING
5.778 ACRES**

**DOLLAR
GENERAL**
COMING SOON

PROPERTY PHOTOS



Photo Facing Southwest Along Milford Street.



Photo Facing Southeast Towards Milford Street.



Photo Facing Northeast Along Davission Run Road.

FOR SALE / LEASE
COMMERCIAL LAND - LOCATED 2.5 MILES TO ROUTE 50
22 MILFORD STREET · CLARKSBURG, WV 26301 · 5.778 ACRES



Photo Facing Northeast Towards the Back of the Property.

AERIAL PHOTOS



Aerial of the Property Facing North.

FOR SALE / LEASE

COMMERCIAL LAND - LOCATED 2.5 MILES TO ROUTE 50

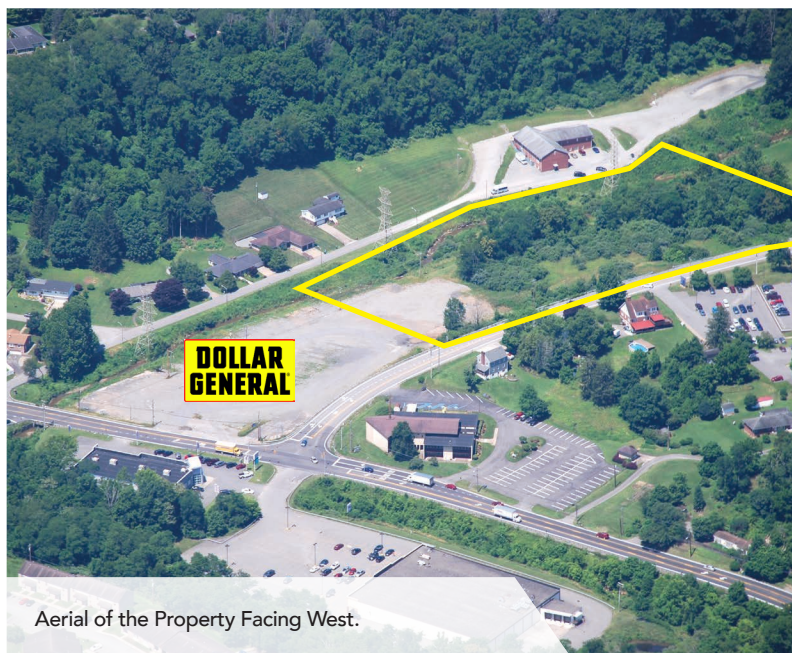
22 MILFORD STREET · CLARKSBURG, WV 26301 · 5.778 ACRES



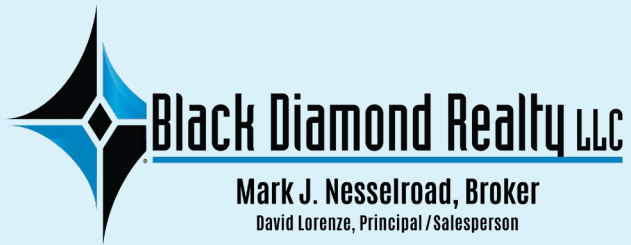
Aerial of the Property Facing East Towards Clarksburg.



Aerial of the Property Facing South.



Aerial of the Property Facing West.



CONTACT

BLACK DIAMOND REALTY LLC

1399 Stewartstown Road, Suite 150
Morgantown, WV 26505

P. 304.413.4350 | F. 304.599.3285

BlackDiamondRealty.net

PRIMARY CONTACT

Jeff Stenger, Senior Associate

M. 301.237.0175

jstenger@blackdiamondrealty.net