



FOR LEASE
RETAIL / OFFICE SPACE
MARKETING FLYER



MARION SQUARE

FAIRMONT, WV 26554



MARION SQUARE

PLANET FITNESS

FOOD LION

O'REILLY AUTO PARTS

WENDY'S

19

EXXON

7,500 VEHICLES PER DAY

DOLLAR GENERAL

BIG LOTS

PIERPONT CENTER AT FAIRMONT CAMPUS

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RETAIL / OFFICE / RESTAURANT FOR LEASE

LEASE RATE / \$10.00 / SQ FT / YEAR

LEASE STRUCTURE / NNN

TOTAL AVAILABLE SPACE / 22,000 (+/-) SQ FT

MIN DIVISIBLE / 2,000 (+/-) SQ FT

MAX CONTIGUOUS / 4,800 (+/-) SQ FT

TOTAL SUITES AVAILABLE / 7

**PROPERTY TYPE / RETAIL, OFFICE,
RESTAURANT**

**PROPERTY HIGHLIGHTS / LARGE PAVED
PARKING LOT, SIGNAGE, MULTIPLE SUITES**

MARION SQUARE FAIRMONT, WV 26554

Marion Square is a premier retail destination offering prime location and high foot traffic (929,000 visitors per year). It's the perfect place for your business to thrive. The plaza offers a combined 123,659 (+/-) square feet and is home to the major and national tenants including CVS, Food Lion, Planet Fitness and Busy Beaver Home Improvement and more. The plaza currently offers six suites available for lease ranging in size from 2,000 to 4,800 (+/-) square feet.

The property is located outside of city limits of Fairmont where there are no zoning requirements or B&O tax. The plaza is positioned roughly 4.3 miles from I-79, Exit 136. Along Locust Avenue, Route 19, there is a daily traffic count of 5,889 vehicles per day. (This data is provided by Esri, Esri and Kalibrate Technologies 2024)

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PROPERTY SPECIFICATIONS

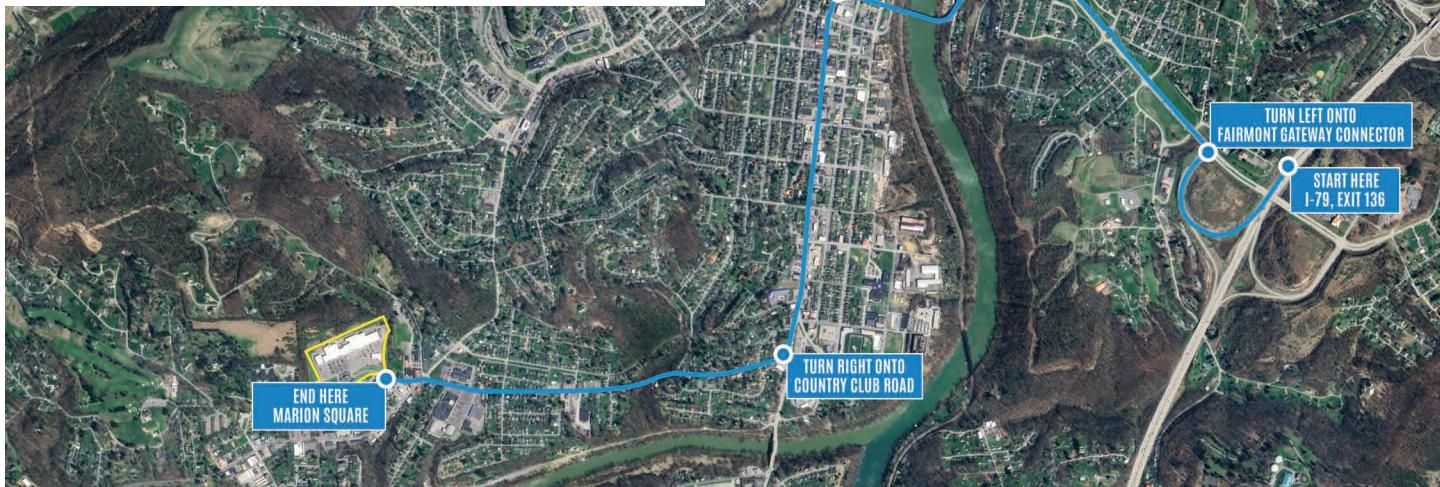
PLAZA SPECIFICATIONS

Built in 1988, Marion Square is comprised of a total of 123,659 (+/-) square feet and situated on 24.51 (+/-) acres. The plaza is home to a variety of tenants including CVS, Food Lion, Planet Fitness and Busy Beaver Home Improvement, Cricket Wireless, O'Reilly Auto Parts, Fiesta Tapatia Mexican Restaurant & Cantina, Viva Salon, True Value, Division of Motor Vehicles, evapor, Fairmont Nail and Spa, Paula's and Metro by T-Mobile.

INGRESS / EGRESS / PARKING / DIRECTIONS

This property can be accessed via two entrances off of Country Club Road (Marion Square and Cladwell Drive). The plaza offers a large, paved parking lot containing 400 (+/-) lined parking spaces for customers and employees.

From I-79, Exit 136, turn left onto the Fairmont Gateway Connector and continue straight to Merchant Street. Turn left onto Merchant Street and continue to Fairmont Ave. Turn left onto Fairmont Ave and continue 1 mile to Country Club Road. Turn right onto Country Club Road and continue 1.1 miles. Just after passing over Route 19, turn right into the plaza parking lot.



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

SIGNAGE

The Plaza offers one multi-tenant sign for major tenants which is visible to traffic along Route 19. Signage is also available on the facade above the tenant suite and on the main entrance door.

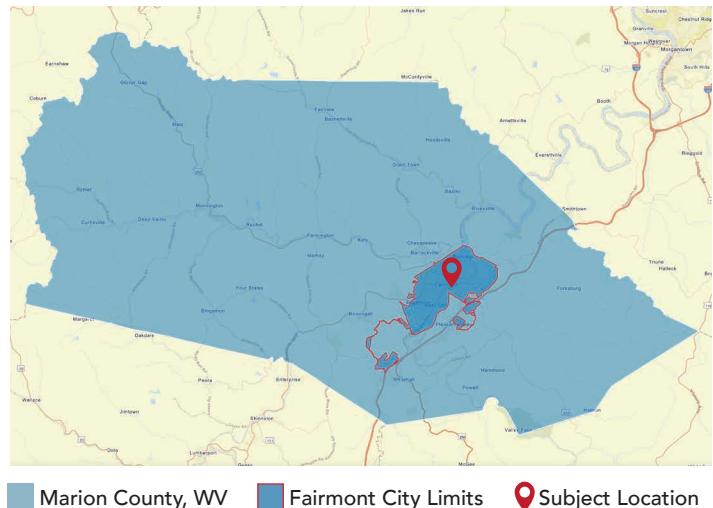
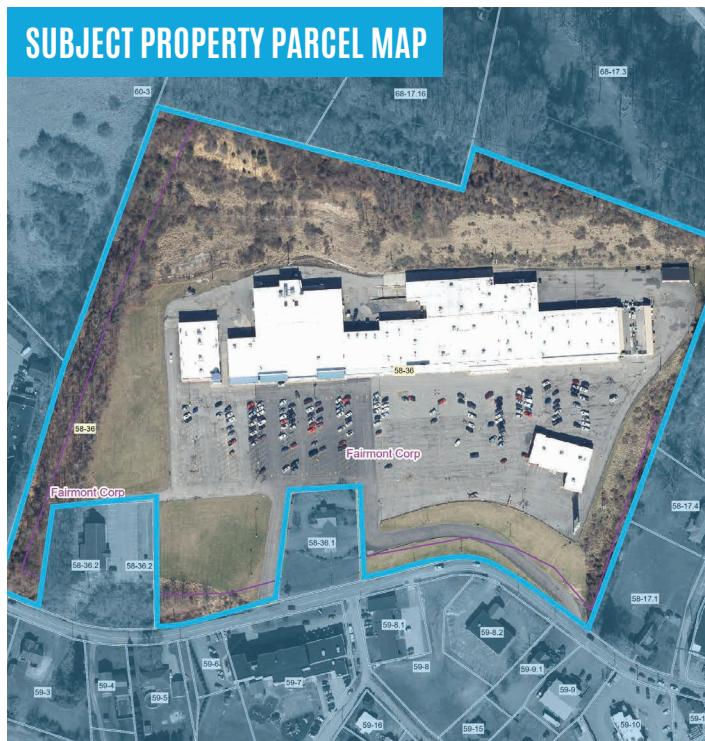
LOCATION ANALYSIS

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.

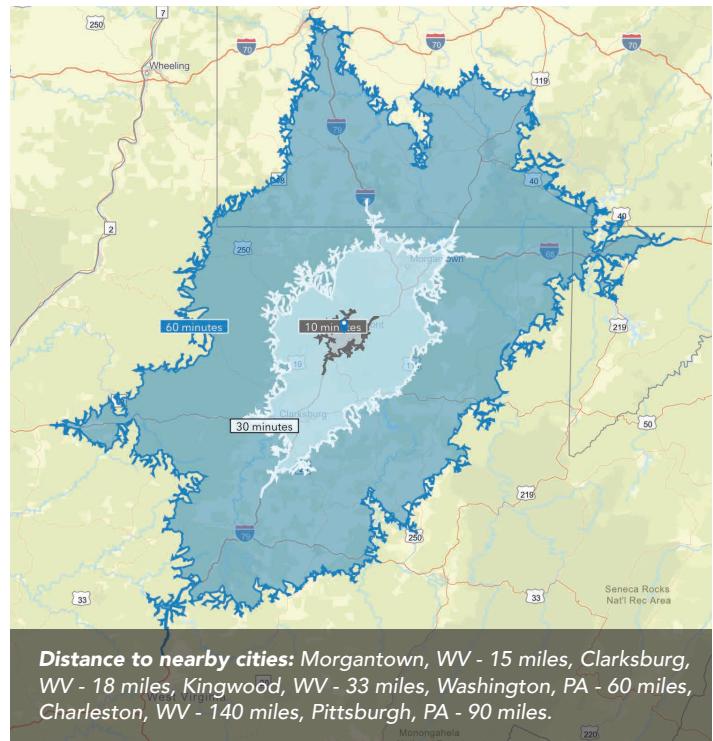
Marion County has a total population of 55,640 and a median household income of \$57,402. Total number of businesses is 1,685.

The **City of Fairmont** has a total population of 18,187 and a median household income of \$51,167. Total number of businesses is 808.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axe, 2024.



Marion County, WV Fairmont City Limits Subject Location



Distance to nearby cities: Morgantown, WV - 15 miles, Clarksburg, WV - 18 miles, Kingwood, WV - 33 miles, Washington, PA - 60 miles, Charleston, WV - 140 miles, Pittsburgh, PA - 90 miles.

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SURROUNDING BUSINESSES



The Google Earth image above highlights several of the most popular surrounding locations. Referenced with a yellow star and outline, Marion Square is located approximately 4.3 miles from I-79 (Exit 136).

- ① CVS
- ② Food Lion
- ③ Busy Beaver Home Improvement
- ④ Planet Fitness
- ⑤ O'Reilly Auto Parts
- ⑥ Gerry Raymond Chevrolet of Fairmont
- ⑦ Big Lots, Rent-A-Center
- ⑧ V & W Electrical Sales & Supplies
- ⑨ Dollar General
- ⑩ Country Club Car Wash
- ⑪ North Central Wv Head Start
- ⑫ Wendy's
- ⑬ R C Jones Funeral Home
- ⑭ United Mine Workers of America
- ⑮ Jayenne Elementary School
- ⑯ Fiesta Tapatio Mexican Restaurant & Cantina
- ⑰ Tygart Center at Fairmont Campus
- ⑱ Pierpont Center at Fairmont Campus
- ⑲ Wishing Well Senior Living Community at Fairmont
- ⑳ Fairmont Field Golf Course

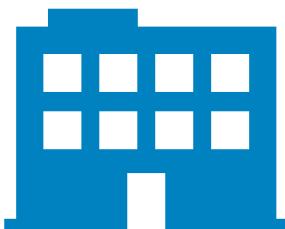
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



26,057

Total Population



992

Businesses



28,113

Daytime Population



\$161,214

Median Home Value



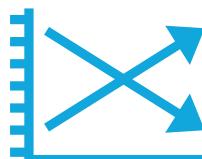
\$31,319

Per Capita Income



\$55,059

Median Household Income



-0.09%

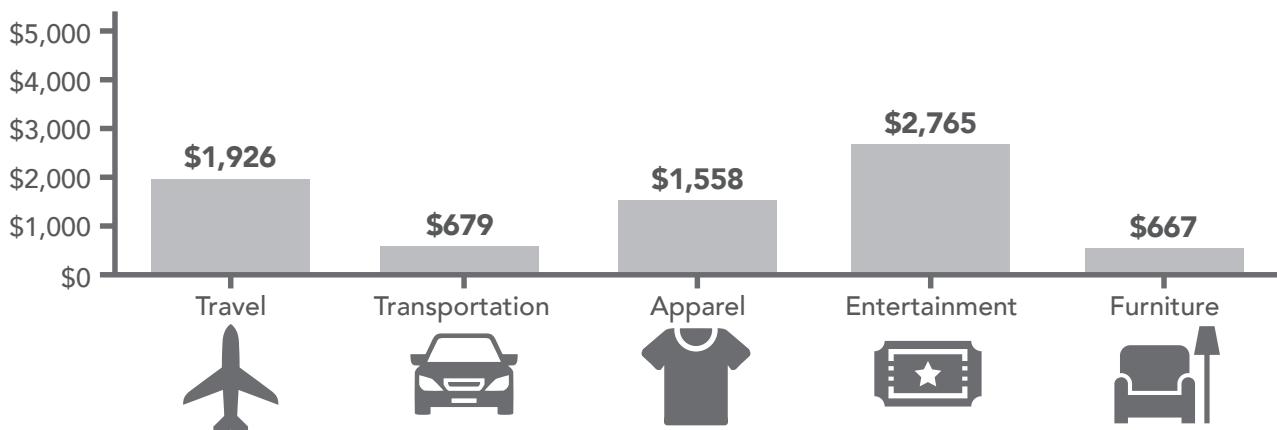
2024-2029
Pop Growth Rate



12,478

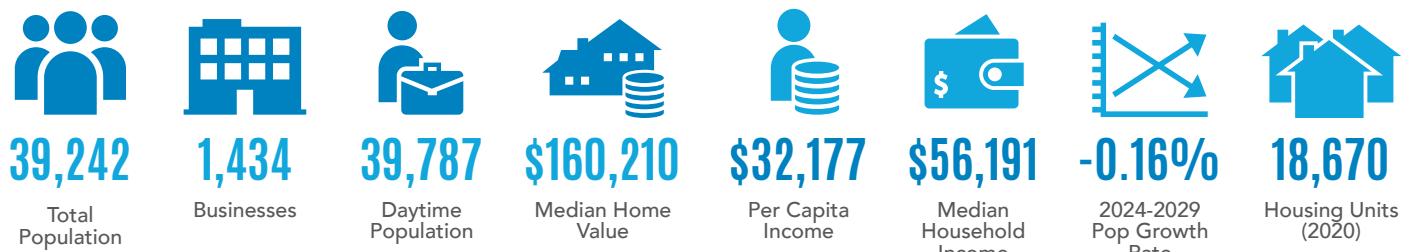
Housing Units
(2020)

KEY SPENDING FACTS

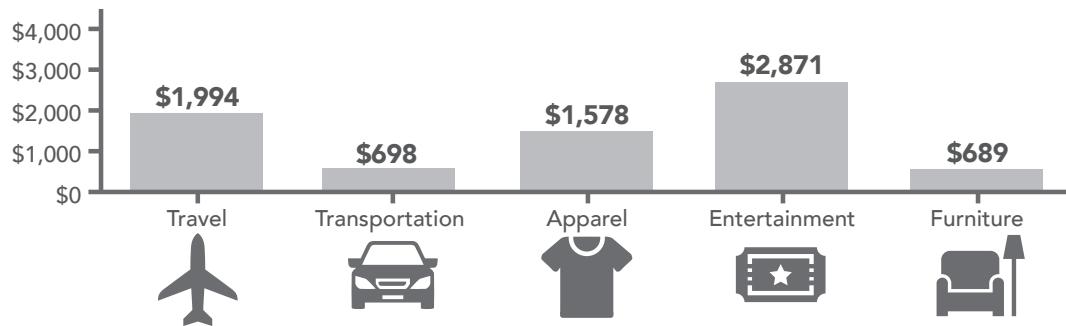


These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axe. The vintage of the data is 2023, 2028. Spending facts are average annual dollar per household.

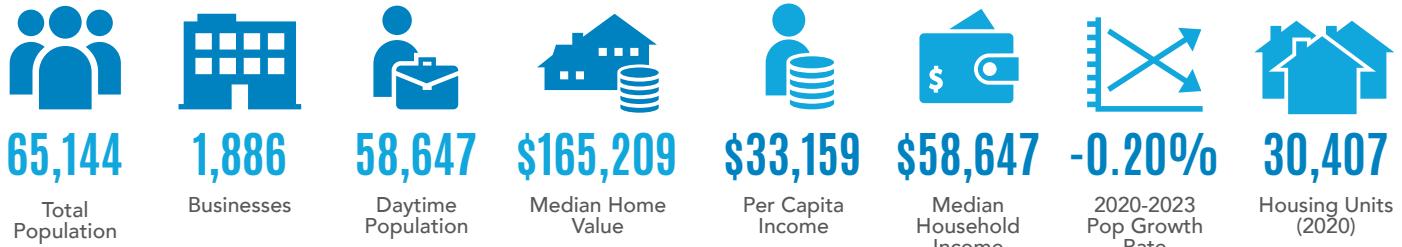
5 MILE RADIUS



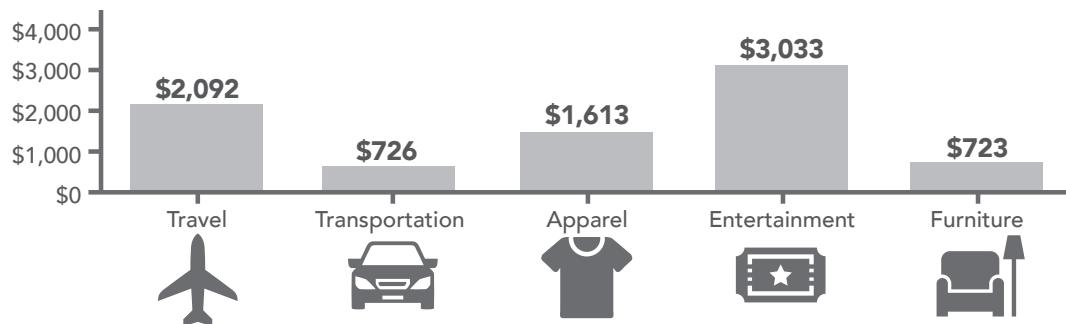
KEY SPENDING FACTS



10 MILE RADIUS



KEY SPENDING FACTS

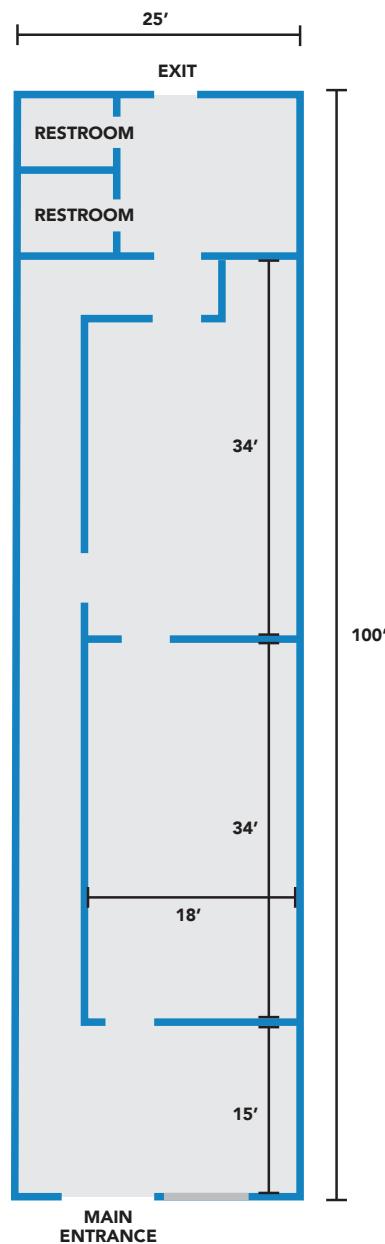


SUITE 201

2,500 (+/-) SQUARE FEET

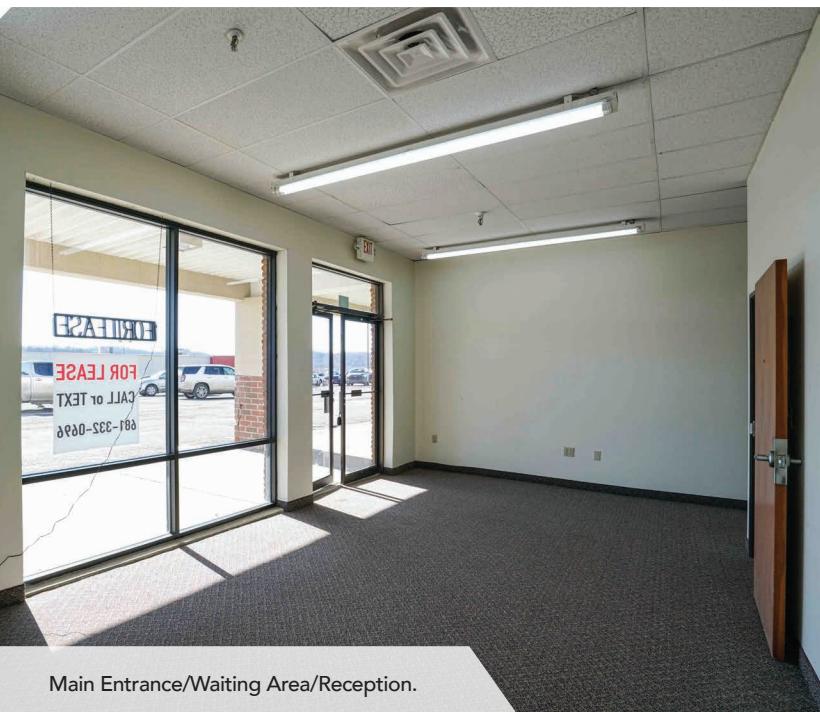
Suite 201 is an end cap suite containing 2,500 (+/-) square feet. The suite is positioned on the far right side of the strip when looking at the front of the plaza. The floor plan includes an open entrance area with space for reception or waiting room, two large private rooms, and a hallway leading to the back of the suite where there is room for storage and two private restrooms. An exit door is located at the back of the suite.

Finishes to the suite include drywall walls throughout, drop ceilings, carpet, vinyl tile and concrete flooring, and fluorescent lighting.

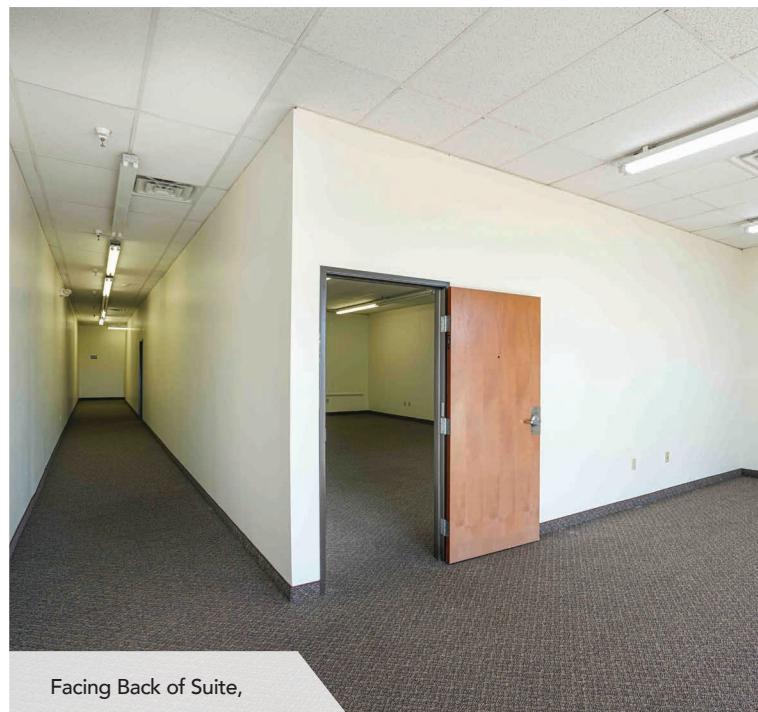


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INTERIOR PHOTOS (SUITE 201)



Main Entrance/Waiting Area/Reception.



Facing Back of Suite,



Front Large Open Room.

INTERIOR PHOTOS (SUITE 201)

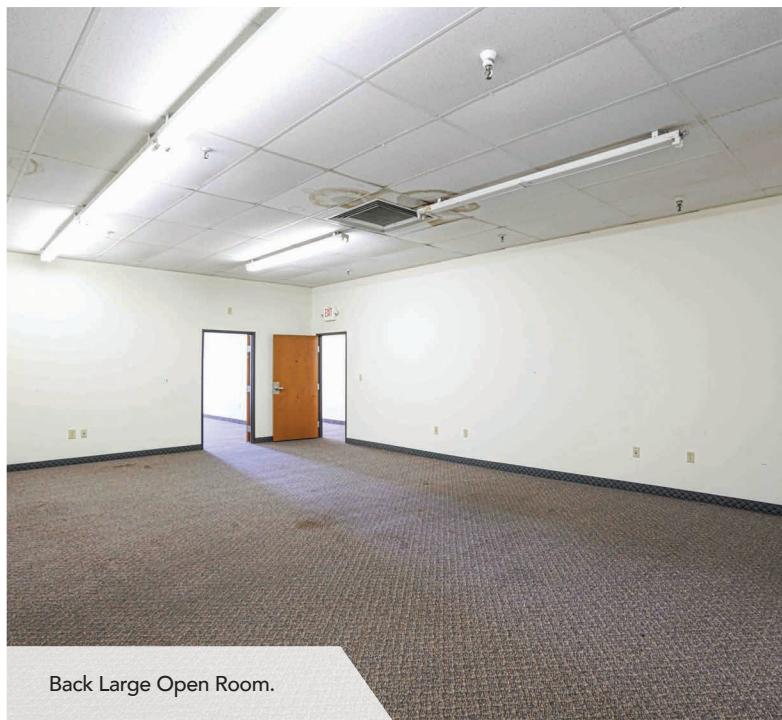


Front Large Open Room.



Back Large Open Room.

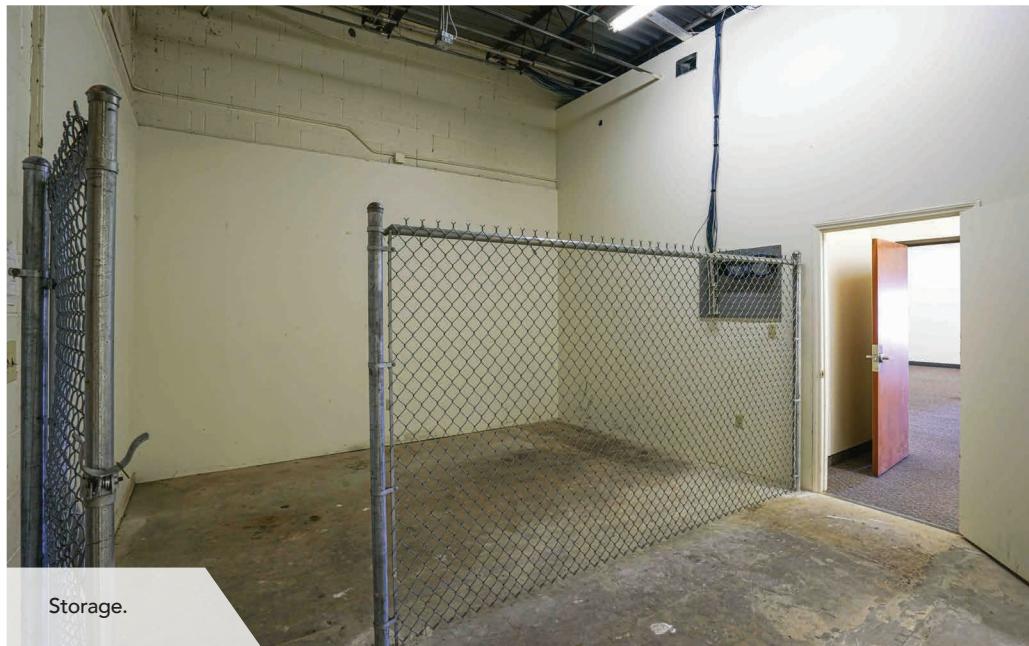
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Back Large Open Room.



Storage/Back Exit.



Storage.



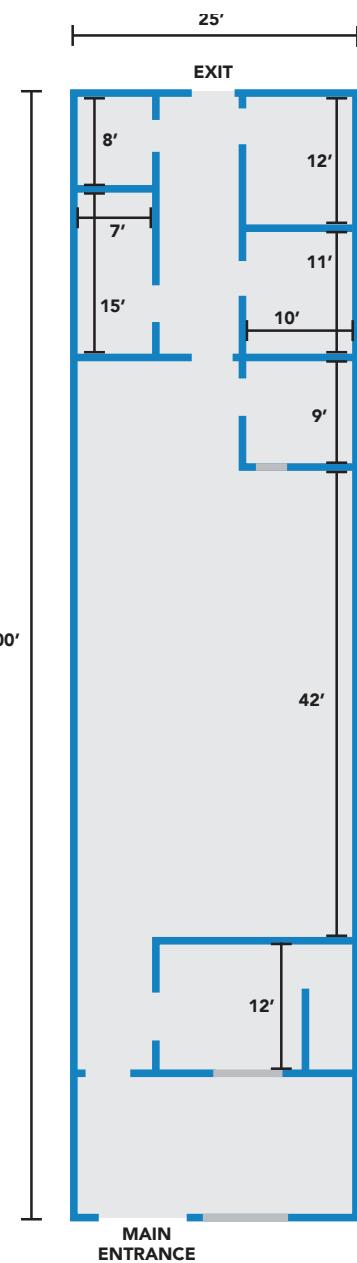
Restroom.

SUITE 203

2,500 (+/-) SQUARE FEET

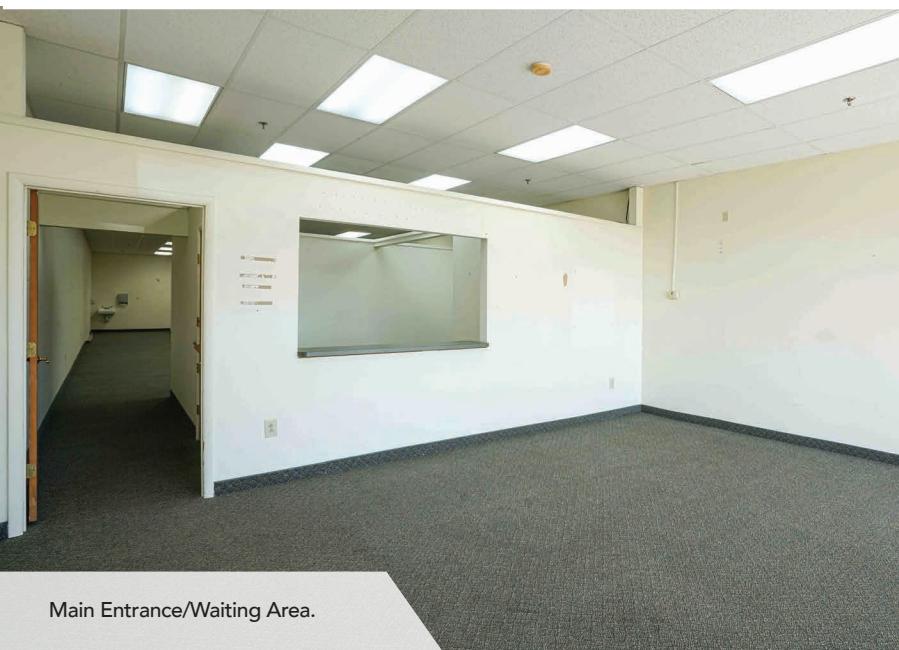
Suite 203 is an in-line suite containing 2,500 (+/-) square feet. The suite is positioned on the far right side of the strip when looking at the front of the plaza, between suites 201 and 205. The floor plan includes an open entrance waiting area, reception room, a large open area in the center of the suite, private restroom and four private rooms/closets. An exit door is located at the back of the suite.

Finishes to the suite include drywall walls throughout, drop ceilings, carpet and vinyl tile flooring, and fluorescent lighting.



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INTERIOR PHOTOS (SUITE 203)



INTERIOR PHOTOS (SUITE 203)



Reception.

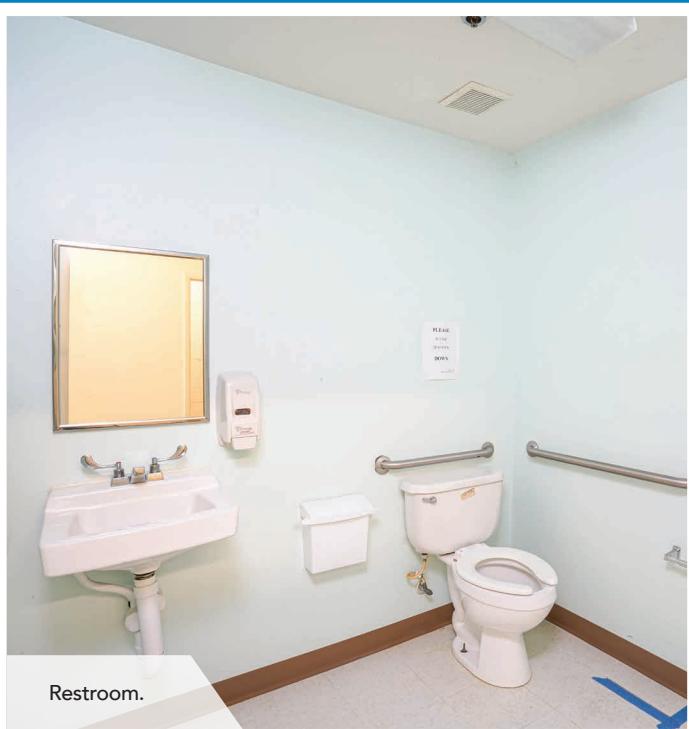


Room with Window.

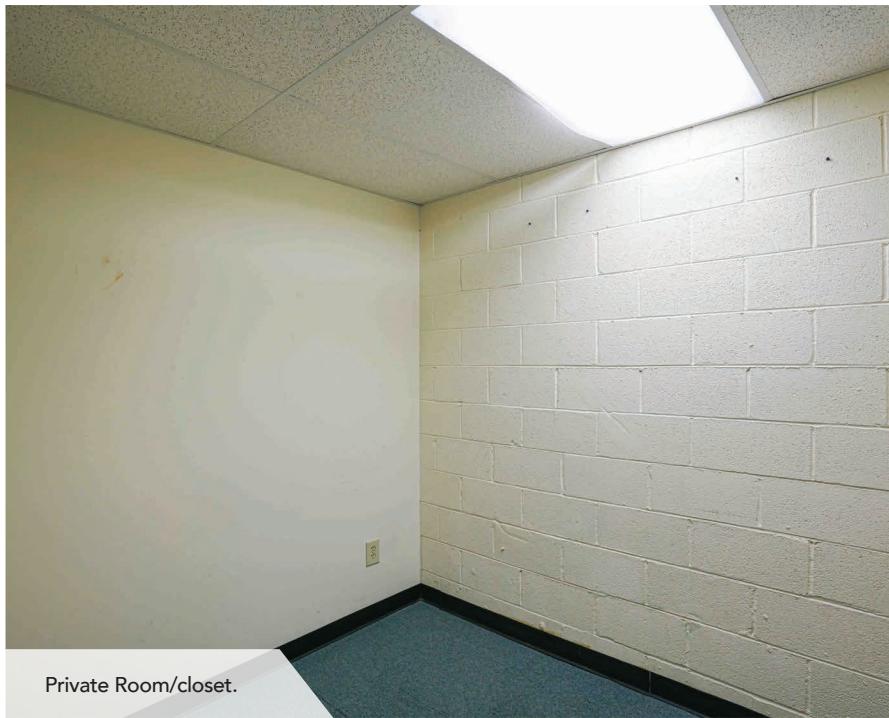


Central Open Area.

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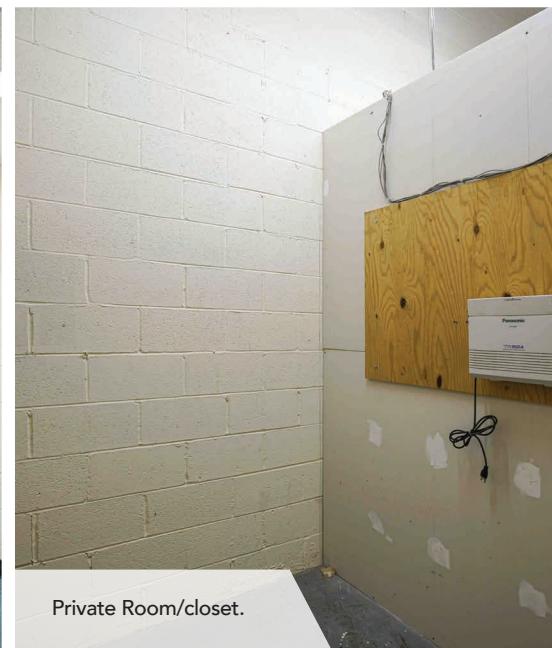
Restroom.



Private Room/closet.



Back Private Rooms



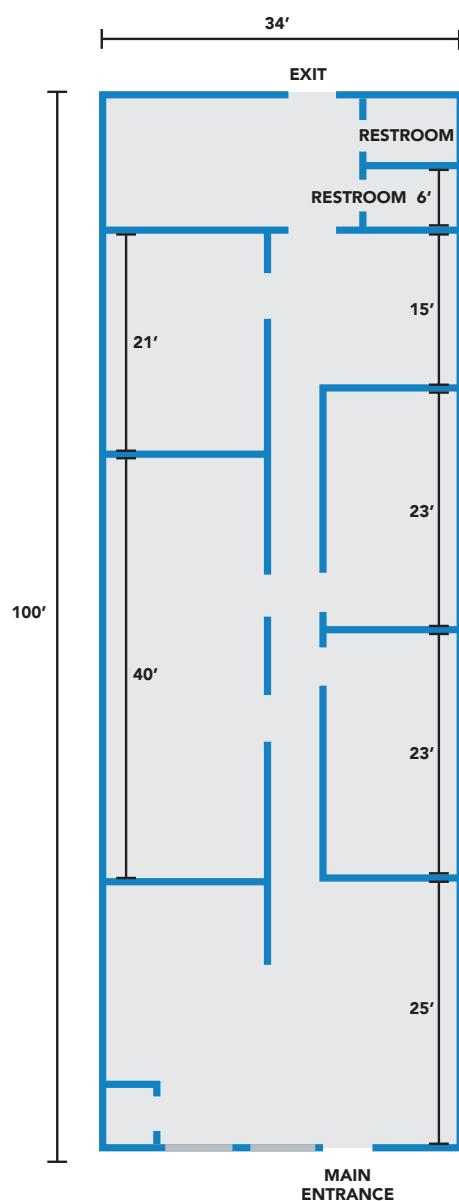
Private Room/closet.

SUITE 205

3,400 (+/-) SQUARE FEET

Suite 203 is an in-line suite containing 3,400 (+/-) square feet. The suite is positioned on the far right side of the strip when looking at the front of the plaza, between suites 203 and 207. The floor plan includes an open entrance waiting/reception area, four large rooms, a storage area and two private restrooms, one containing a urinal. An exit door is located at the back of the suite.

Finishes to the suite include a combination of drywall and panel walls, drop ceilings, carpet, vinyl tile and concrete flooring, and fluorescent lighting.



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INTERIOR PHOTOS (SUITE 205)



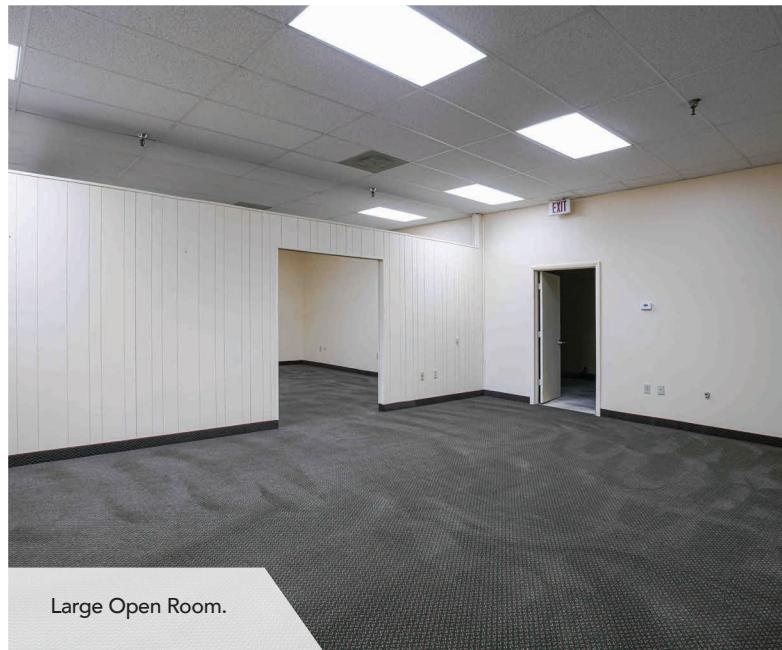
INTERIOR PHOTOS (SUITE 205)



Large Open Room.

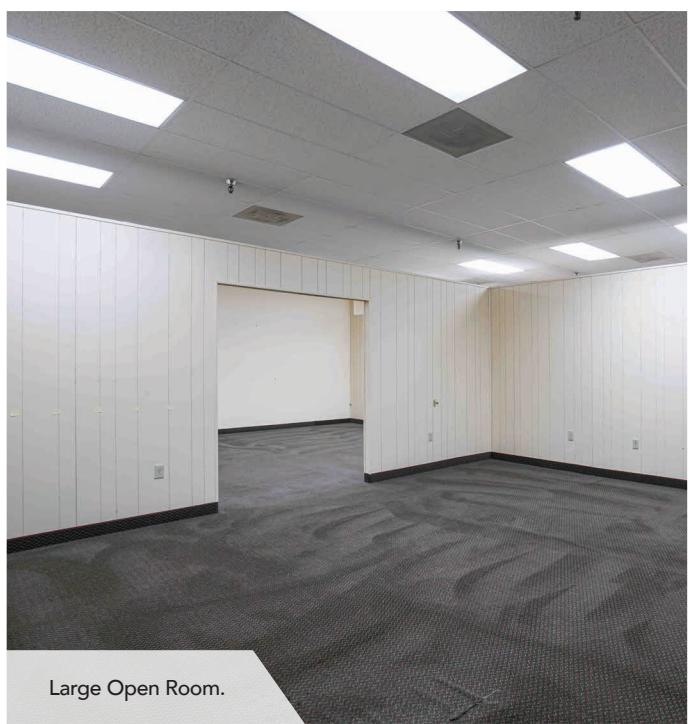


Large Open Room.



Large Open Room.

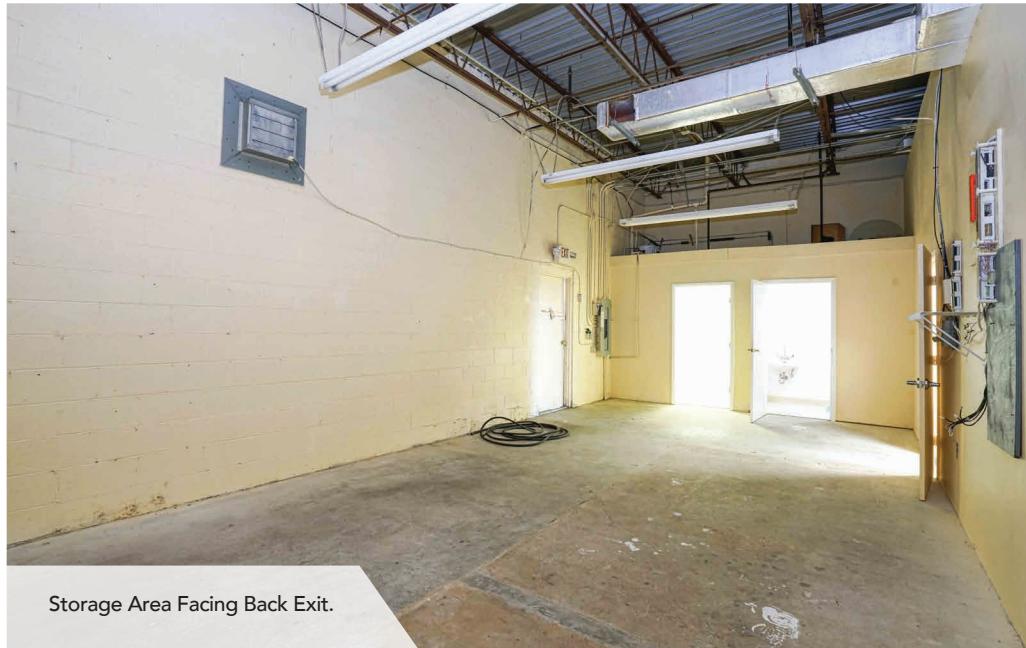
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Large Open Room.



Large Open Room.



Storage Area Facing Back Exit.



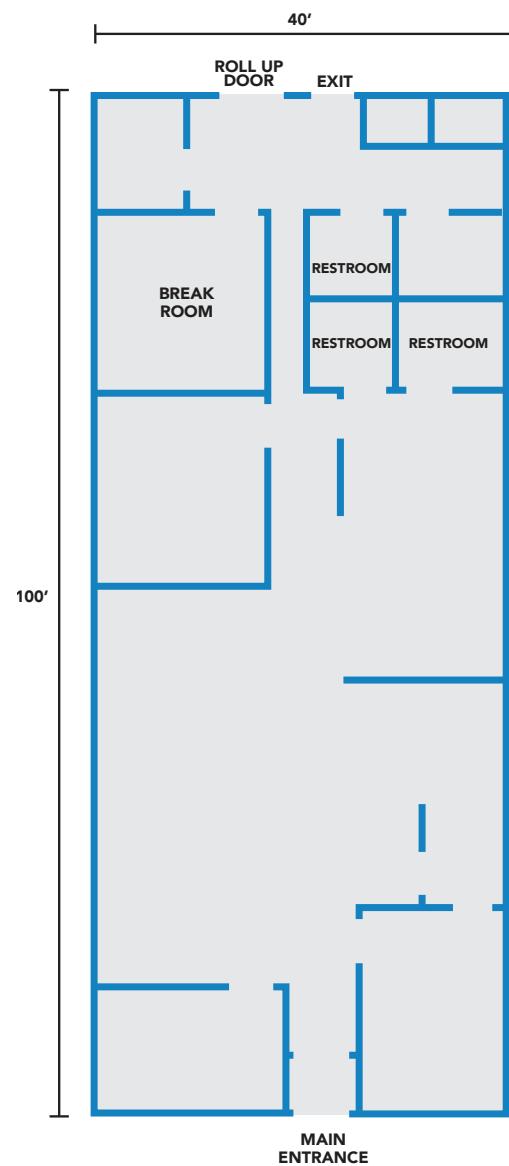
Restroom.

SUITE 209

4,000 (+/-) SQUARE FEET

Suite 209 is an in-line suite containing 4,000 (+/-) square feet. This suite is positioned on the right side of the strip, next to Planet Fitness. The floor plan includes two private rooms in the front of the suite, a central open area, large private room near the back of the suite, break room, three private restrooms and two small storage rooms. An exit door is located at the back of the suite along with a roll up door.

Finishes to the suite include drywall walls throughout, drop ceilings, carpet and vinyl tile flooring, and fluorescent lighting.

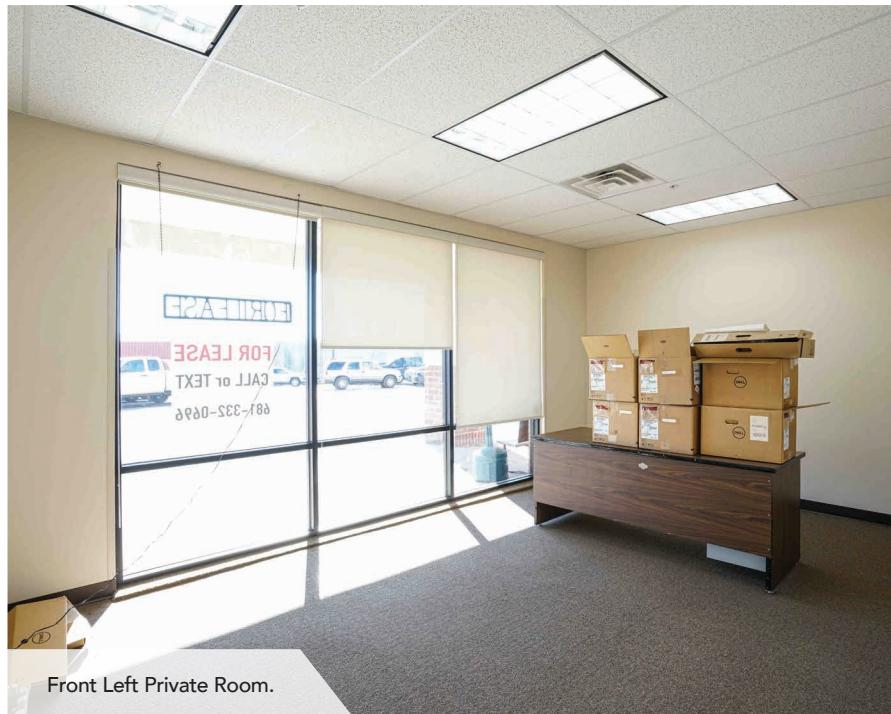


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INTERIOR PHOTOS (SUITE 209)



Front Right Private Room.



Front Left Private Room.

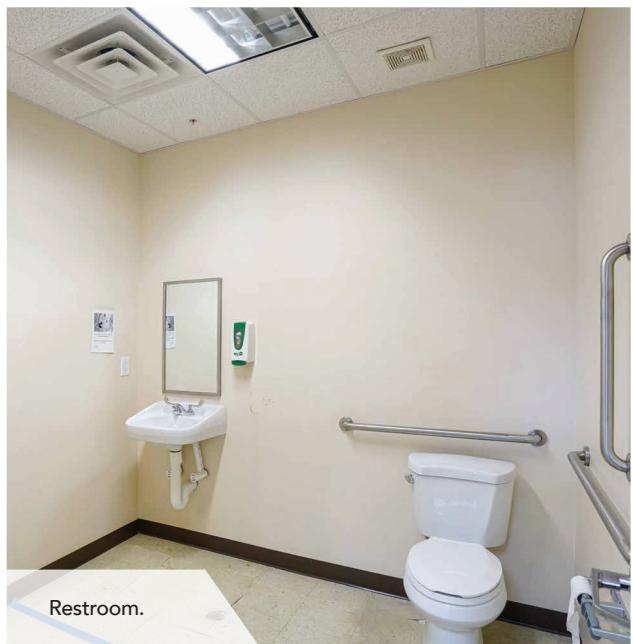
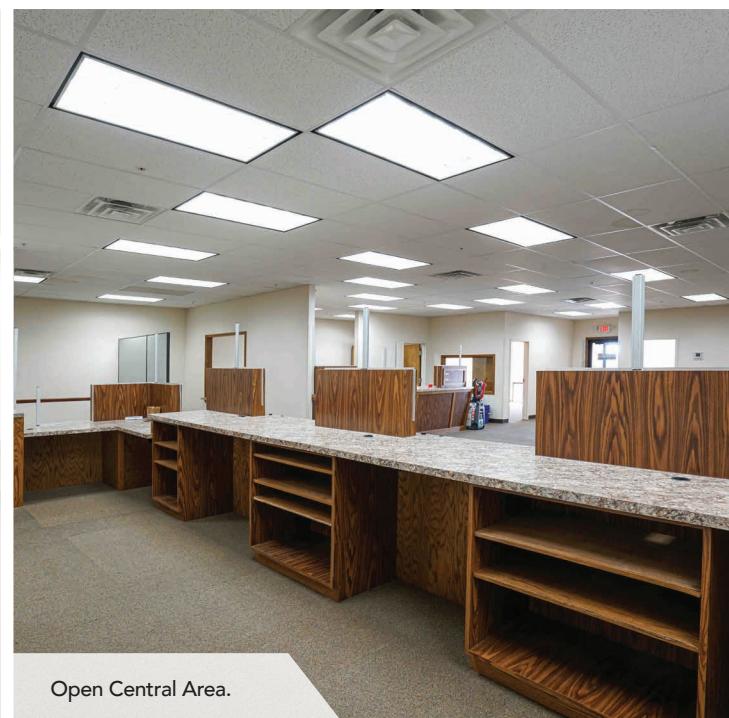
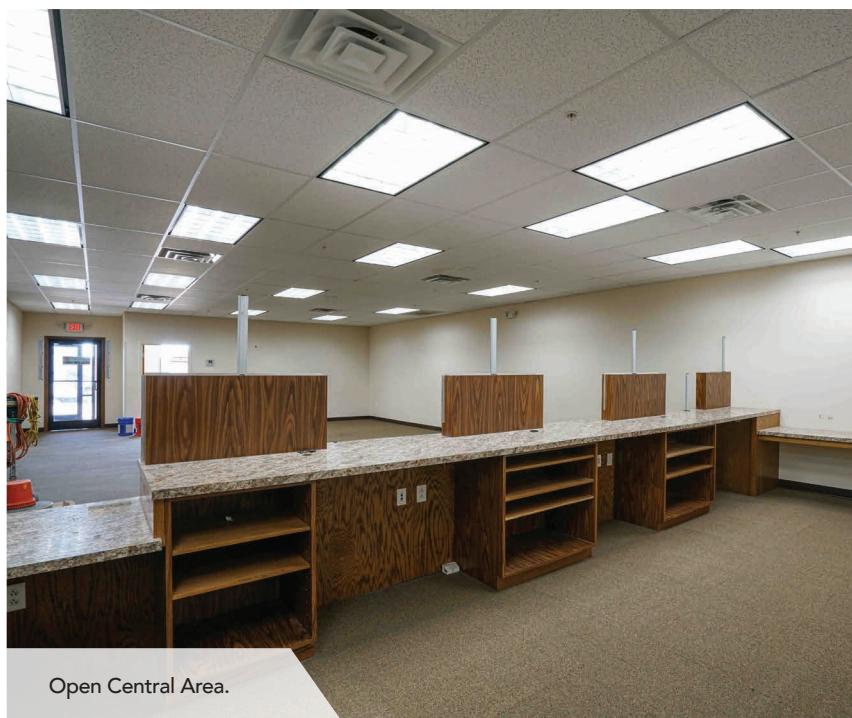


Open Central Area.

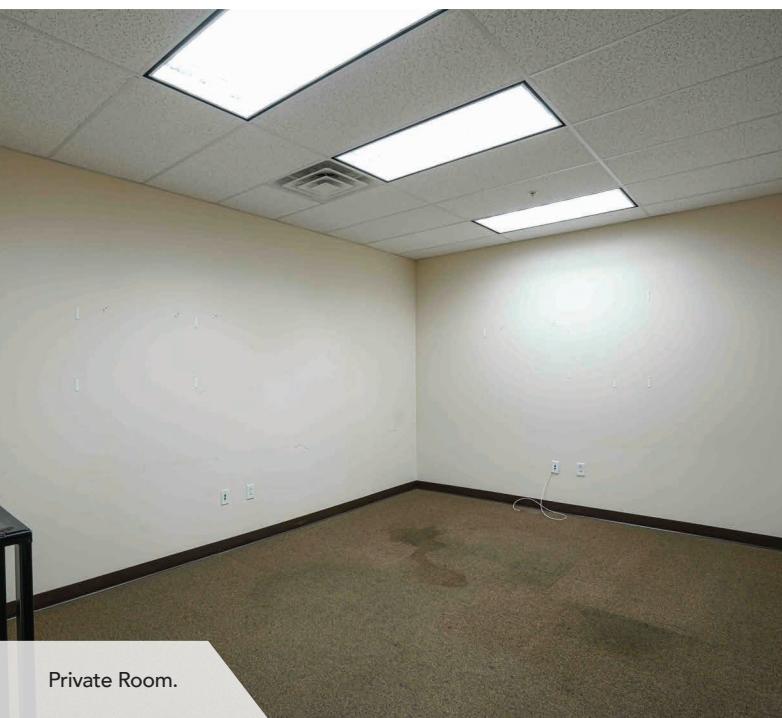
INTERIOR PHOTOS (SUITE 209)



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INTERIOR PHOTOS (SUITE 209)



Private Room.

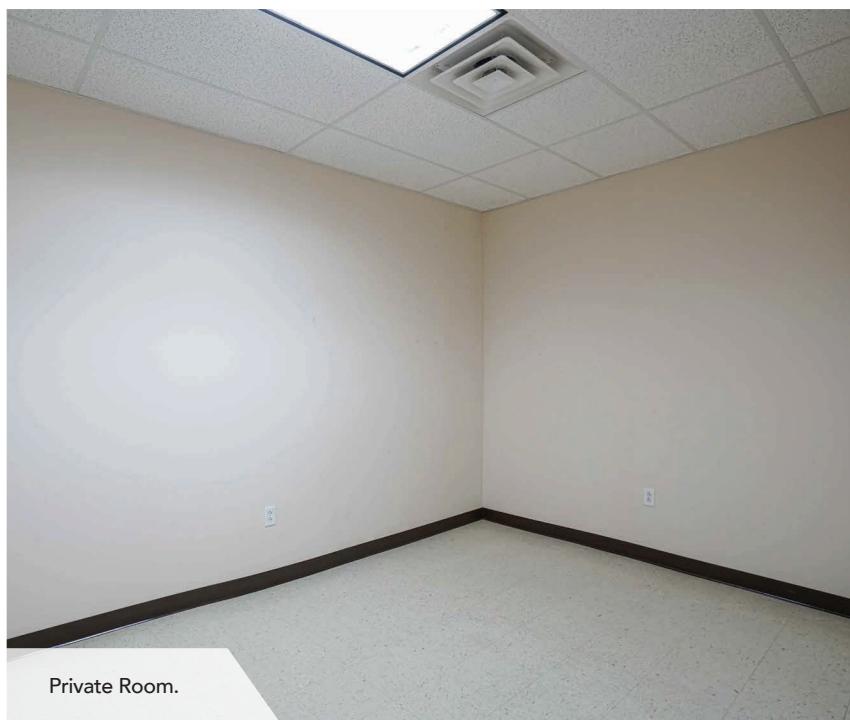


Hallway.



Roll Up Door.

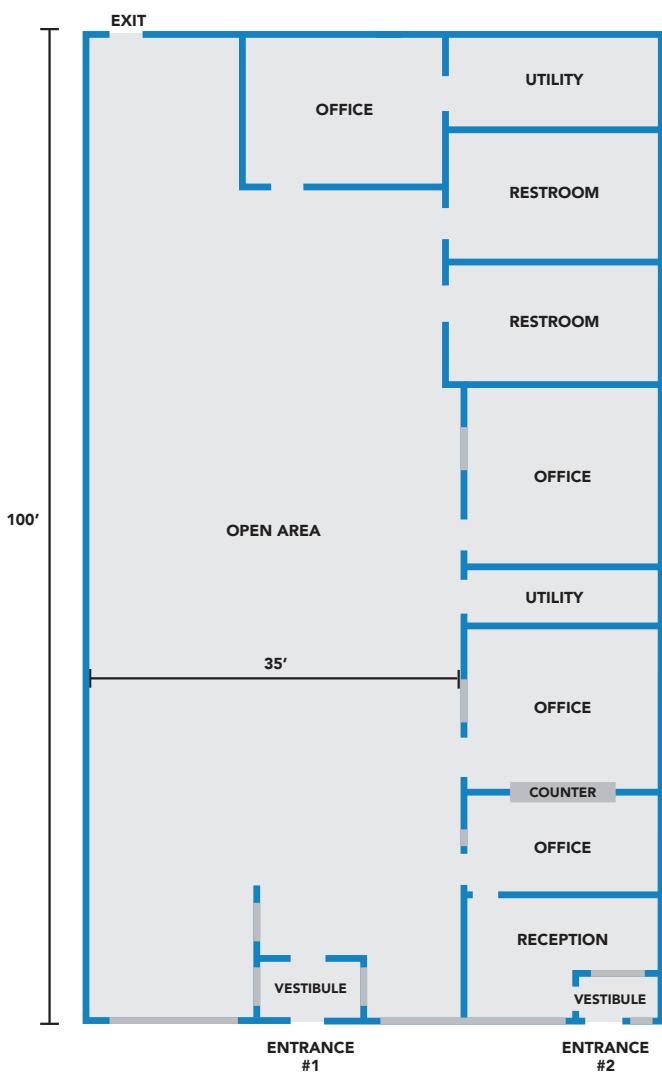
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SUITE 216

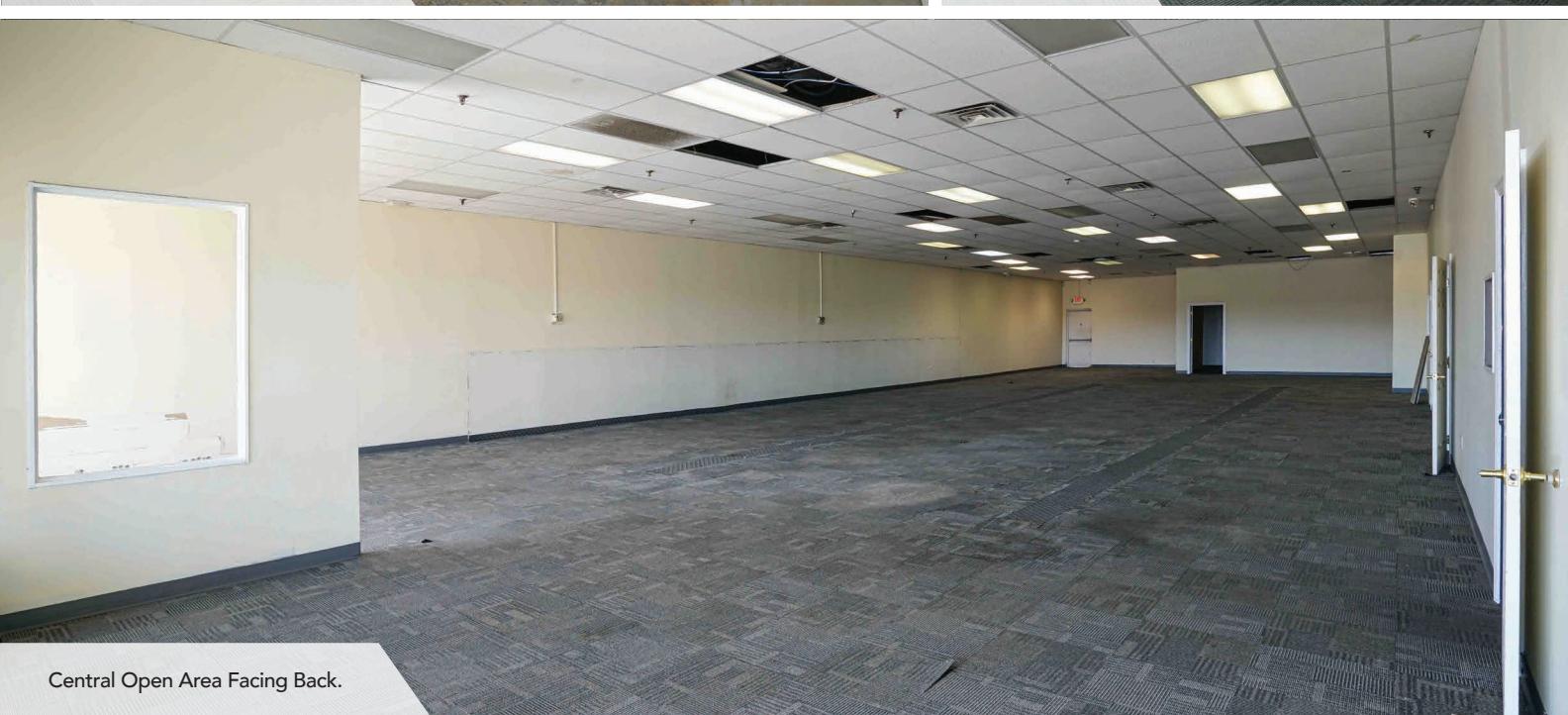
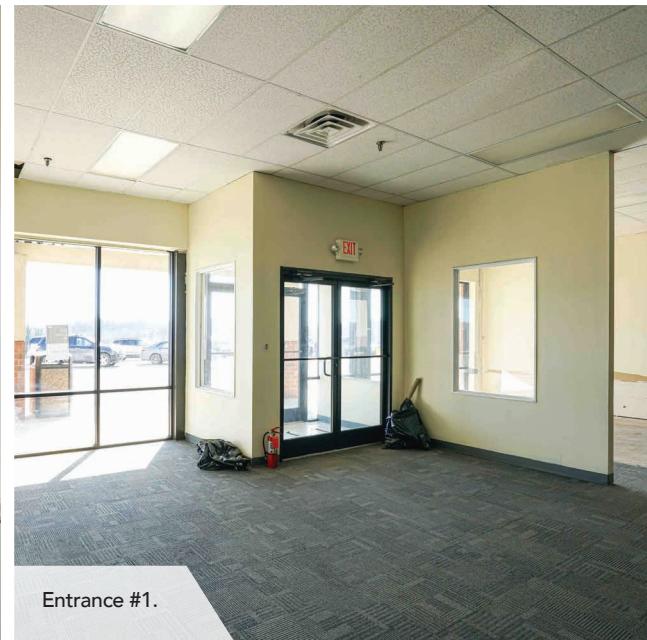
4,800 (+/-) SQUARE FEET

Suite 216 is an in-line suite containing 4,800 (+/-) square feet. This suite is positioned near the middle of the strip. The floor plan includes two entrances, a reception area, four offices, two utility rooms, two restrooms and a large open area. An exit door is located at the back of the suite. Finishes to the suite include drywall walls throughout, drop ceilings, carpet and vinyl tile flooring, and fluorescent lighting.

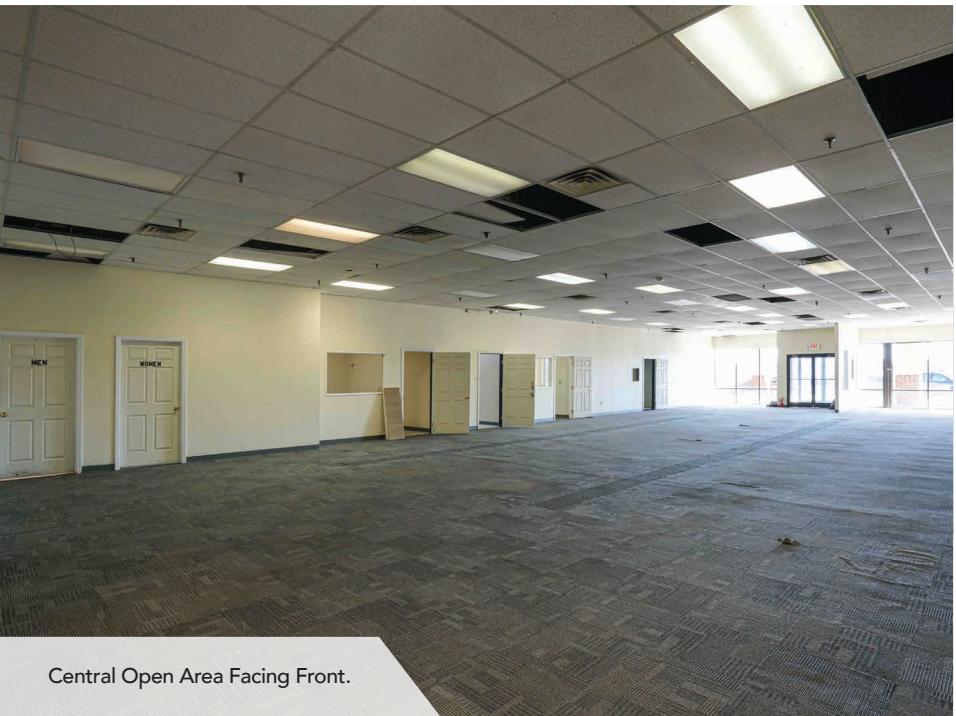


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INTERIOR PHOTOS (SUITE 216)



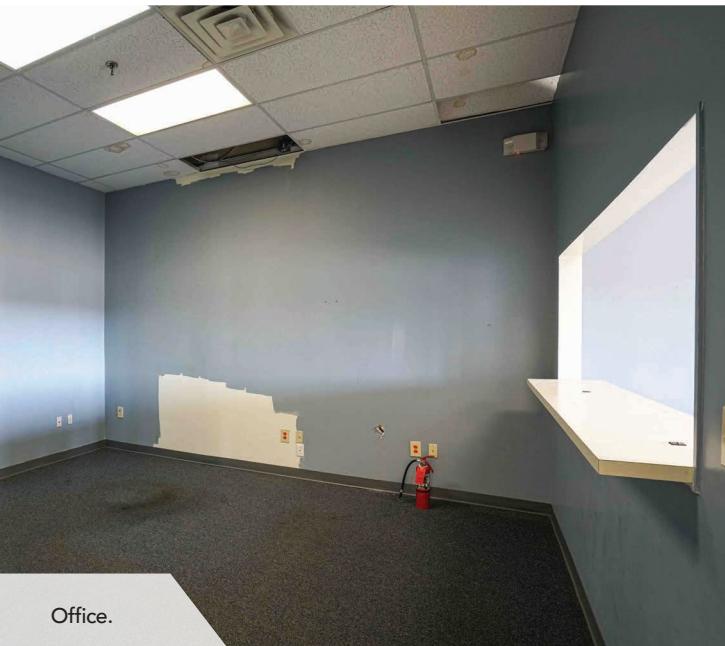
INTERIOR PHOTOS (SUITE 216)



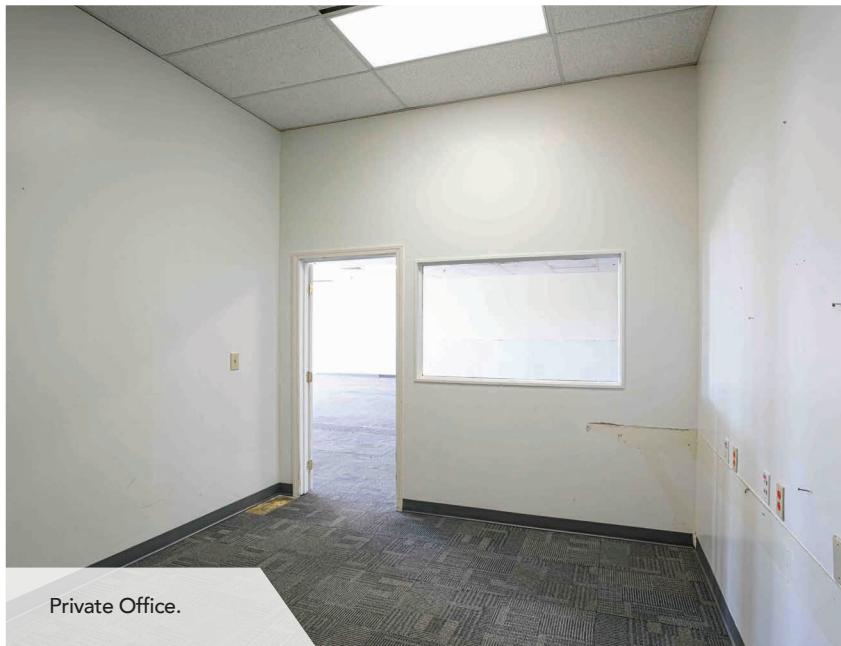
Central Open Area Facing Front.



Entrance #2 / Reception.

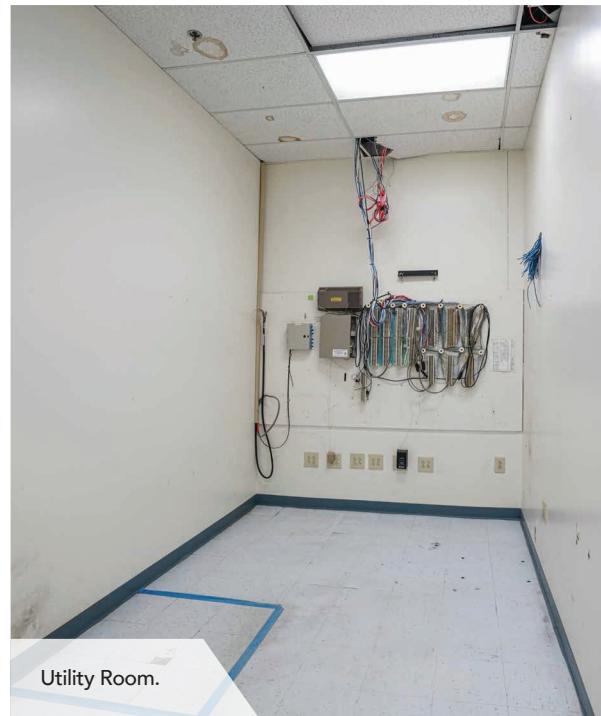
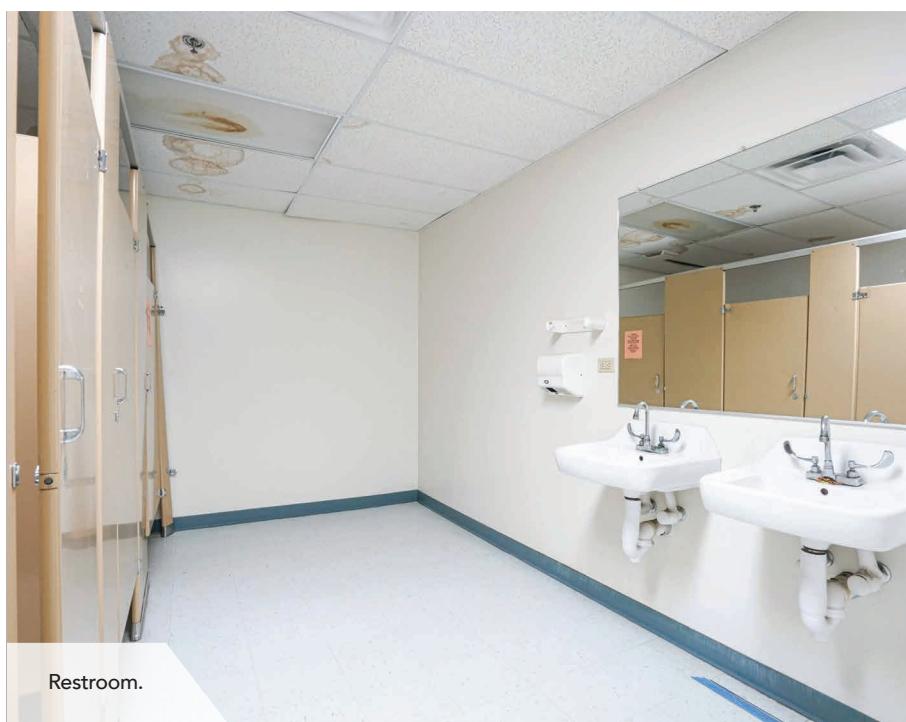


Office.



Private Office.

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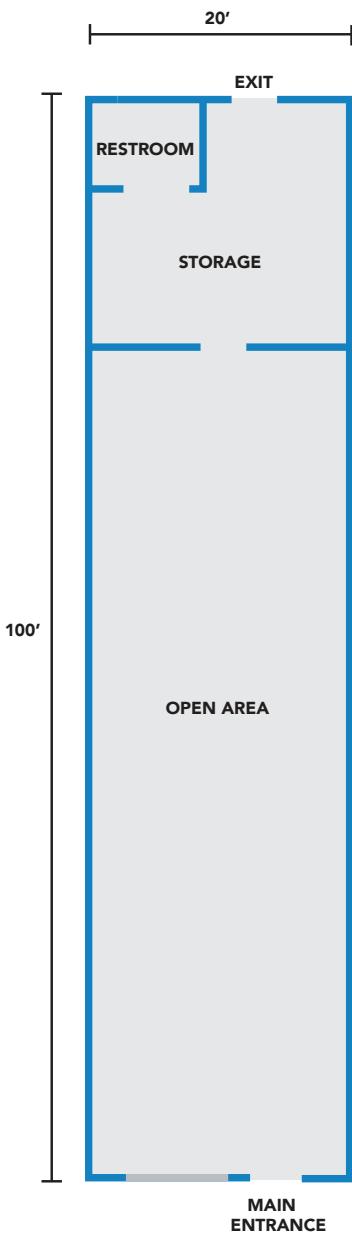


SUITE 217

2,000 (+/-) SQUARE FEET

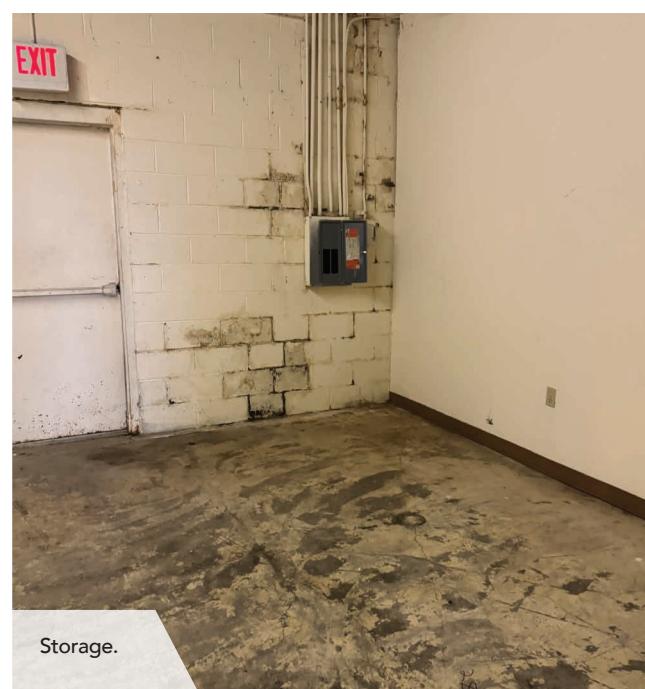
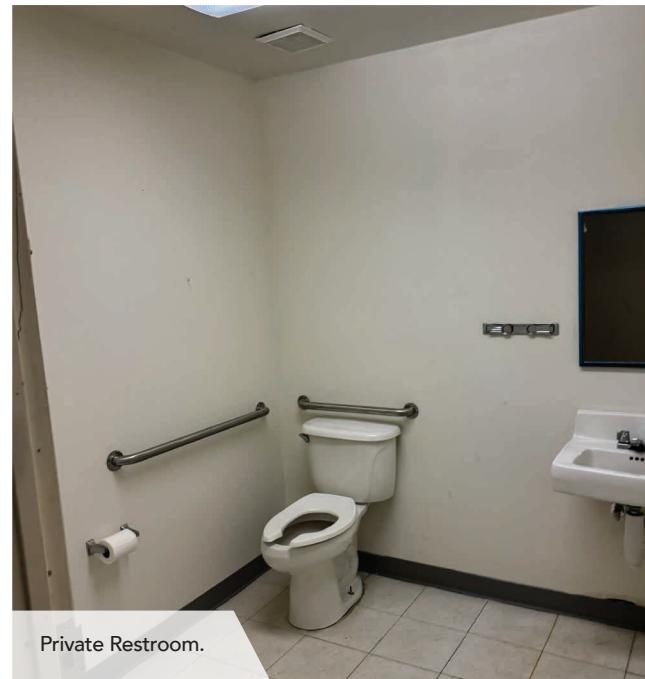
Suite 217 is an in-line suite containing 2,000 (+/-) square feet. This suite is positioned near the middle of the strip. The floor plan includes a large open area in the front and an unfinished storage area in the back with private restroom. An exit door is located at the back of the suite.

Finishes to the suite include drywall walls throughout, drop ceilings in the front of the suite with exposed ceilings in the storage area, carpet flooring, and fluorescent lighting.



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INTERIOR PHOTOS (SUITE 217)

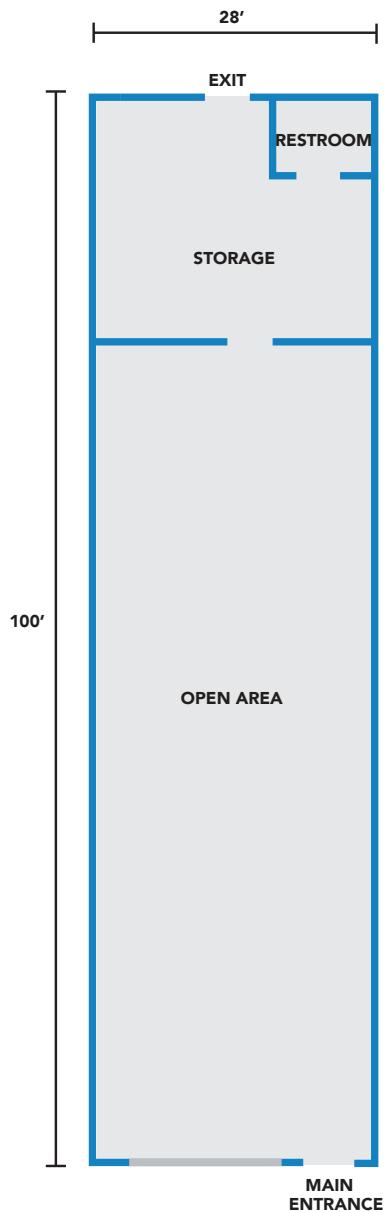


SUITE 219

2,800 (+/-) SQUARE FEET

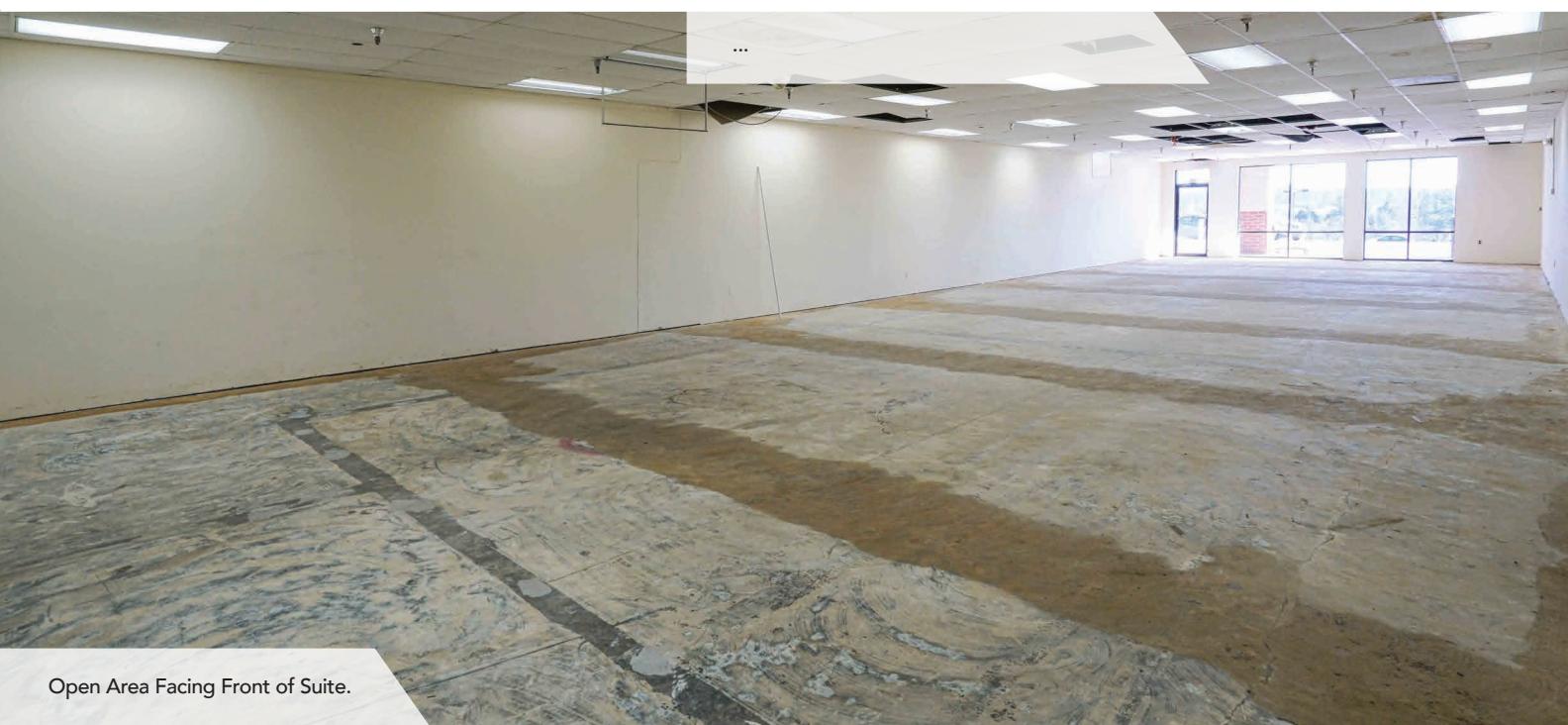
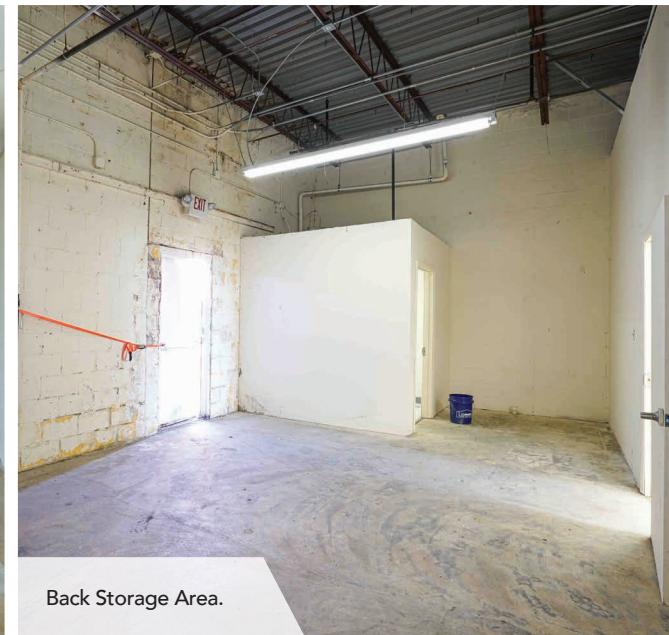
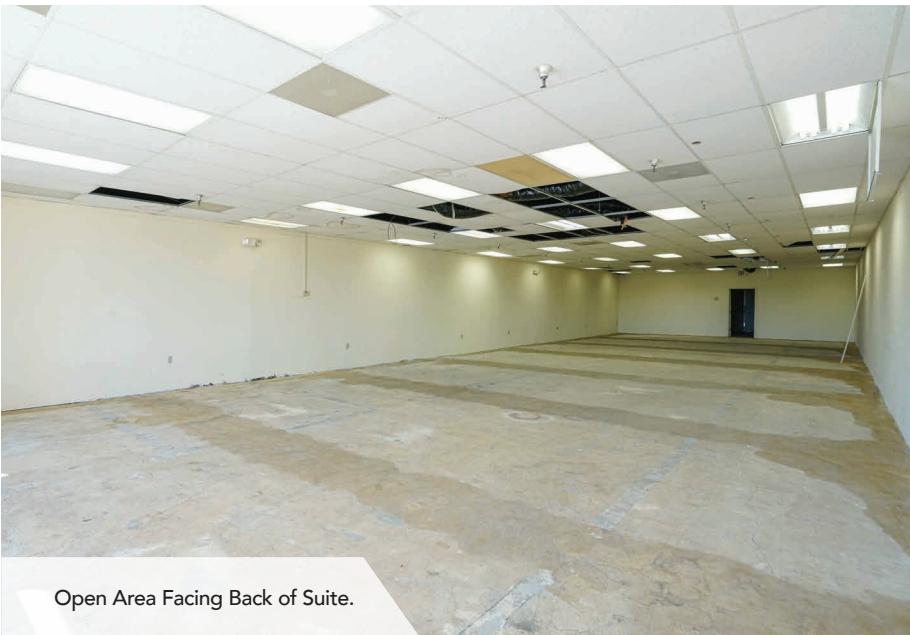
Suite 219 is an in-line suite containing 2,800 (+/-) square feet. This suite is positioned near the middle of the strip. The floor plan includes a large open area in the front and an unfinished storage area in the back with private restroom. An exit door is located at the back of the suite.

Finishes to the suite include drywall walls throughout, drop ceilings in the front of the suite with exposed ceilings in the storage area, concrete flooring, and fluorescent lighting.



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INTERIOR PHOTOS (SUITE 219)



AERIALS



Aerial Photo Facing North.

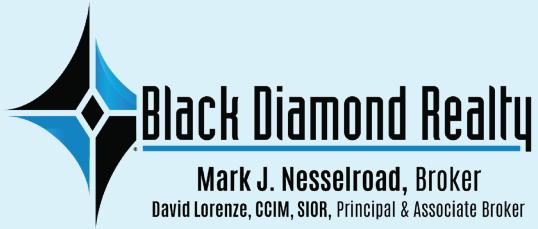


Aerial Photo Facing East.

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Aerial Photo Facing Northeast.



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