



**FOR SALE**  
RESTAURANT / MIXED-USE  
MARKETING FLYER



**1181 AIRPORT ROAD**  
**PLEASANT VALLEY, WV 26554**

**I-79, EXIT 135**  
LOCATED 1 MILE FROM LOCATION

 **1181 AIRPORT ROAD**

**HAMPTON INN FAIRMONT**  
2121 PLEASANT VALLEY ROAD

**FAIRMONT AIRPORT**  
FAIRMONT MUNICIPAL-FRANKMAN FIELD

**I-79, EXIT 133**  
LOCATED 0.8 MILE FROM LOCATION

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EXIT 133

INTERSTATE  
79

1181 AIRPORT ROAD

## RESTAURANT / MIXED-USE FOR SALE

## 1181 AIRPORT ROAD PLEASANT VALLEY, WV 26554

SALE PRICE / \$1,300,000

GROSS BUILDING SIZE / 2,520 SQ FT

GROSS LOT SIZE / 2 ACRES

ZONING / MIXED-USE

PROPERTY TYPE / RESTAURANT

PROPERTY FEATURES / ALL UTILITIES  
AVAILABLE, EASY INTERSTATE ACCESS,  
SIGNAGE OPPORTUNITIES, INTERSTATE  
VISIBILITY, LARGE PARKING LOT

Located between the Fairmont Municipal Airport and I-79, 1181 Airport Road consists of one 2,520 (+/-) square foot restaurant building on 2 acres. The former use of the building was DJ's Diner. The property offers some visibility from I-79 and quick access to and from Exit 133. A large parking lot is available in front of the building for customers.

The property is located in a developing area of Marion County just 0.4 mile from I-79, Exit 133. Surrounding amenities include a variety of retail, restaurant and shopping locations. Larger immediate destinations include Fairmont Municipal Airport, Middletown Commons, Fairmont Industrial Park and more.

**FOR SALE**

**RESTAURANT / MIXED-USE - LOCATED 0.4 MILE TO I-79, EXIT 133**  
**1181 AIRPORT ROAD · PLEASANT VALLEY, WV 26554 · 2,520 SQ FT · 2 ACRES**

# PROPERTY SPECIFICATIONS

## ZONING

Located within the city limits of Pleasant Valley, this property is positioned in the Pleasant Valley District of Marion County. The property is zoned Mixed Use. The site is comprised of one (1) tax parcel of land consisting of a total area of 2 (+/-) acres. The property is identified as District 22, Tax Map 17, Parcel 120.1. This can be referenced in the following: Deed Book 1276, Page 412. The parcel currently contains a Hot Spot/Apartment building which is not included in the sale of the property. This portion of the property will be parceled out.

## INGRESS / EGRESS / PARKING

The site is located between the Fairmont Airport and I-79. To access the property from I-79, take Exit 133 (southbound) and turn right onto Kingmont Road. Take the first right onto Airport Road and continue roughly 0.3 mile to the subject property parking lot entrance on the right. The parking lot offers approximately 60 lined parking spaces which are available for customers and employees. Parking is available for larger trucks/tractor trailers.

## UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power+Harrison Rural Electrification
Natural Gas	Mountaineer Gas, Peoples Gas
Water	Pleasant Valley Public Service District
Sewer	Pleasant Valley Public Service District
Trash	Republic Services
Cable/Internet	Comcast, Lumos, Direct TV, Viasat, Hughes Net
Phone	Multiple Providers



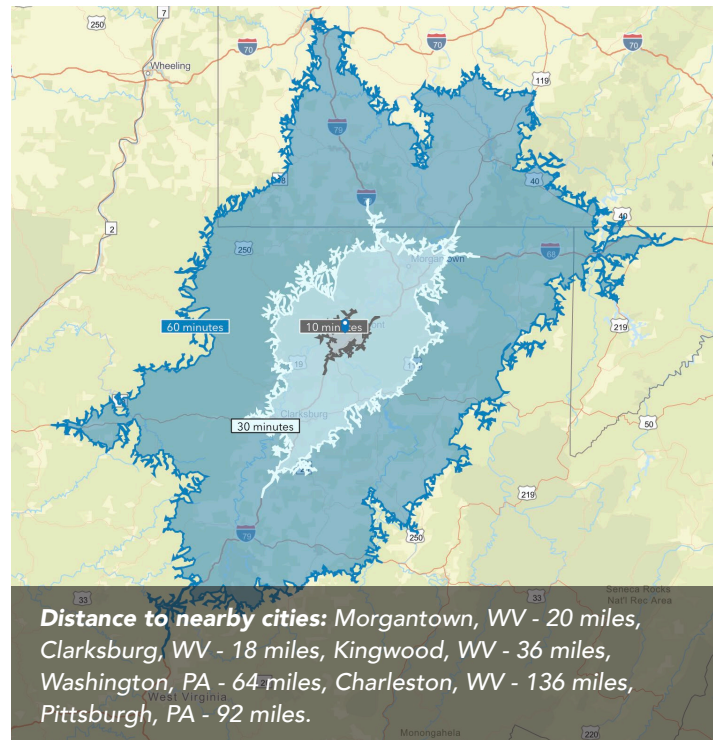
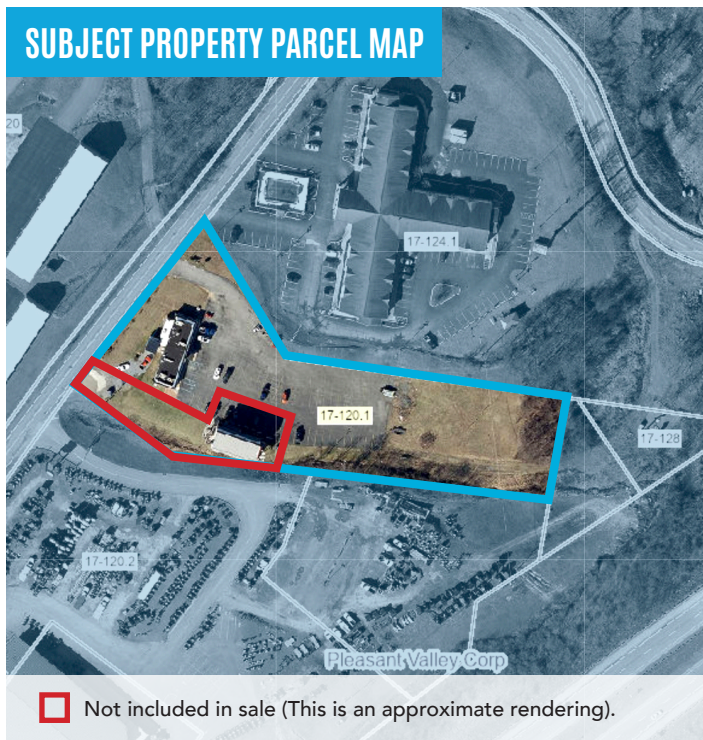
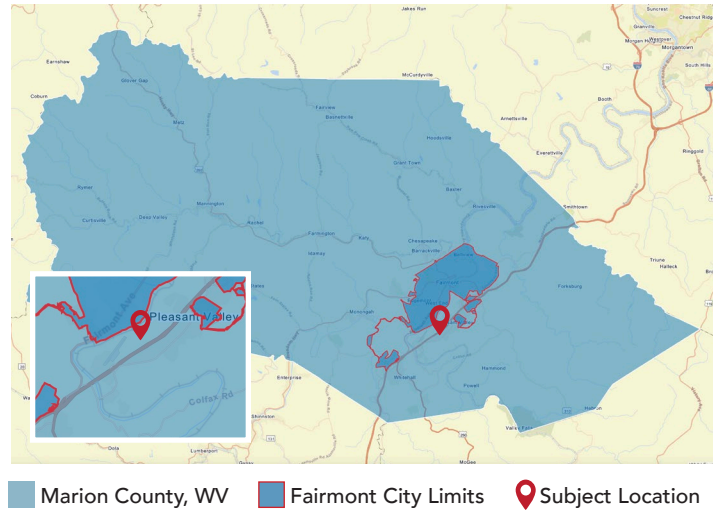
# LOCATION ANALYSIS

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 55,553 and a median household income of \$55,195. Total number of businesses is 1,650.

The **City of Fairmont** has a total population of 18,234 and a median household income of \$46,978. Total number of businesses is 771.

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



# FOR SALE

## RESTAURANT / MIXED-USE - LOCATED 0.4 MILE TO I-79, EXIT 133 1181 AIRPORT ROAD · PLEASANT VALLEY, WV 26554 · 2,520 SQ FT · 2 ACRES

# AERIAL PHOTO



The aerial above highlights several of the most popular surrounding locations. The subject property has been referenced with a yellow star. The site is located at 1181 Airport Road, less than 1 mile off I-79, Exit 133.

● Along I-79 there is a traffic count of 50,592 Vehicles Per Day (WVDOH, 2016).

- 1 Hendershot Heating & Cooling
- 2 Winner's Choice
- 3 Family Carpet
- 4 Wades Garage
- 5 Leslie Equipment
- 6 O.C. Cluss Lumber
- 7 Mid Atlantic Fabrication
- 8 Sunbelt Rentals
- 9 UPS Customer Center
- 10 U-Store
- 11 Superior Laundries
- 12 Hampton Inn
- 13 BP Gas Station
- 14 Holiday Inn Express & Suites
- 15 Cracker Barrel
- 16 East Fairmont High School
- 17 Quality Inn
- 18 Fairmont Municipal-Frankman Field
- 19 Middletown Tractor Sales
- 20 Copper House Grill
- 21 Shell Gas Station
- 22 Toothman and Sowers Ford
- 23 Royal Glass
- 24 Camping World of Fairmont
- 25 Burger King
- 26 Dan Cava Toyota World
- 27 Robert H. Mollohan Research Center
- 28 NASA IV&V Facility
- 29 Mon Power
- 30 Walmart Supercenter
- 31 Middletown Mall
- 32 Applebee's
- 33 Fairfield Inn & Suites
- 34 Fairmont Rehabilitation Center

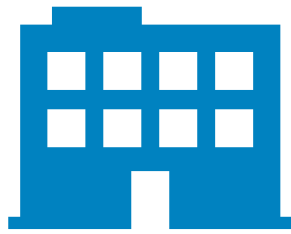
# DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



23,043

Total Population



1,083

Businesses



26,227

Daytime Population



\$159,455

Median Home Value



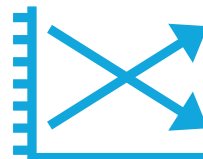
\$35,725

Per Capita Income



\$56,574

Median Household Income



-0.37%

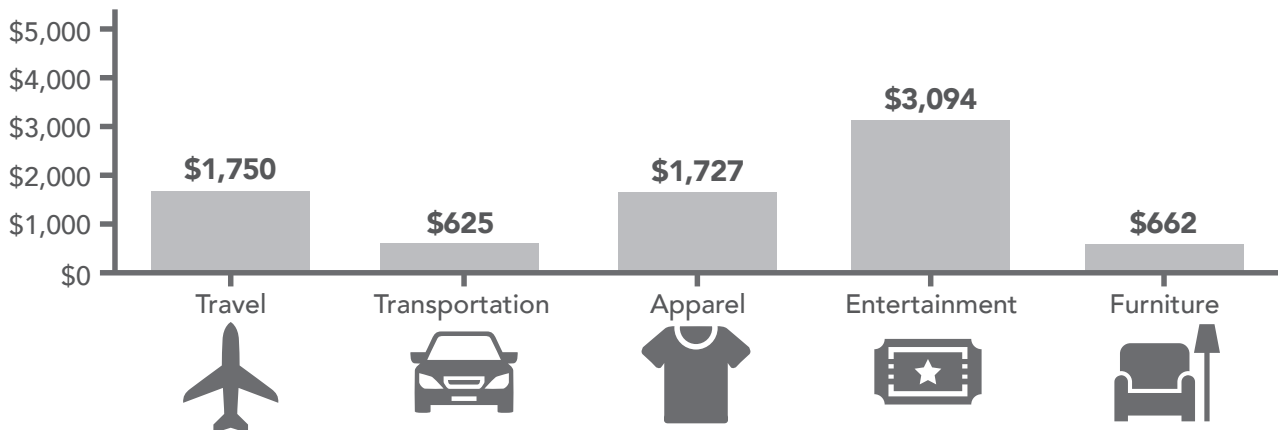
2020-2023 Pop Growth Rate



42.1

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

## 5 MILE RADIUS



**37,747**

Total Population



**1,368**

Businesses



**38,109**

Daytime Population



**\$142,472**

Median Home Value



**\$33,586**

Per Capita Income



**\$54,271**

Median Household Income



**-0.26%**

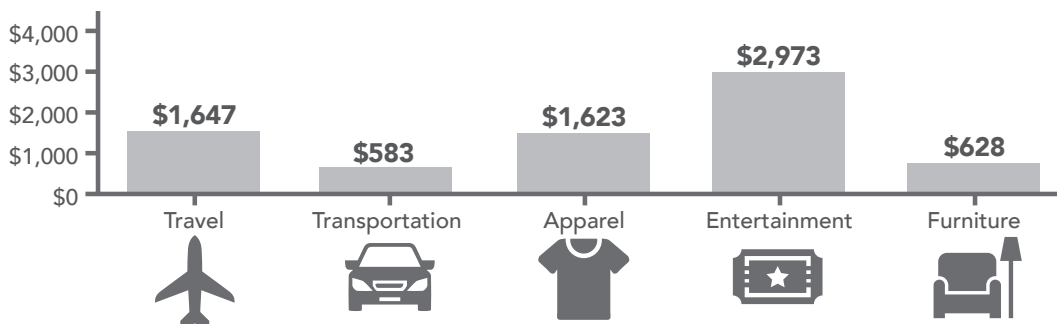
2020-2023 Pop Growth Rate



**42.7**

Median Age

### KEY SPENDING FACTS



## 10 MILE RADIUS



**65,627**

Total Population



**1,973**

Businesses



**62,930**

Daytime Population



**\$143,459**

Median Home Value



**\$34,441**

Per Capita Income



**\$56,871**

Median Household Income



**-0.32%**

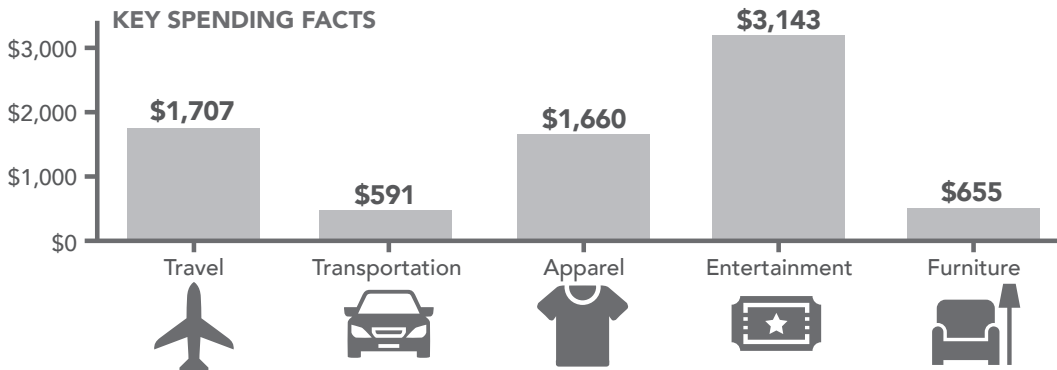
2020-2023 Pop Growth Rate



**43.8**

Median Age

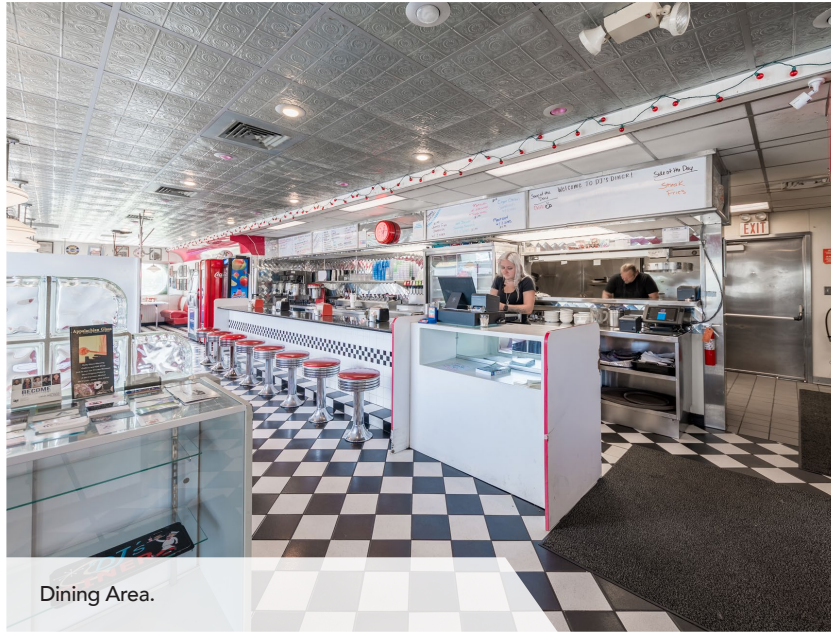
### KEY SPENDING FACTS



# INTERIOR PHOTOS



Main Entrance Vestibule.



Dining Area.



Dining Area.

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**1181 AIRPORT ROAD · PLEASANT VALLEY, WV 26554 · 2,520 SQ FT · 2 ACRES**



Dining Area.

# INTERIOR PHOTOS



Dining Area.



Dining Area.

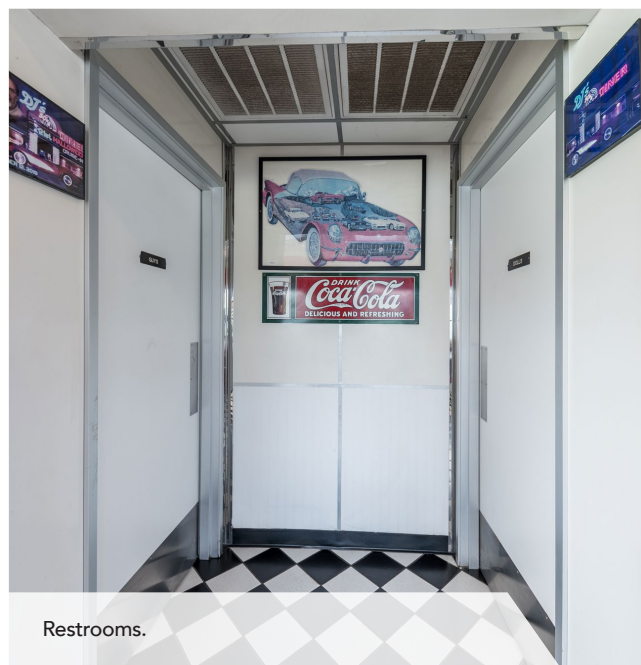
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Service Area.



Dining Area/Pool Table



Restrooms.

# INTERIOR PHOTOS



Kitchen.



Kitchen.



Food Storage.

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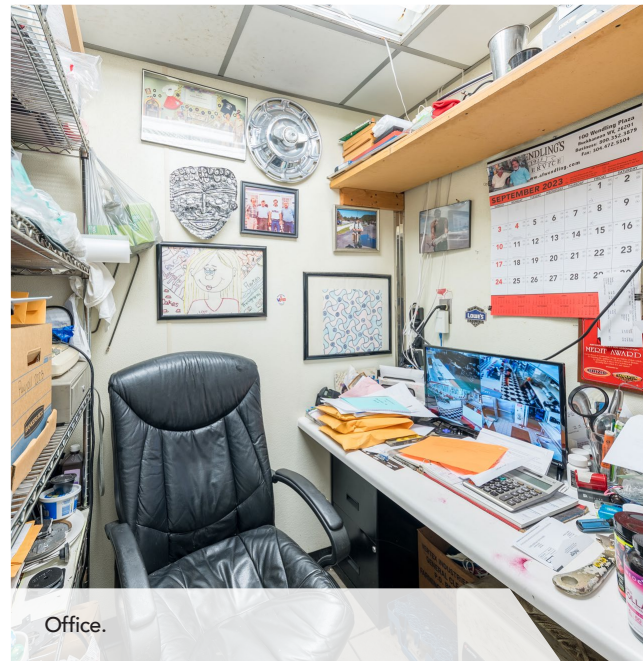
Kitchen.



Kitchen.



Kitchen.



Office.

# EXTERIOR PHOTOS



Front of Building.



Main Entrance.



Back of Building.



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Large Parking Lot.



Front View of Building from the Parking Lot.

# AERIALS



Aerial Facing North.



Aerial Facing South.

# FOR SALE

## RESTAURANT / MIXED-USE - LOCATED 0.4 MILE TO I-79, EXIT 133

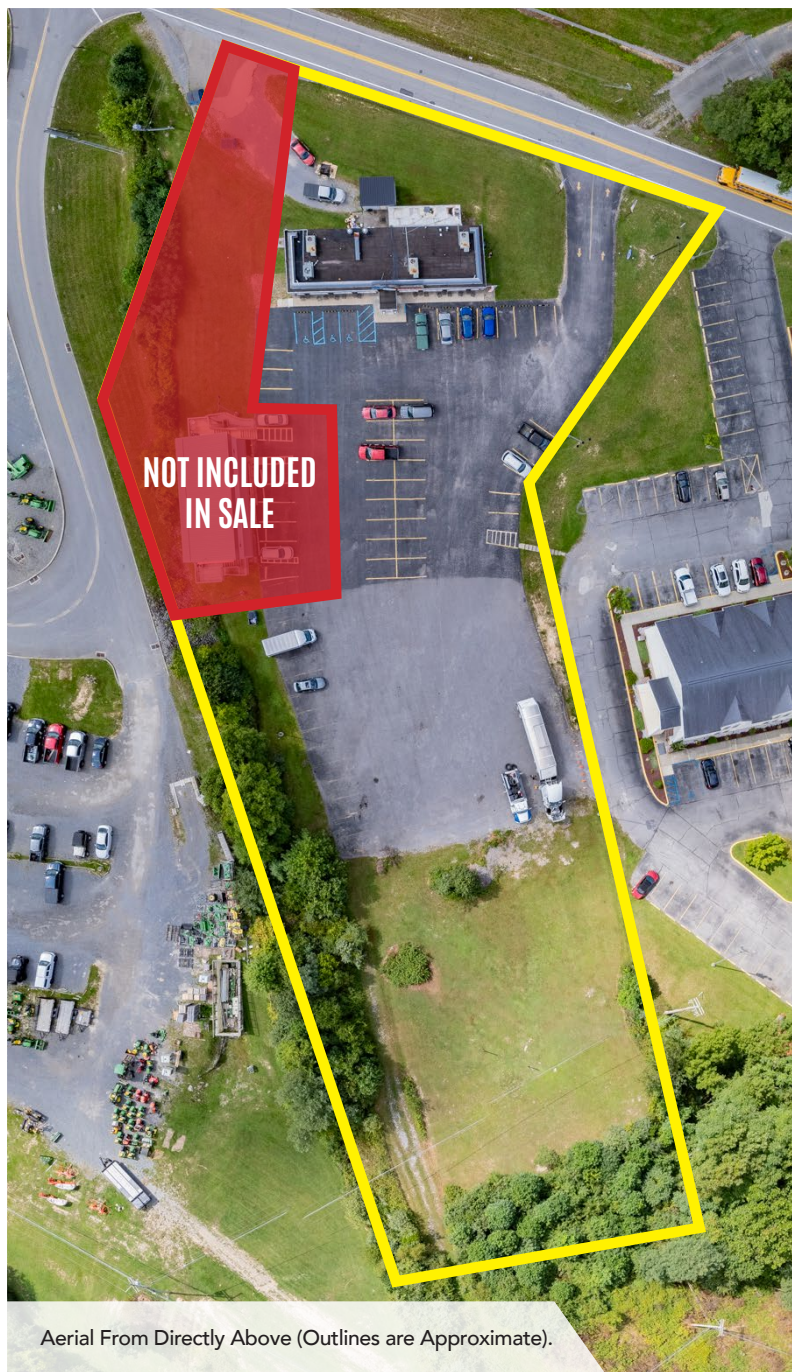
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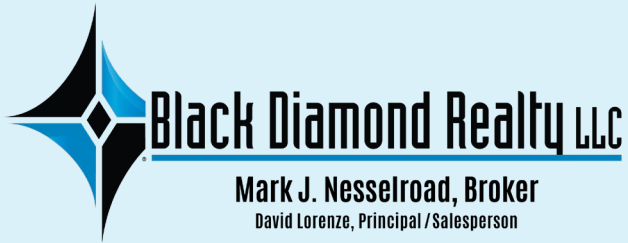
Aerial Facing West.



Aerial Facing East.



Aerial From Directly Above (Outlines are Approximate).



# CONTACT

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