



FOR LEASE
OFFICE SUITES
MARKETING FLYER



100 VILLAGE DRIVE, SUITES 201 & 301
WHITE HALL, WV 26554



100 VILLAGE DRIVE



EXIT 132

WALMART SUPERCENTER

MIDDLETOWN COMMONS

TABLE OF CONTENTS

Property Overview / Specifications Introduction of property and specifications of the building, utilities, access and signage.	02
Location and Trend Analysis / Aerial Photo Detailed description, aerial photo of the location and its proximity to surrounding businesses.	04
Demographics Demographics and key facts pertaining to the property within a three, five and ten mile radius.	06
Suite 201: Floor Plan / Interior Photos Description, floor plan and interior photos of Suite 201.	08
Suite 301: Floor Plan / Interior Photos Description, floor plan and interior photos of Suite 301.	10
Exterior Photos Exterior photos of the building.	16
Aerial Photos Aerial photos of the property from various heights and angles.	17



OFFICE SUITES FOR LEASE

LEASE RATE / \$17.50 / SQ FT

LEASE STRUCTURE / MODIFIED GROSS

GROSS SQUARE FEET / 4,185 SQ FT

SUITE 201: 2,660 SQ FT (2ND FLOOR)

SUITE 301: 1,525 SQ FT (3RD FLOOR)

GROSS BUILDING SIZE / 14,880 SQ FT

ZONING / NO ZONING

PROPERTY TYPE / OFFICE BUILDING

**PROPERTY FEATURES / CLOSE TO MANY
AMENITIES, ELEVATOR, AMPLE PARKING,
PRIVATE OFFICES, SPACIOUS FLOOR PLANS**

100 VILLAGE DRIVE, SUITES 201 & 301 WHITE HALL, WV 26554

100 Village Drive is a well-maintained, three-story office building offering two professional suites available for lease in a highly accessible location. Suite 201, located on the second floor, comprises approximately 2,660 (+/-) square feet, while Suite 301 on the third floor offers approximately 1,525 (+/-) square feet. Both suites feature efficient layouts with private offices, exam rooms, ample storage, and are well suited for medical, professional, or administrative users. Tenants benefit from a large on-site parking lot accommodating both employees and visitors.

The property is conveniently located just 0.9 mile from Interstate 79 at Exit 132 and is in close proximity to a variety of nearby amenities, including Middletown Commons, providing added convenience for staff and clients alike.

FOR LEASE
OFFICE SUITES - LOCATED 0.9 MILE OFF I-79, EXIT 132
100 VILLAGE DRIVE, SUITES 201 & 301 · WHITE HALL, WV 26554 · TWO SUITES AVAILABLE

PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

Built in 1996, the property consists of a 14,180 (+/-) square foot, three-story office building offering a functional and professional environment. The building features ground-floor access from both the first and third floors, along with an on-site elevator providing convenient access to all levels.

Interiors benefit from ample natural light and are configured with private offices, creating an efficient and comfortable workspace. An attractive exterior and a well-maintained condition further enhance the building's professional appeal, making it well suited for a variety of office and professional users.

INGRESS / EGRESS / PARKING

The property features approximately 50 on-site parking spaces within a newly paved parking lot, providing ample and convenient parking for both employees and visitors. Two separate parking areas offer ground-floor access to the building, allowing for easy ingress and egress and enhanced accessibility for a variety of users.

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Peoples Gas
Water	City of Fairmont
Sewer	White Hall Public Service District
Trash	Republic
Cable / Internet	Comcast

SIGNAGE

Along Old Hickory Drive there is a post and panel multi-tenant sign available to tenants in addition to a separate sign identifying the building itself, Village Center.



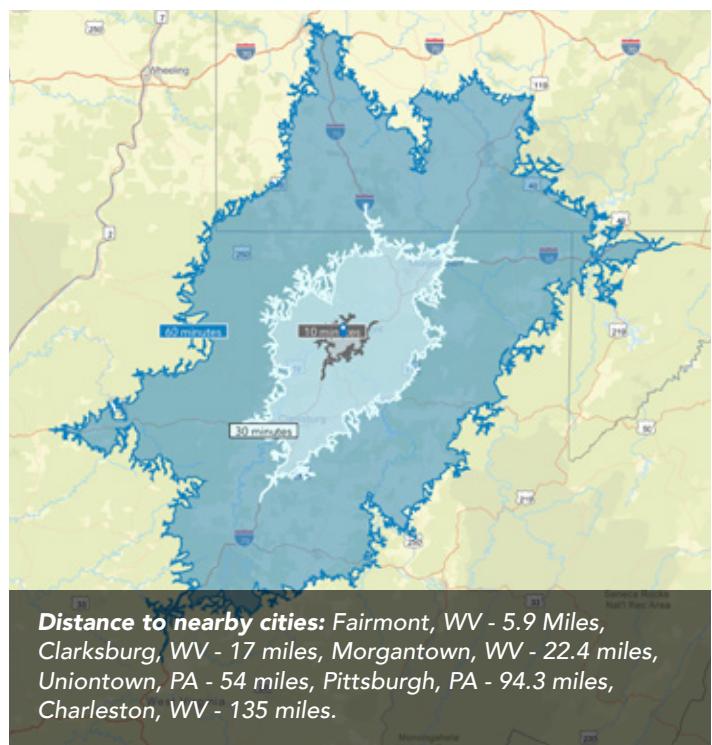
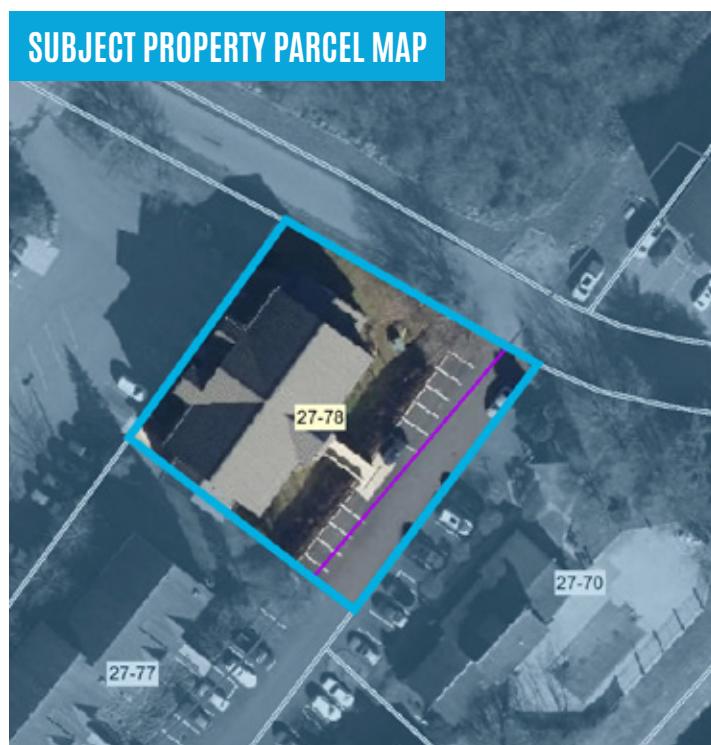
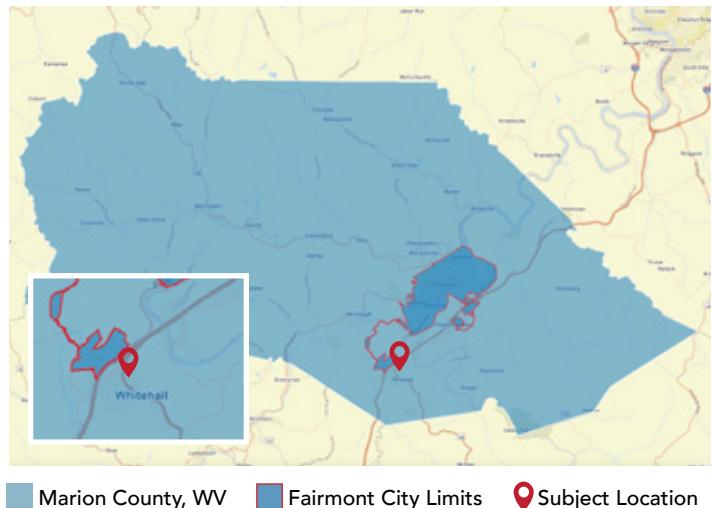
LOCATION ANALYSIS

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 White Hall** has a total population of 681 and a median household income of \$77,352. Total number of businesses is 215.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2026.



FOR LEASE
 OFFICE SUITES - LOCATED 0.9 MILE OFF I-79, EXIT 132
 100 VILLAGE DRIVE, SUITES 201 & 301 · WHITE HALL, WV 26554 · TWO SUITES AVAILABLE

AERIAL PHOTO



The aerial above was taken facing west. Several of the most popular surrounding locations have been highlighted. Referenced with a yellow star, 100 Village Drive is located approximately 0.9 mile from I-79 (Exit 132).

Along Route 250 there is an average daily traffic count of 25,140 vehicles per day. (Provided by Esri and Data Axle, 2021).

- 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 Hardee's
- ⑭ DQ Grill & Chill Restaurant
- ⑮ Firehouse Subs
- ⑯ Middletown Mall
- 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

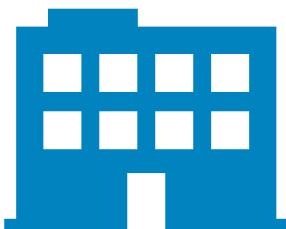
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



10,346

Total Population



487

Businesses



12,010

Daytime Population



\$227,649

Median Home Value



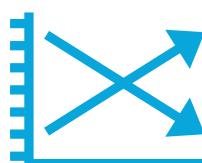
\$40,453

Per Capita Income



\$72,188

Median Household Income



-0.3%

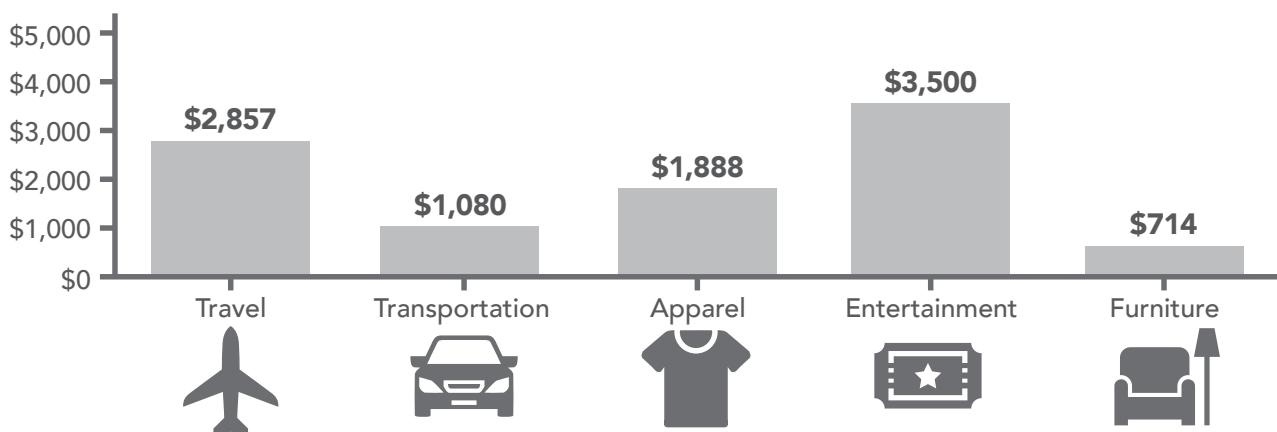
2025-2030 Pop Growth Rate



4,889

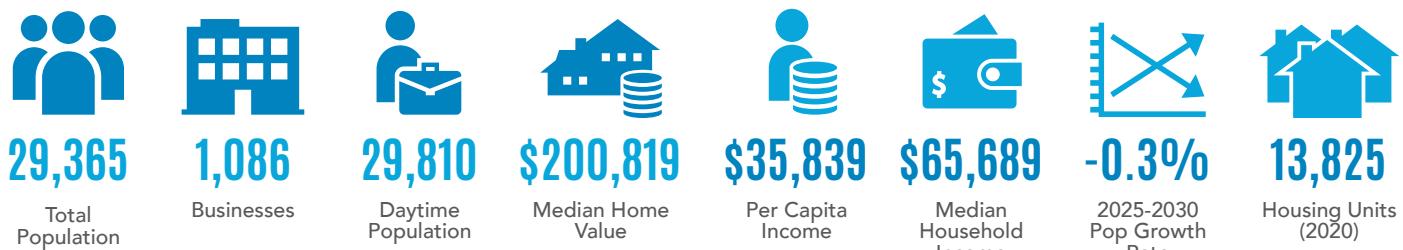
Housing Units (2020)

KEY SPENDING FACTS

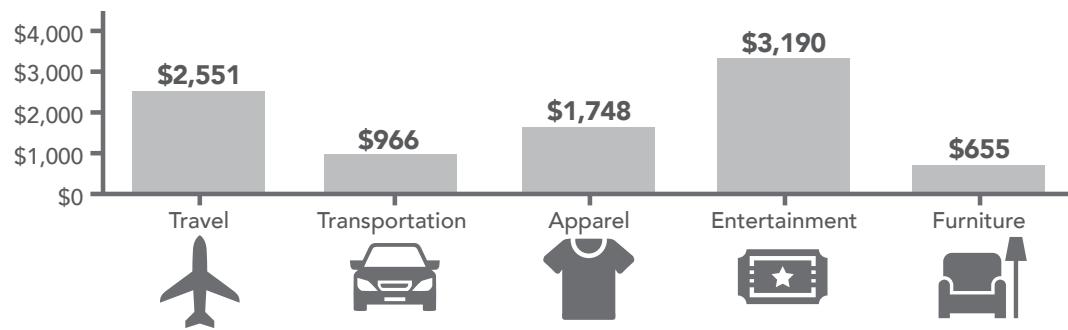


These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axe. The vintage of the data is 2025, 2030. Spending facts are average annual dollar per household.

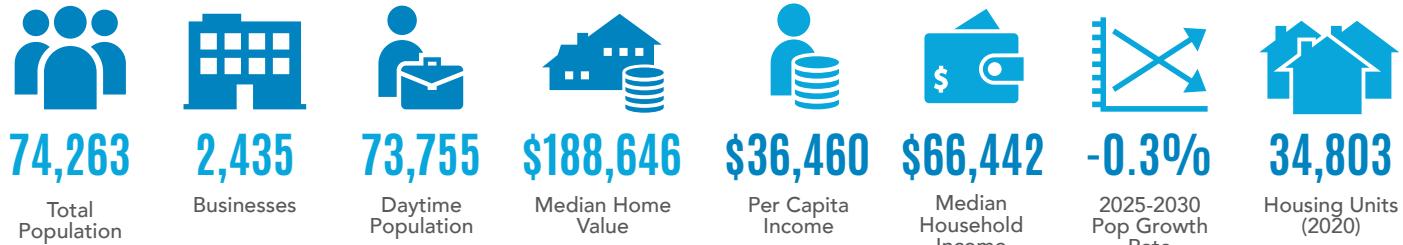
5 MILE RADIUS



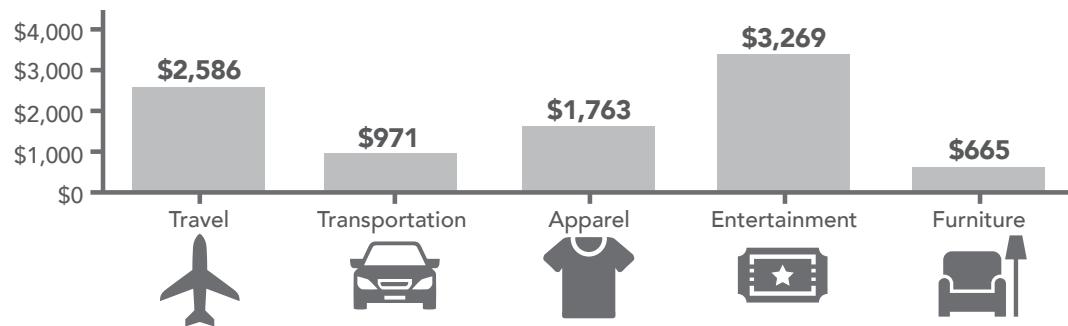
KEY SPENDING FACTS



10 MILE RADIUS

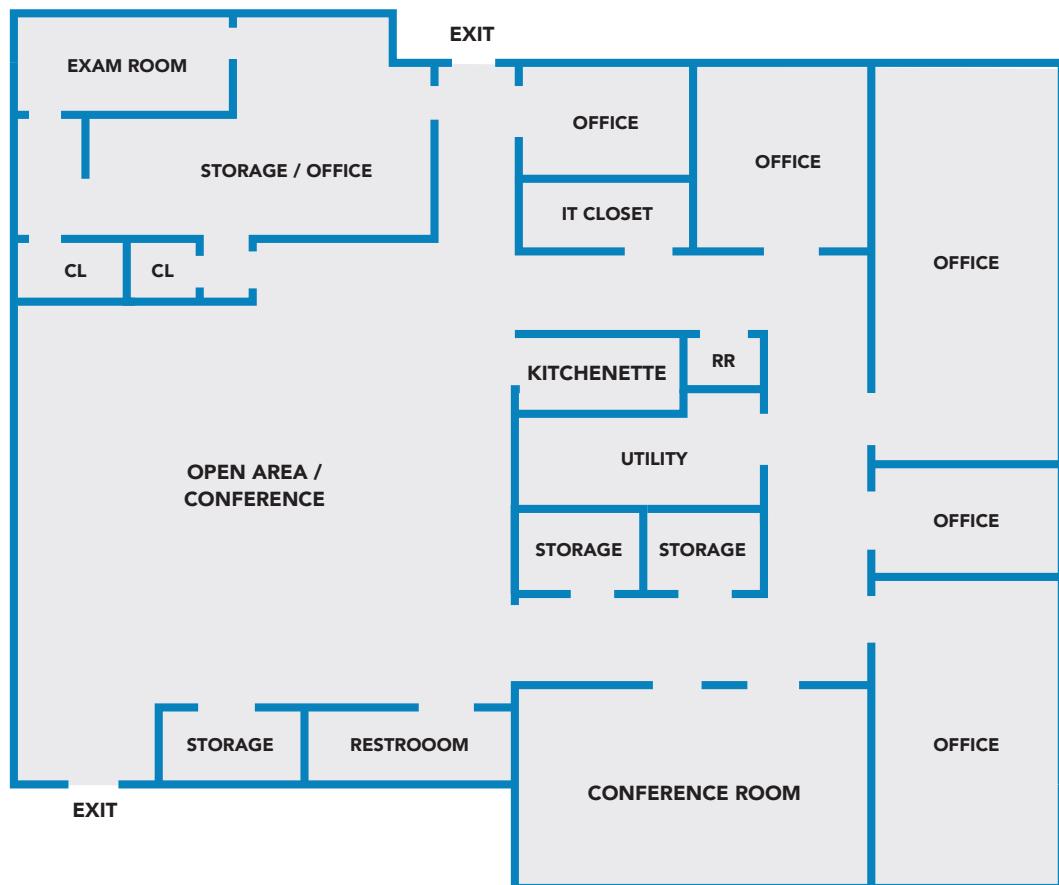


KEY SPENDING FACTS



SUITE 201: FLOOR PLAN

2,660 SQUARE FEET



FOR LEASE
OFFICE SUITES - LOCATED 0.9 MILE OFF I-79, EXIT 132
100 VILLAGE DRIVE, SUITES 201 & 301 · WHITE HALL, WV 26554 · TWO SUITES AVAILABLE



Office.



Office / Storage.

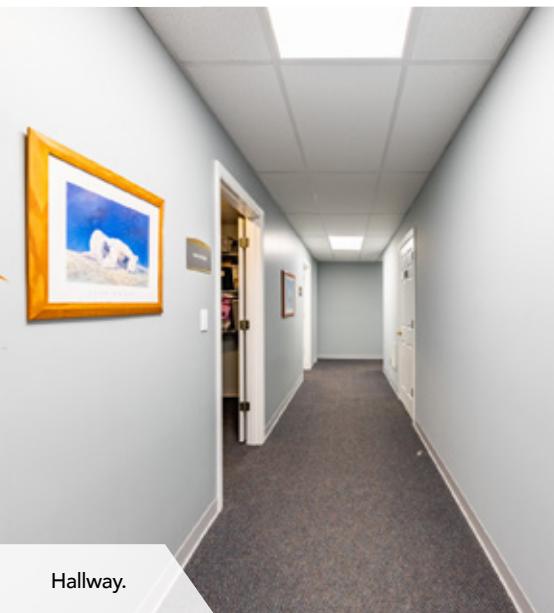


Open Area / Conference.

SUITE 201: INTERIOR PHOTOS



Office.

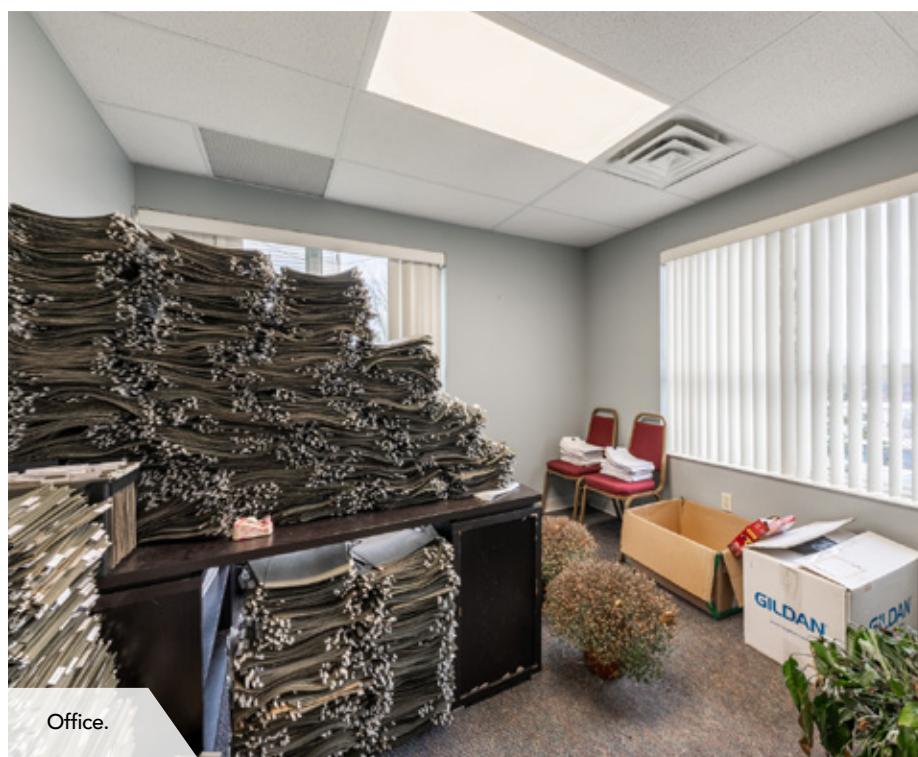


Hallway.



Office.

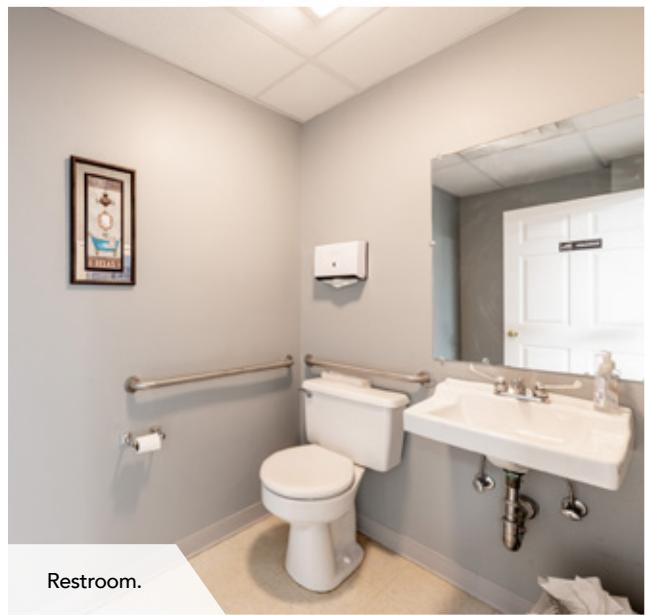
FOR LEASE
OFFICE SUITES - LOCATED 0.9 MILE OFF I-79, EXIT 132
100 VILLAGE DRIVE, SUITES 201 & 301 · WHITE HALL, WV 26554 · TWO SUITES AVAILABLE



Office.



Storage.



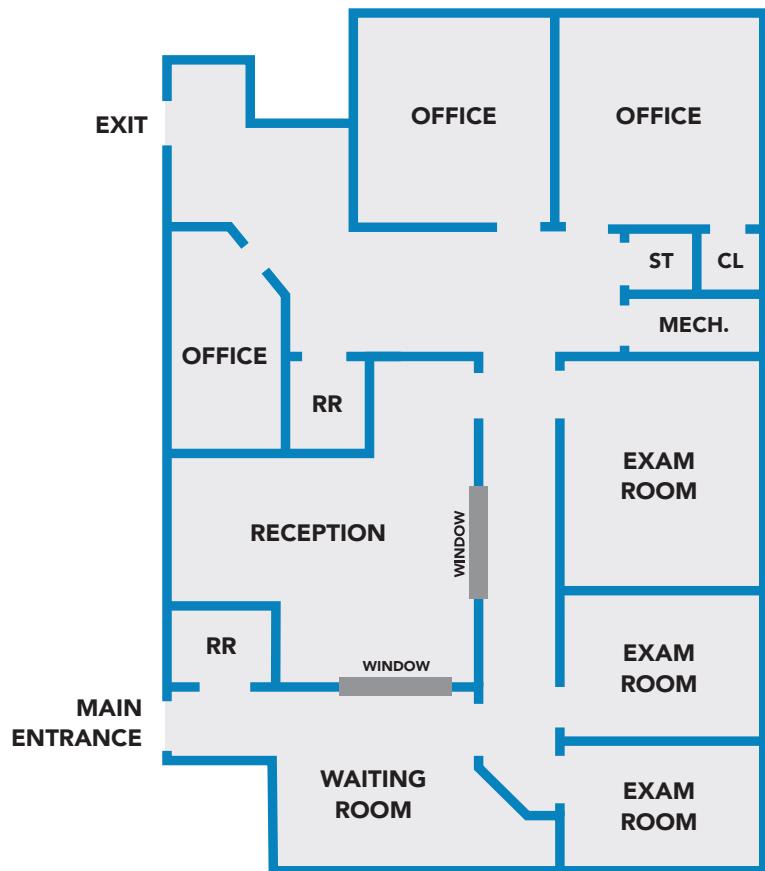
Restroom.



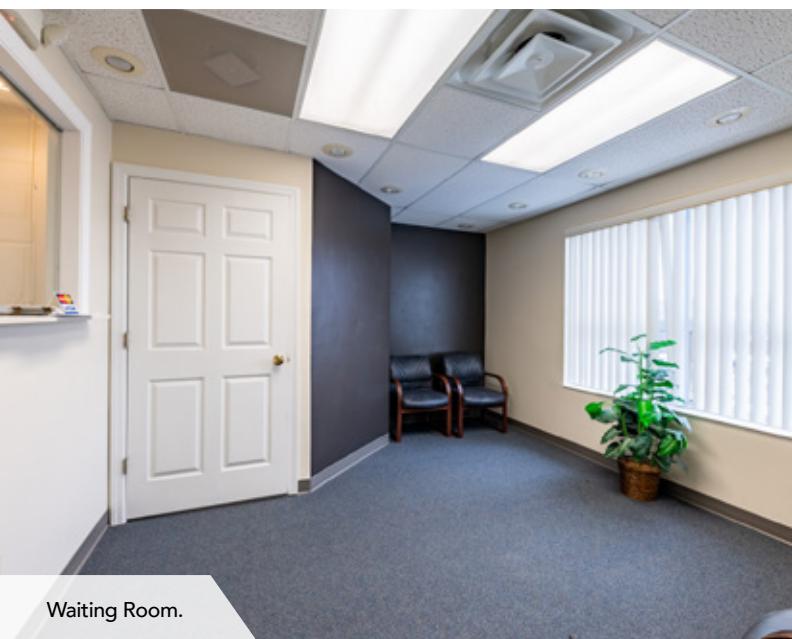
Office.

SUITE 301: FLOOR PLAN

1,525 SQUARE FEET



FOR LEASE
OFFICE SUITES - LOCATED 0.9 MILE OFF I-79, EXIT 132
100 VILLAGE DRIVE, SUITES 201 & 301 · WHITE HALL, WV 26554 · TWO SUITES AVAILABLE



Waiting Room.

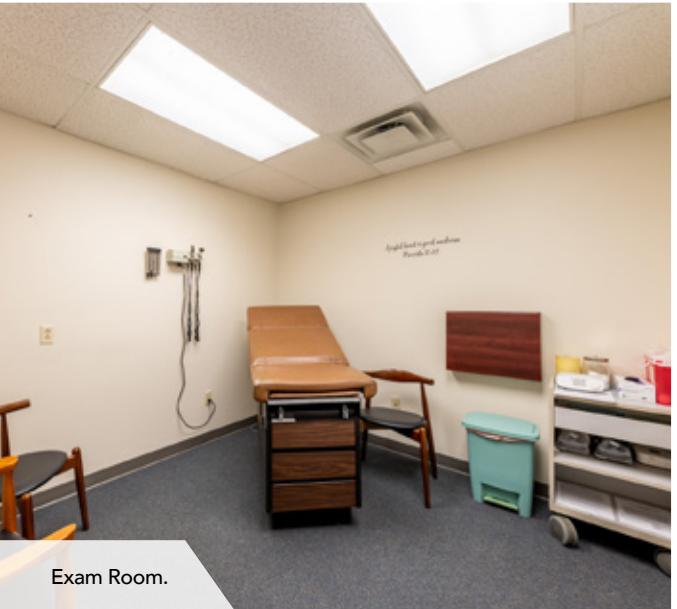


Waiting Room.

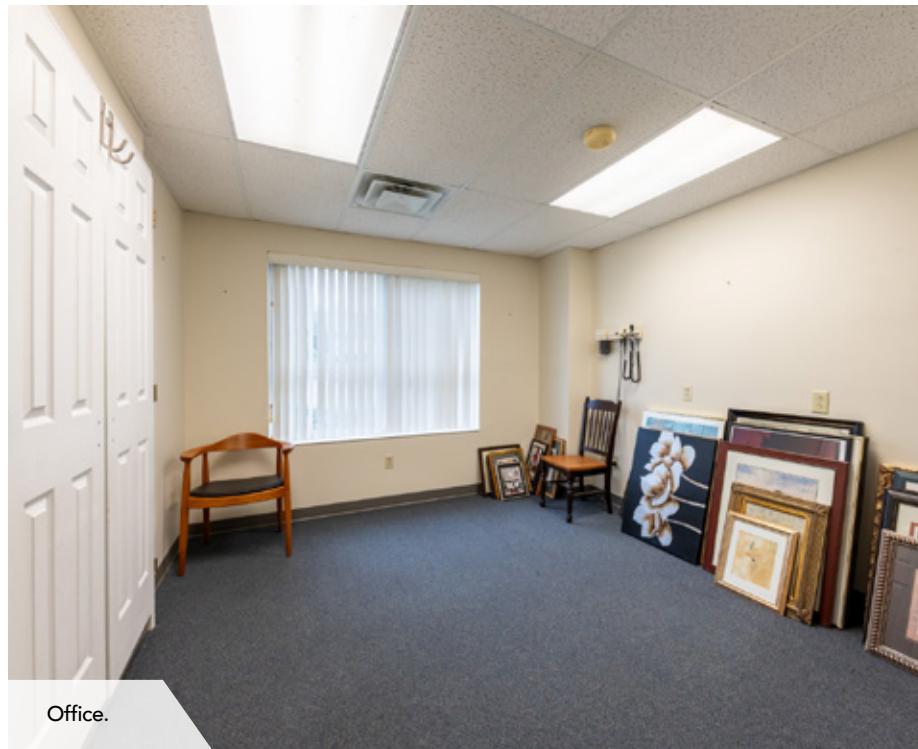


Reception.

SUITE 301: INTERIOR PHOTOS



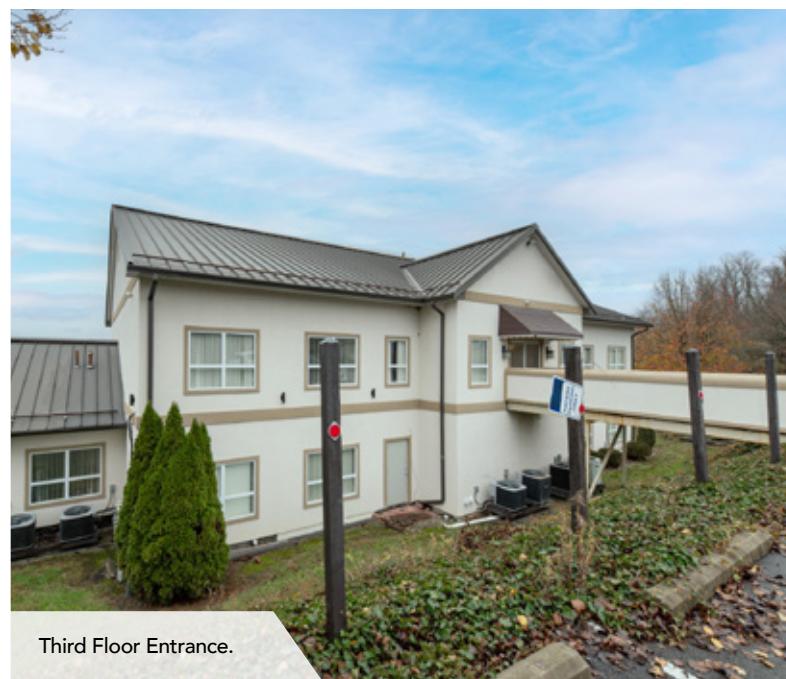
FOR LEASE
OFFICE SUITES - LOCATED 0.9 MILE OFF I-79, EXIT 132
100 VILLAGE DRIVE, SUITES 201 & 301 · WHITE HALL, WV 26554 · TWO SUITES AVAILABLE



EXTERIOR PHOTOS



First Floor Entrance.



Third Floor Entrance.



First Floor Entrance.

FOR LEASE
OFFICE SUITES - LOCATED 0.9 MILE OFF I-79, EXIT 132
100 VILLAGE DRIVE, SUITES 201 & 301 · WHITE HALL, WV 26554 · TWO SUITES AVAILABLE

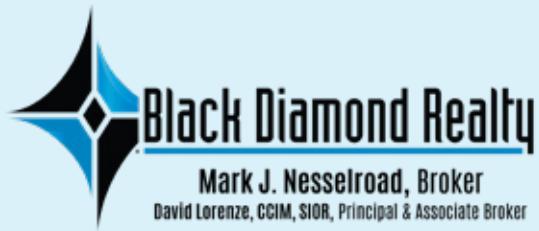
AERIAL PHOTOS



Aerial Facing Southeast.



Aerial Facing North Towards I-79.



Mark J. Nesselroad, Broker
David Lorenze, CCIM, SIOR, Principal & Associate Broker

CONTACT BLACK DIAMOND REALTY

1399 Stewartstown Road, Suite 150

Morgantown, WV 26505

P. 304.413.4350 | **F.** 304.599.3285

BlackDiamondRealty.net

PRIMARY CONTACT

Jeff Stenger, Senior Associate

M. 301.237.0175

jstenger@blackdiamondrealty.net