



**2943, 2939 & 2933 WHITE HALL BLVD
WHITE HALL, WV 26554**

INVESTMENT



2943, 2939 & 2933 WHITE HALL BLVD

MIDDLETOWN COMMONS

WALMART SUPERCENTER

EXIT 132

TECHNOLOGY PARK

INTERSTATE
79

2943, 2939 & 2933 WHITE HALL BLVD
WHITE HALL, WV 26554



FINANCIAL INFORMATION

Financial information is available upon request and receipt of a signed Confidentiality & Non-Disclosure Agreement.

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INVESTMENT OVERVIEW

2943, 2939 & 2933 WHITE HALL BLVD WHITE HALL, WV 26554

SALE PRICE / \$520,000

GROSS BUILDING SIZE / 9,750 SQ FT

SUITE 2933: UPPER LEVEL APARTMENT **FULLY LEASED**

SUITE 2937: TWIN PAPOOSE DESIGN INTERIORS **FULLY LEASED**

SUITE 2939: THE TURN, LLC **FULLY LEASED**

SUITE 2943: VACANT

GROSS LOT SIZE / 0.71 (+/-) ACRE

**CURRENT TENANTS / TWIN PAPOOSE DESIGN INTERIORS, THE TURN LLC
& UPPER LEVEL APARTMENT**

Discover this retail/mixed-use, income-generating investment opportunity at 2943, 2939, 2933 White Hall Blvd in White Hall, WV. This 0.71 (+/-) acre property features a versatile, 9,750 (+/-) square foot building, divided into three commercial suites and one apartment.

Strategically positioned just 0.9 mile from I-79, Exit 132, this asset offers excellent accessibility, visibility and long-term appeal. With all three suites fully leased, this property delivers immediate cash flow and strong upside in a growing corridor.



**Black
Diamond
Realty**

BUILDING SPECIFICATIONS

The property features three commercial suites, including a desirable end-cap unit currently available for lease. Ideal opportunity for an owner-user to establish their business while benefiting from additional rental income. The property also includes a fully leased upstairs apartment with two bedrooms and one bath. All utilities are separately metered.

PARKING / ACCESS

The property is positioned immediately along White Hall Blvd with roughly 300 feet of frontage and direct access to parking. Lined parking spaces are available along the front and east side of the building. Parking spaces are shared between the building tenants on a first come, first serve basis. There are a total of 15 lined parking spaces, although additional marking may be available along the east border of the property.

LEGAL DESCRIPTION / ZONING / PARCEL MAP

Located outside the City Limits of Fairmont, this property is situated within the White Hall District of Marion County. The property consists of one irregular shaped parcel identified as White Hall District, Map 21, Parcel 42.



UTILITIES

All public utilities are available to the site.

UTILITY	PROVIDER
Electric	Mon Power
Gas	Hope Gas
Water	City of Fairmont
Sewer	City of Fairmont
Trash	Multiple Providers

FINANCIAL INFORMATION

Detailed financial and lease information is available upon receipt of executed Confidentiality & Non-Disclosure Agreement.

Please submit completed CNDAs to Kim Licciardi at klicciardi@blackdiamondrealty.net or contact Black Diamond Realty at 304.413.4350.

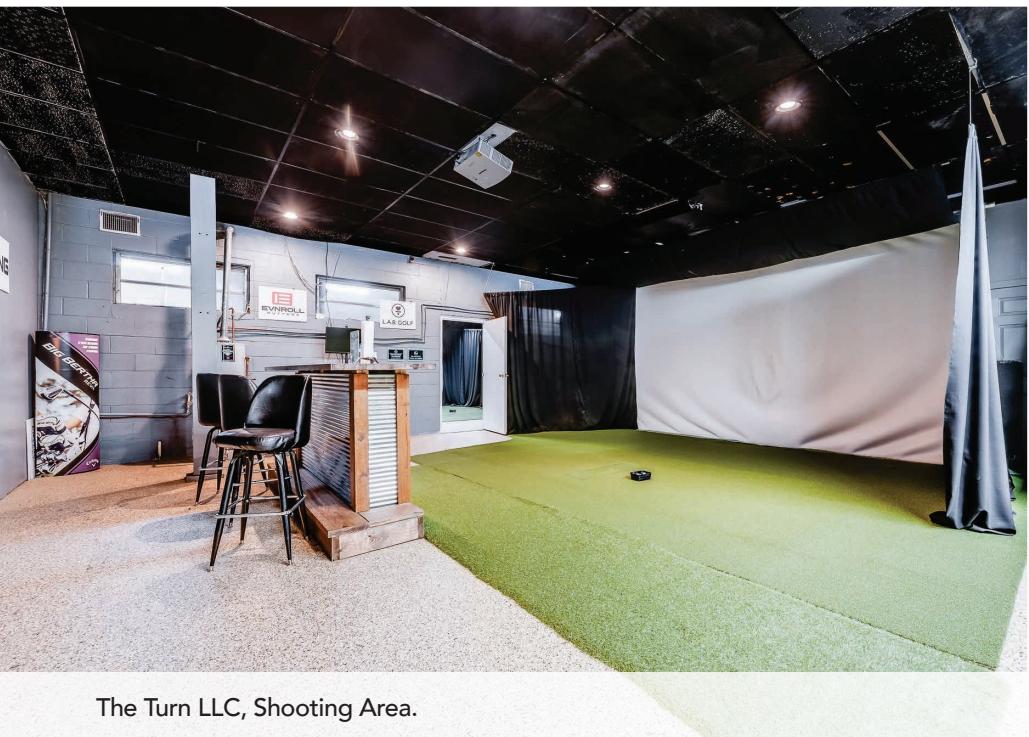
A CDA can also be forwarded via DocuSign for electronic signing convenience. You may indicate that preference via email.



The Turn LLC, Shooting Area.



The Turn LLC, Shooting Area.



The Turn LLC, Shooting Area.



The Turn LLC, Retail Area.

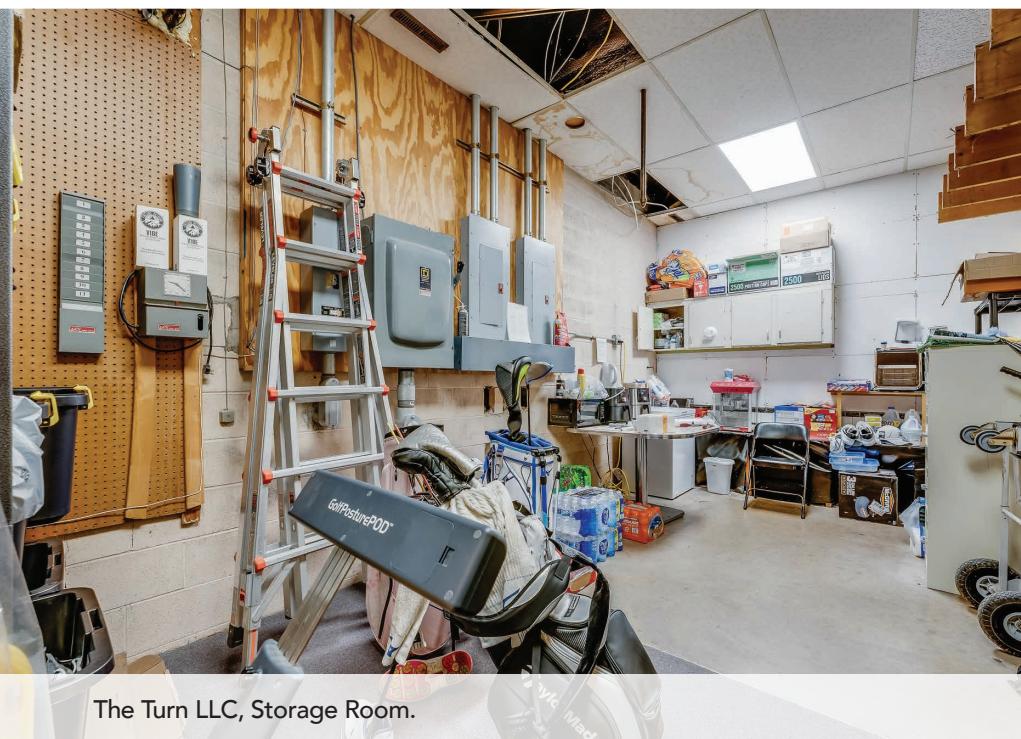




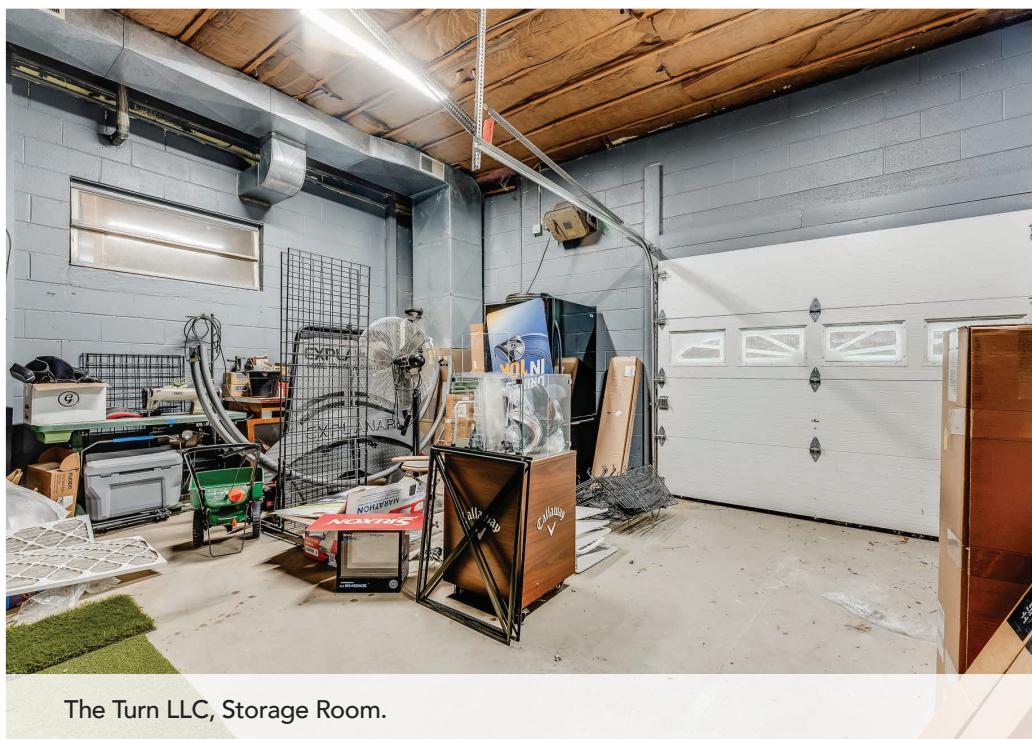
The Turn LLC, Retail Area.



The Turn LLC, Retail Area.



The Turn LLC, Storage Room.



The Turn LLC, Storage Room.



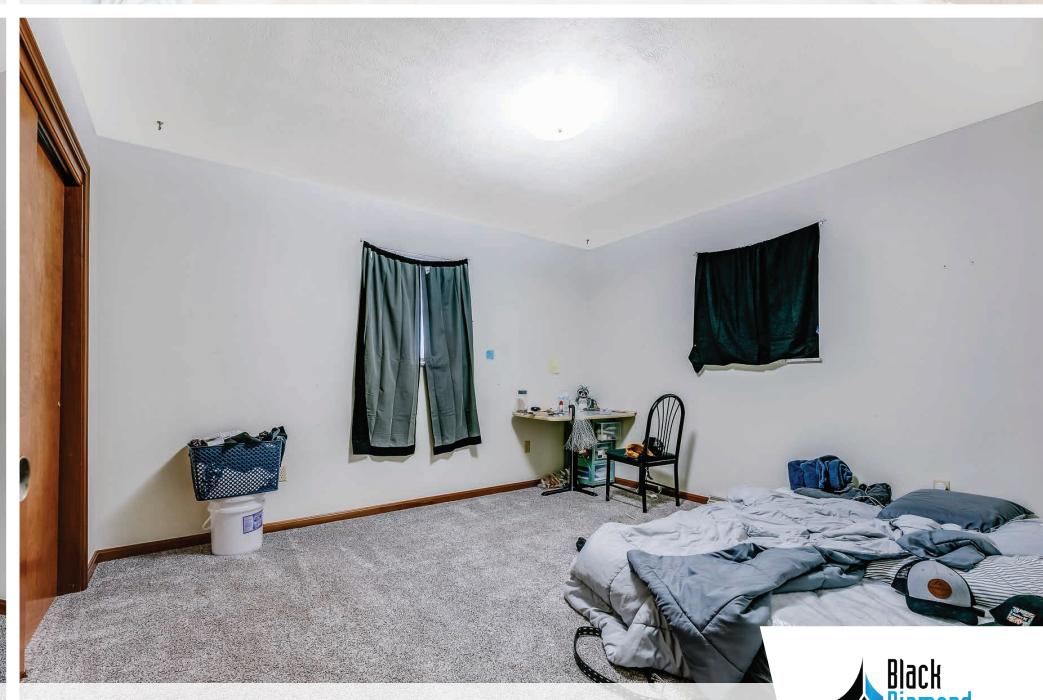
Second Floor Apartment, Living Room/Kitchen.



Second Floor Apartment, Kitchen.



Second Floor Apartment, Bedroom.



Second Floor Apartment, Bedroom.



Front of the Building.

...



Front of the Building.



Back of the Building.

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS

**10,526**

Total Population

**507**

Businesses

**12,579**

Daytime Population

**\$230,270**

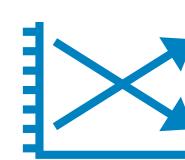
Median Home Value

**\$41,567**

Per Capita Income

**\$74,036**

Median Household Income

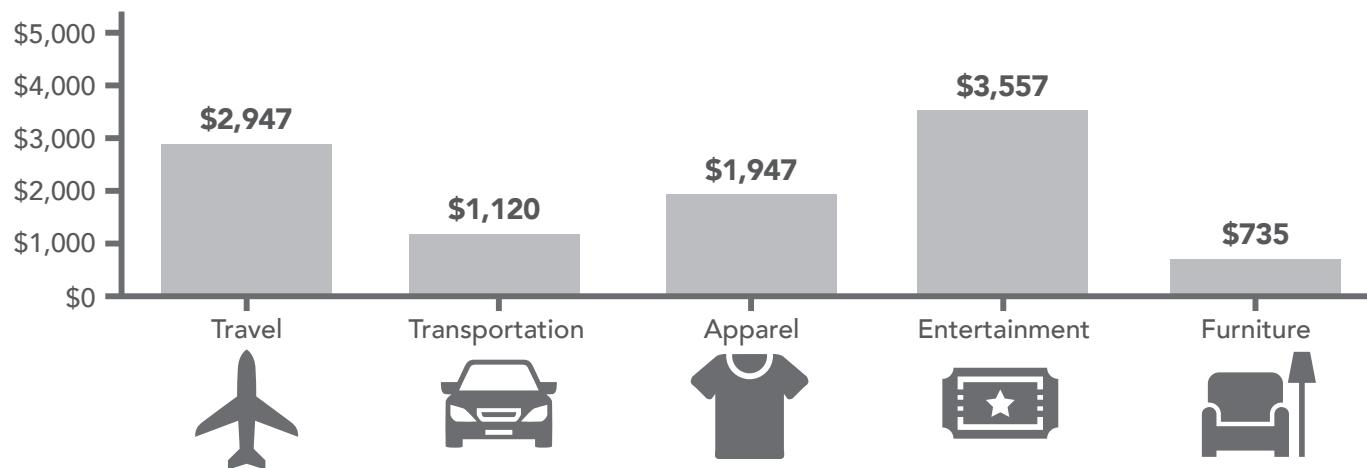
**-0.3%**

2025-2030 Pop Growth Rate

**4,931**

Housing Units (2020)

KEY SPENDING FACTS



5 MILE RADIUS



30,383

Total Population



1,259

Businesses



31,902

Daytime Population



\$196,600

Median Home Value



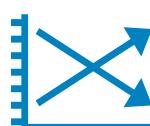
\$35,415

Per Capita Income



\$63,546

Median Household Income



-0.3%

2025-2030 Pop Growth Rate



14,464

Housing Units (2020)

10 MILE RADIUS



74,030

Total Population



2,414

Businesses



74,130

Daytime Population



\$187,941

Median Home Value



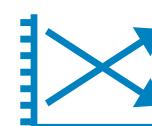
\$36,197

Per Capita Income



\$65,938

Median Household Income



-0.3%

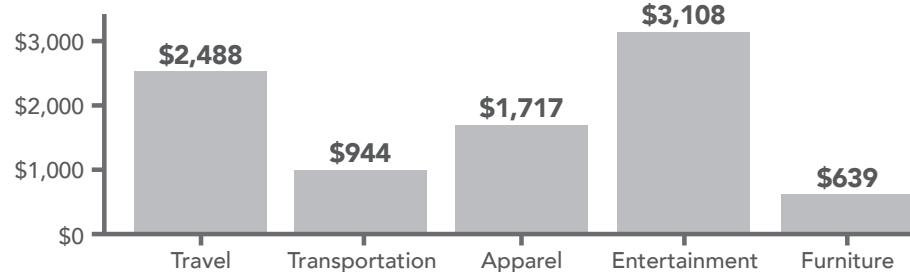
2025-2030 Pop Growth Rate



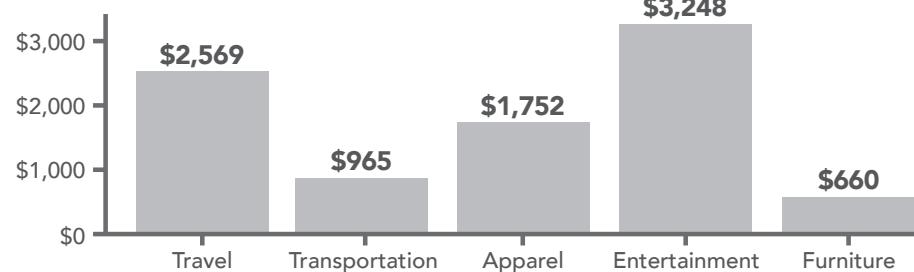
34,719

Housing Units (2020)

KEY SPENDING FACTS



KEY SPENDING FACTS



LOCATION OVERVIEW

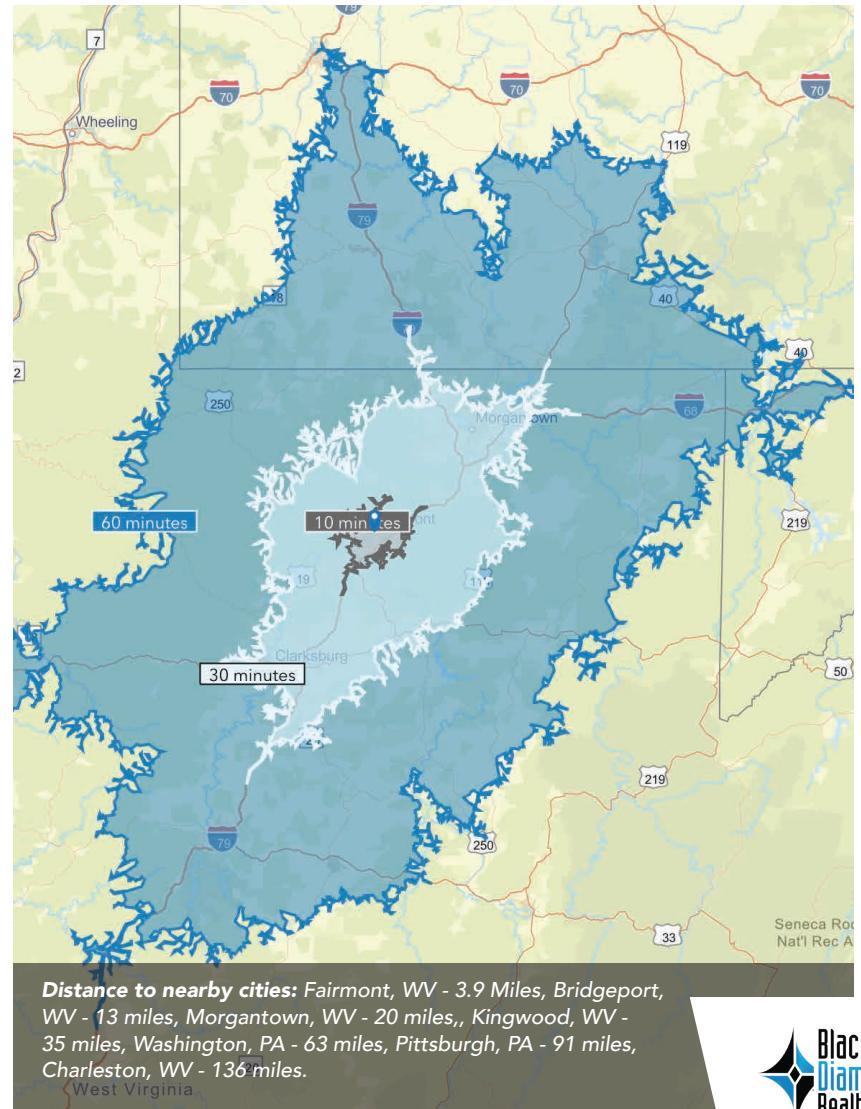
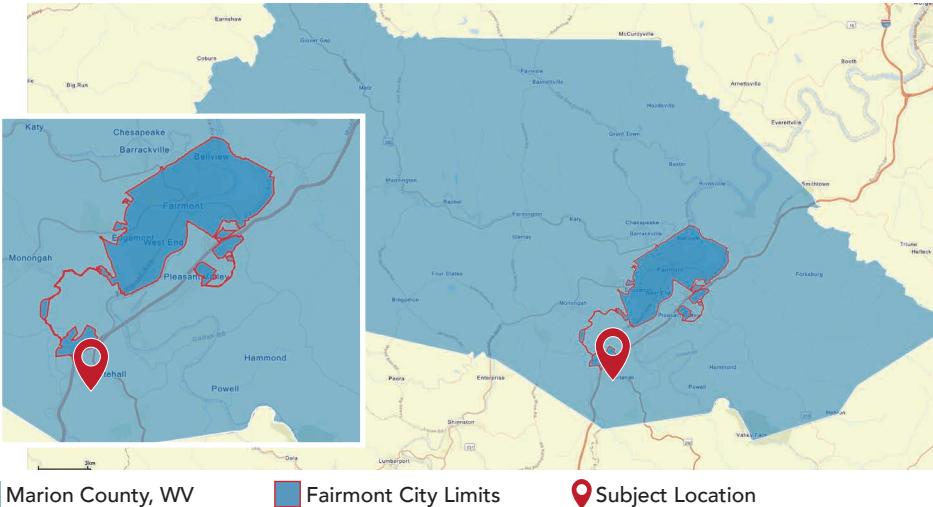
LOCATION GROWTH / STATS

Marion County is located in the north-central part of West Virginia with Fairmont as the county seat and home of Fairmont State University. With a 120-acre main campus, Fairmont State University is a key part of the state's growing high technology corridor. Coal production has remained strong and the oil and gas industries are making substantial investments in the county. With a strong emphasis on education and technology, the future for Marion County is bright.

Marion County has a total population of 55,018 and a median household income of \$64,873. Total number of businesses is 1,701.

The **City of Pleasant Valley** has a total population of 3,502 and a median household income of \$60,338. Total number of businesses is 116.

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





*AERIAL FROM 2016

The aerial above was taken facing west. Several of the most popular surrounding locations have been highlighted. Referenced with a yellow star, 2943, 2939 & 2933 White Hall Blvd is located 0.9 mile from I-79, Exit 132.

Along White Hall Blvd, there is an average daily traffic count of 15,713 vehicles per day. (Provided by Esri and Data Axle, 2025).

- 1 MPE Rentals
- 2 Mon Health Equipment & Supplies
- 3 WCO Flooring America
- 4 UPS Worldwide Express Freight Center
- 5 White Hall Pharmacy
- 6 Pickup City Inc
- 7 Walmart Supercenter
- 8 McDonald's
- 9 Urse Dodge Chrysler Jeep Ram
- 10 Cummins Sales and Service
- 11 Jarco Enterprises
- 12 Sherwin-Williams Paint Store
- 13 Aldi
- 14 DQ Grill & Chill Restaurant
- 15 Mon Health Marion Neighborhood Hospital
- 16 Middletown Commons
- 17 Applebee's
- 18 Fairfield Inn & Suites
- 19 Dan Cava Toyota World
- 20 Robert H. Mollohan Research Center
- 21 Pierpont Community & Technical College
- 22 Alan B. Mollohan Innovation Center
- 23 NASA IV&V Facility
- 24 Mon Power
- 25 Fairmont Tool
- 26 Architectural Interior Products
- 27 Pepsi-Cola
- 28 Applied Industrial Technologies
- 29 Capital Doors
- 30 Lyon Conklin & Co Inc



Aerial View of the Property Facing I-79, Exit 132.



Aerial of the Property Facing North.



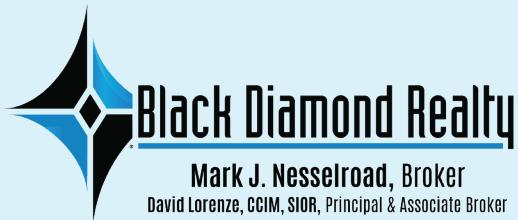
Aerial of the Property Facing Northwest.



Aerial of the Property Facing Northeast.



Aerial of the Property Facing Southeast.



Mark J. Nesselroad, Broker

David Lorenze, CCIM, SIOR, Principal & Associate Broker

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CONTACT BLACK DIAMOND REALTY

1399 Stewartstown Road, Suite 150
Morgantown, WV 26505

P. 304.413.4350 F. 304.599.3285

BlackDiamondRealty.net

PRIMARY CONTACT

Kim Licciardi, CCIM, SIOR

Partner & Business Development Leader / Salesperson

M. 304.685.0891

klicciardi@blackdiamondrealty.net

SECONDARY CONTACT

Drew Paton

Associate / Salesperson

M. 304.680.6809

dpaton@blackdiamondrealty.net