

FORMER QSR - FOR SALE OR FOR LEASE

Owner User Redevelopment Opportunity

FORMER **QSR**

Freestanding Drive-Thru QSR | 0.84-Acre Site | Pylon Signage



861 S. Mineral Street

KEYSER WEST VIRGINIA

ACTUAL SITE

EXCLUSIVELY MARKETING BY

FORMER QSR

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OFFERING

Price	Best Offer: Contact Agent
Zoning	Confirm With Municipality
Parking Stalls	32

PROPERTY SPECIFICATIONS

Rentable Area	2,156 SF
Land Area	0.84 Acres
Property Address	861 S. Mineral Street Keyser, West Virginia 26726
Year Built / Remodeled	1974
Parcel Number	29-07- 12A-0205.0000
Ownership	Fee Simple (Land & Building Ownership)

Former Drive-Thru QSR | Owner/User or Redevelopment Opportunity

- Freestanding 2,156-square-foot former QSR situated on approximately 0.84 acres
- Existing drive-thru configuration and pylon signage support restaurant reuse
- Fee simple ownership of both the land and building
- Flexible opportunity for an owner/user, restaurant operator or redevelopment

South Mineral Street / U.S. Route 220 | 11,500 VPD | Excellent Visibility

- Prominent frontage along S. Mineral Street, Keyser's primary commercial corridor
- Approximately 11,500 vehicles per day pass the subject property
- Strong visibility, convenient access and 32 on-site parking spaces

National Retail Presence | Established Commercial Corridor

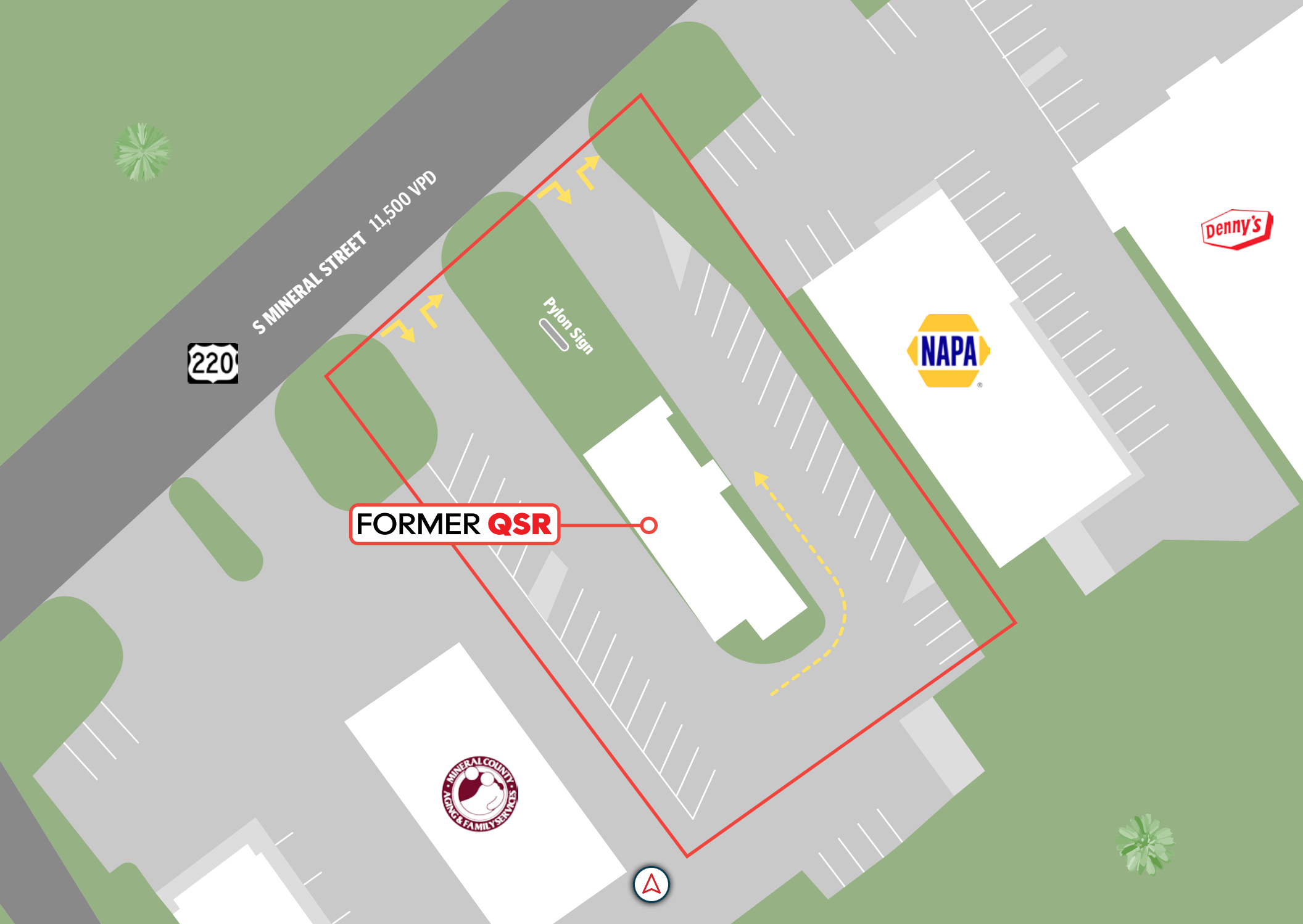
- Near Walmart, Tractor Supply Co., Goodwill, Dollar Tree and McDonald's, along with numerous other national retailers and restaurants
- Adjacent to NAPA Auto Parts and positioned near Denny's and Dairy Queen along Keyser's primary commercial corridor
- The surrounding mix of shopping, dining and service-oriented businesses creates multiple daily consumer draws
- Strong concentration of surrounding retail, dining and service uses promotes crossover traffic and consistent consumer activity at the property

Near Major Keyser Employment and Education Drivers

- Conveniently located near WVU Medicine Potomac Valley Hospital
- Close to WVU Potomac State College and several area schools
- More than 13,000 residents and 6,300 employees within five miles



2026 Estimated Population	
1 Mile	3,101
3 Miles	8,585
5 Miles	13,086
2026 Average Household Income	
1 Mile	\$70,397
3 Miles	\$74,703
5 Miles	\$76,883
2026 Estimated Total Employees	
1 Mile	1,552
3 Miles	5,082
5 Miles	6,311



AREA DEMOGRAPHICS

FORMER **QSR**

	1 Mile	3 Miles	5 Miles
Population			
2026 Estimated Population	3,101	8,585	13,086
2031 Projected Population	3,083	8,495	12,918
2020 Census Population	3,081	8,746	13,417
Projected Annual Growth 2026 to 2031	-0.12%	-0.21%	-0.26%
Historical Annual Growth 2010 to 2020	-0.43%	-0.24%	-0.43%
Households & Growth			
2026 Estimated Households	1,242	3,583	5,438
2031 Projected Households	1,244	3,574	5,412
2020 Census Households	1,221	3,584	5,471
Projected Annual Growth 2026 to 2031	0.03%	-0.05%	-0.10%
Historical Annual Growth 2010 to 2020	-0.29%	-0.33%	-0.48%
Income			
2026 Estimated Average Household Income	\$70,397	\$74,703	\$76,883
2026 Estimated Median Household Income	\$59,002	\$60,220	\$62,862
2026 Estimated Per Capita Income	\$29,159	\$31,741	\$32,439
Businesses & Employees			
2026 Estimated Total Businesses	109	383	506
2026 Estimated Total Employees	1,552	5,082	6,311





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