



Black Diamond Realty

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FOR SALE

**RETAIL / RESTAURANT
MARKETING FLYER**



1111 FAIRMONT AVENUE
FAIRMONT, WV 26554



DOWNTOWN FAIRMONT

MCDONALD'S

DUNKIN' DONUTS

SHEETZ

12,468 VPD (2025)

1111 FAIRMONT AVENUE

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RETAIL / RESTAURANT FOR SALE

1111 FAIRMONT AVENUE FAIRMONT, WV 26554

SALE PRICE / \$595,000

GROSS BUILDING SIZE / 3,712 / SQ FT / YR

GROSS LOT SIZE / 0.84 (+/-) AC

PROPERTY TYPE / RETAIL / RESTAURANT

CITY LIMITS / INSIDE

**PROPERTY HIGHLIGHTS / CONVENIENT
LOCATION TO MANY AMENITIES,
ADDITIONAL PARKING LOT, AMPLE
STORAGE SPACE, EXCELLENT VISIBILITY,
SIGNAGE OPPORTUNITY**

Prime Visibility & Strategic Location

- Prominent corner lot along Fairmont's established commercial corridor
- High-exposure site with approximately 12,468 vehicles per day (Esri, 2025)
- Located within city limits and surrounded by nearby amenities and businesses
- Formerly a well-known destination, now fully open for owner-user or redevelopment use

Flexible Building & Site Features

- Approximately 3,712 (+/-) SQ FT of adaptable commercial space across two floors
- Includes a 48' x 22' rear deck, suitable for outdoor seating or activation space
- Layout supports a wide range of uses including restaurant, retail, office, or redevelopment

Strong Accessibility & On-Site Infrastructure

- Dual-parcel offering includes building site plus dedicated parking lot
- Approximately 30 (+/-) on-site parking spaces for customers and staff
- Multiple access points via Fairmont Avenue and Laurel Drive, with easy connectivity to I-79 (Exit 136)

FOR SALE

RETAIL / RESTAURANT - LOCATED 3 MILES OFF I-79, EXIT 136
1111 FAIRMONT AVENUE · FAIRMONT, WV 26554 · 3,712 (+/-) SQ FT · 0.84 ACRE

PROPERTY SPECIFICATIONS

SPECIFICATIONS

- Approximately 3,712 (+/-) SQ FT across two floors
- 0.84 (+/-) acre corner lot with strong visibility and access
- Built in 1951, offering established presence and character
- Rubber roof with gas heat and central air
- Flexible layout suited for retail, office, or redevelopment uses

INGRESS / EGRESS / PARKING / DIRECTIONS

- Multiple access points via Fairmont Avenue and Laurel Drive for easy ingress and egress
- Sale includes two parcels, adding flexibility and functional use options
- One parcel supports the building; the second provides dedicated parking
- Approximately 30 (+/-) total parking spaces for customers and staff

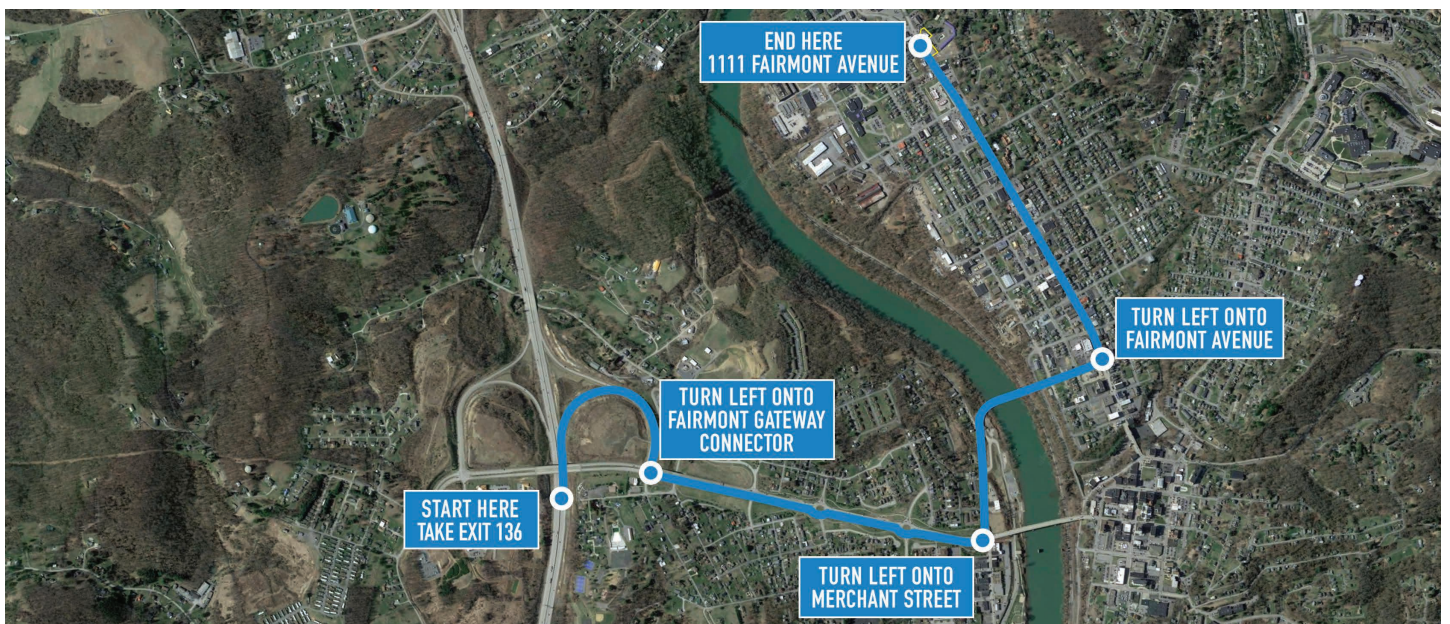
LEGAL DESCRIPTION / ZONING

- Located within Fairmont city limits in Marion County
- Situated in the Fairmont District
- Two-parcel assemblage totaling 0.84 (+/-) acre
- Identified as Tax Map 15, Parcels 24.1 and 25

UTILITIES

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

| UTILITY | PROVIDER |
|----------------|---|
| Electric | Mon Power |
| Natural Gas | Dominion Energy |
| Water | City of Fairmont |
| Sewer | City of Fairmont |
| Trash | Multiple Providers |
| Cable/Internet | Comcast/Xfinity and Frontier Communications |



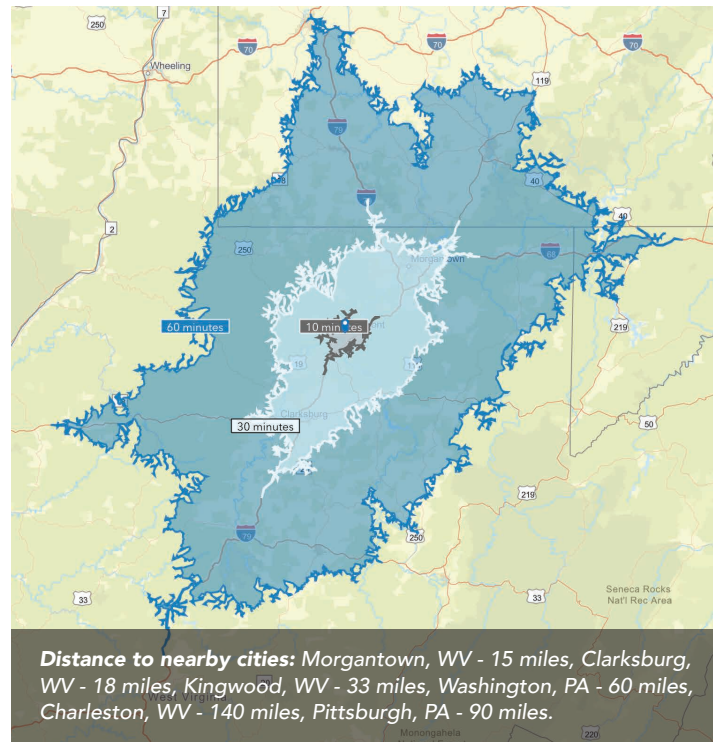
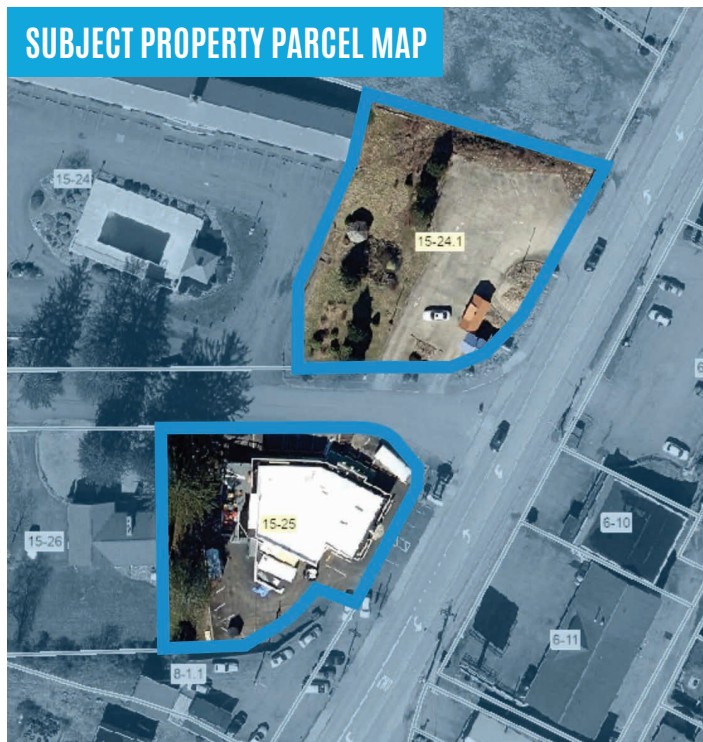
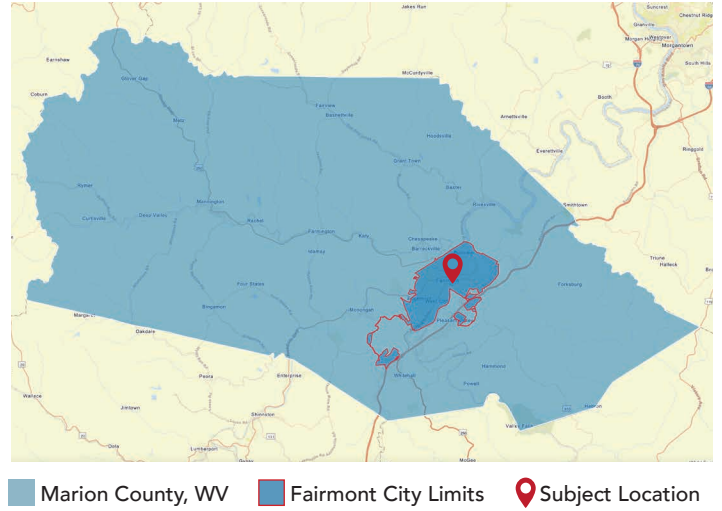
LOCATION ANALYSIS

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

The **City of Fairmont** has a total population of 18,031 and a median household income of \$58,103. Total number of businesses is 817.

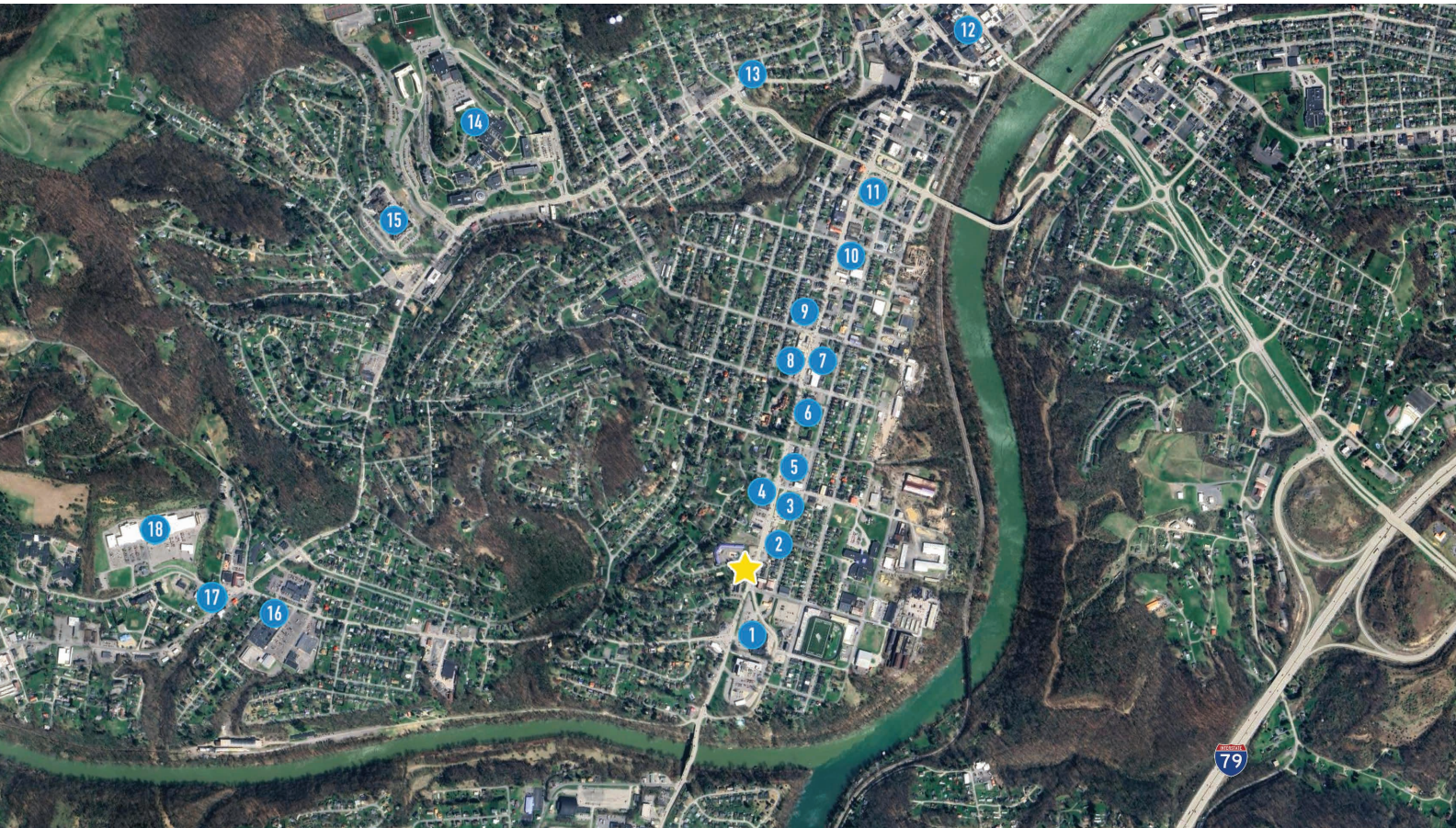
Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.



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AERIAL PHOTO



The aerial above shows a Google Earth map. Several of the most popular surrounding locations have been highlighted. Referenced with a yellow star, 1111 Fairmont Avenue is located approximately three miles from I-79 (Exit 136).

- 1 Price Cutter, Little Caesars Pizza
- 2 Long John Silver's
- 3 Sheetz
- 4 Dunkin' Donuts
- 5 McDonald's
- 6 Burger King
- 7 Exxon
- 8 Go Mart
- 9 Walgreens
- 10 Papa Johns Pizza
- 11 CVS, Truist
- 12 Dollar General
- 13 Exxon
- 14 Fairmont State University
- 15 Fairmont Medical Center
- 16 Big Lots
- 17 Wendy's
- 18 Food Lion, Planet Fitness, O'Reilly Auto Parts

DEMOGRAPHICS

3 MILE RADIUS

 Blue overlay area on the radius map on the following page.



28,099

Total
Population



1,024

Businesses



28,161

Daytime
Population



\$169,754

Median Home
Value



\$33,507

Per Capita
Income



\$60,276

Median
Household
Income



-0.2%

2025-2030
Pop Growth
Rate



13,730

Housing Units
(2020)

5 MILE RADIUS

 Red overlay area on the radius map on the following page.



39,139

Total
Population



1,453

Businesses



39,361

Daytime
Population



\$173,864

Median Home
Value



\$35,365

Per Capita
Income



\$64,122

Median
Household
Income



-0.2%


2025-2030
Pop Growth
Rate



18,780

Housing Units
(2020)

10 MILE RADIUS

 Green overlay area on the radius map on the following page.



62,842

Total
Population



1,879

Businesses



58,180

Daytime
Population



\$180,863

Median Home
Value



\$35,854

Per Capita
Income



\$59,243

Median
Household
Income



-0.2%

2025-2030
Pop Growth
Rate



29,556

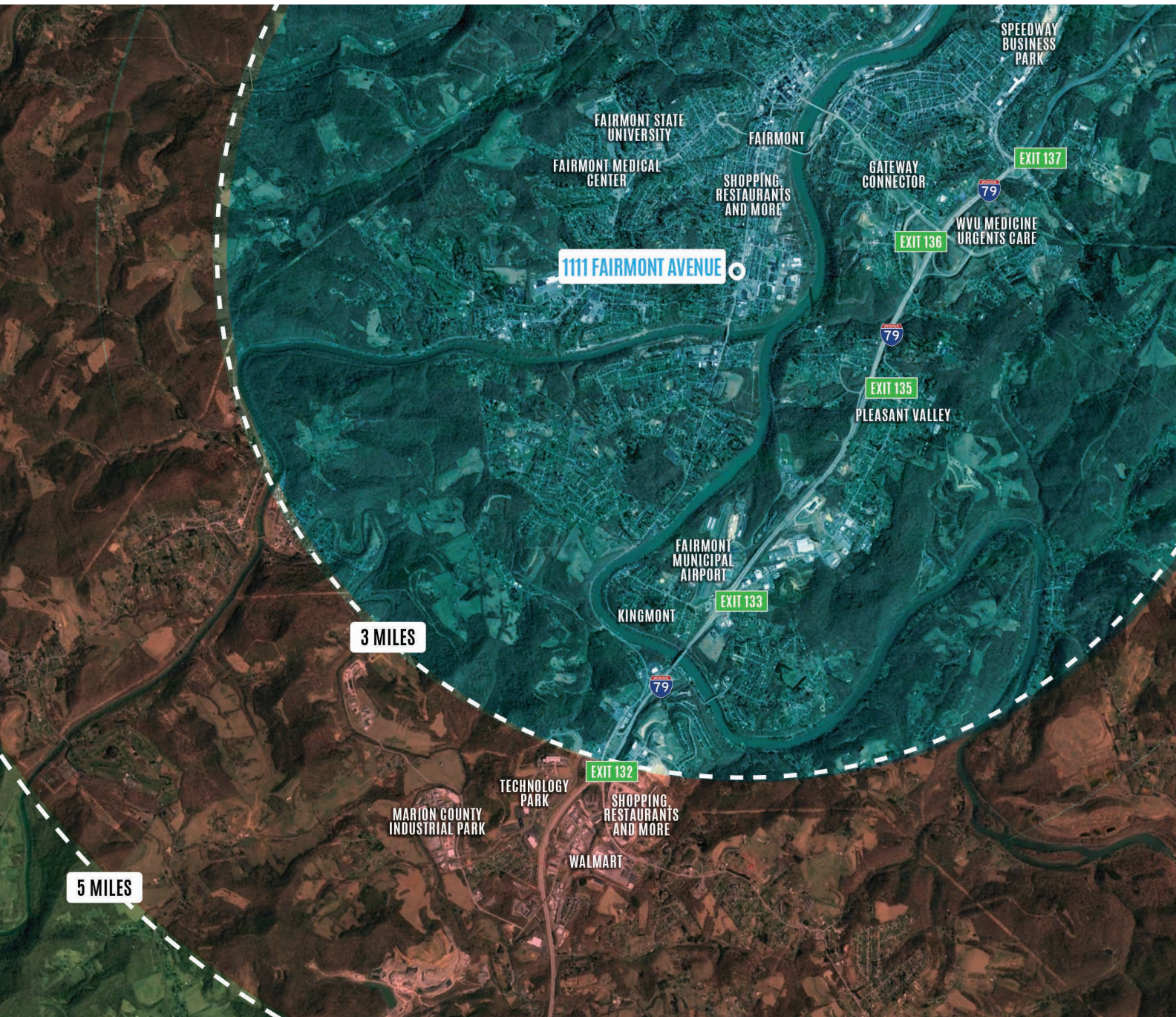
Housing Units
(2020)

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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.



DESCRIPTION

3,712 (+/-) SQUARE FEET

The subject property offers 3,712 (+/-) square feet of space. Additional parking is available via the lot on the other side of Laurel Drive. Both lots are outlined below in yellow. The acreage totals in 0.84 acre.

The property currently includes two large open seating areas, one in the front of the building and one in the back. Additional seating is available via outdoor rear deck. The kitchen includes several appliances including; dishwasher, freezer, refrigerator,

ice maker, microwave, range, and trash compactor that will be sold with the property. There are two separate men's and women's restrooms. Below grade, there is a large basement with shelving for added storage. This restaurant building has multiple entrances/exit, one on each side of the building.

Finishes to the space include drywall walls throughout, flooring is a mixture of tile and concrete (basement) and fluorescent lighting throughout.



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INTERIOR PHOTOS



Front Room Seating.

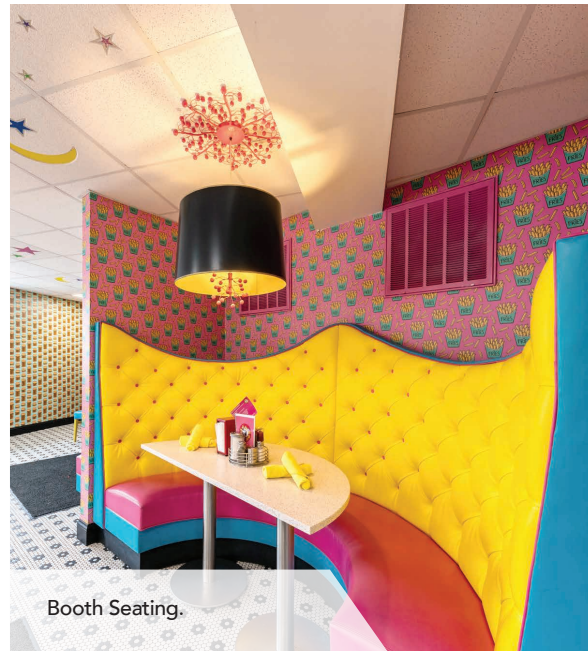
INTERIOR PHOTOS



Back Room Seating.



Front Room Seating.



Booth Seating.

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Counter.



Restroom.



Back Room Seating.

INTERIOR PHOTOS



Kitchen.



Kitchen.



Washing Station.

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Kitchen.



Kitchen.



Basement Storage.

EXTERIOR PHOTOS



Back/Side of the Building.



Outside Seating.

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Front/Side of the Building with Parking.



Freezer.



Extra Parking.

AERIALS



Aerial Photo Facing South.



Aerial Photo Facing North.



Aerial Photo Facing Southeast.

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Aerial Photo Facing North.



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