



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

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OFFICE SUITES FOR LEASE

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

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 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.

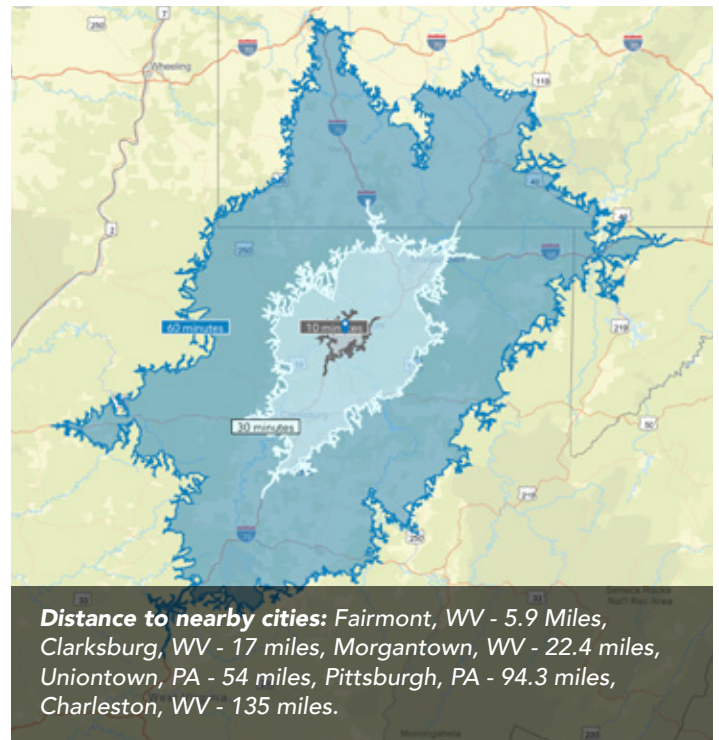
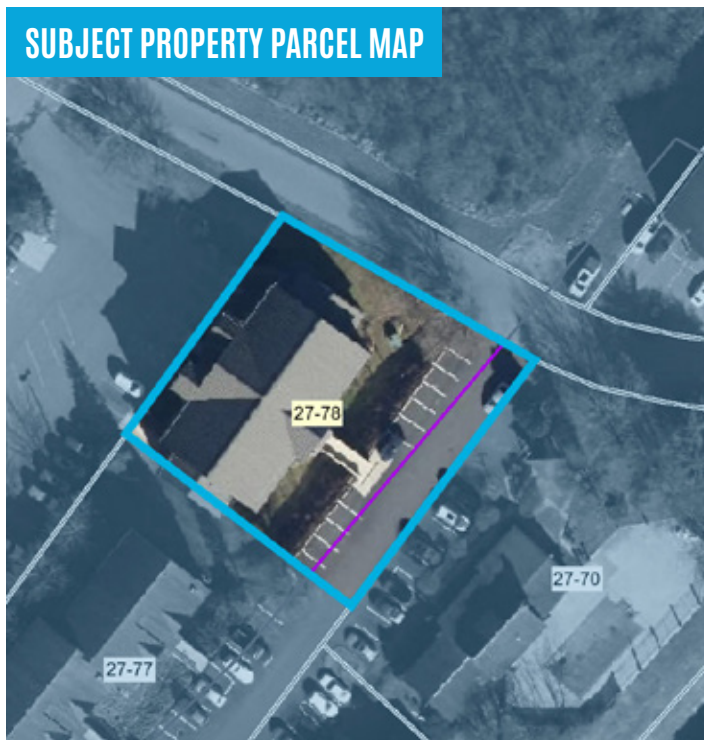
Marion County has a total population of 55,018 and a median household income of \$64,873. Total number of businesses is 1,701.

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 .



Marion County, WV Fairmont City Limits Subject Location



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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 | 16 Middletown Mall |
| 2 Mon Health Equipment & Supplies | 17 Applebee's |
| 3 WCO Flooring America | 18 Fairfield Inn & Suites |
| 4 UPS Worldwide Express Freight Center | 19 Dan Cava Toyota World |
| 5 White Hall Pharmacy | 20 Robert H. Mollohan Research Center |
| 6 Pickup City Inc | 21 Pierpont Community & Technical College |
| 7 Walmart Supercenter | 22 Alan B. Mollohan Innovation Center |
| 8 McDonald's | 23 NASA IV&V Facility |
| 9 Urse Dodge Chrysler Jeep Ram | 24 Mon Power |
| 10 Cummins Sales and Service | 25 Fairmont Tool |
| 11 Jarco Enterprises | 26 Architectural Interior Products |
| 12 Sherwin-Williams Paint Store | 27 Pepsi-Cola |
| 13 Hardee's | 28 Applied Industrial Technologies |
| 14 DQ Grill & Chill Restaurant | 29 Capital Doors |
| 15 Firehouse Subs | 30 Lyon Conklin & Co Inc |

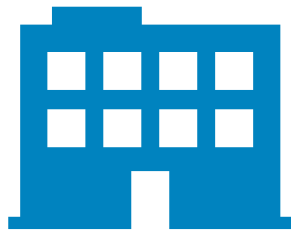
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



10,346

Total
Population



487

Businesses



12,010

Daytime
Population



\$227,649

Median Home
Value



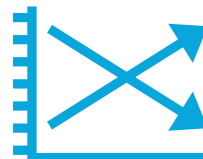
\$40,453

Per Capita
Income



\$72,188

Median Household
Income



-0.3%

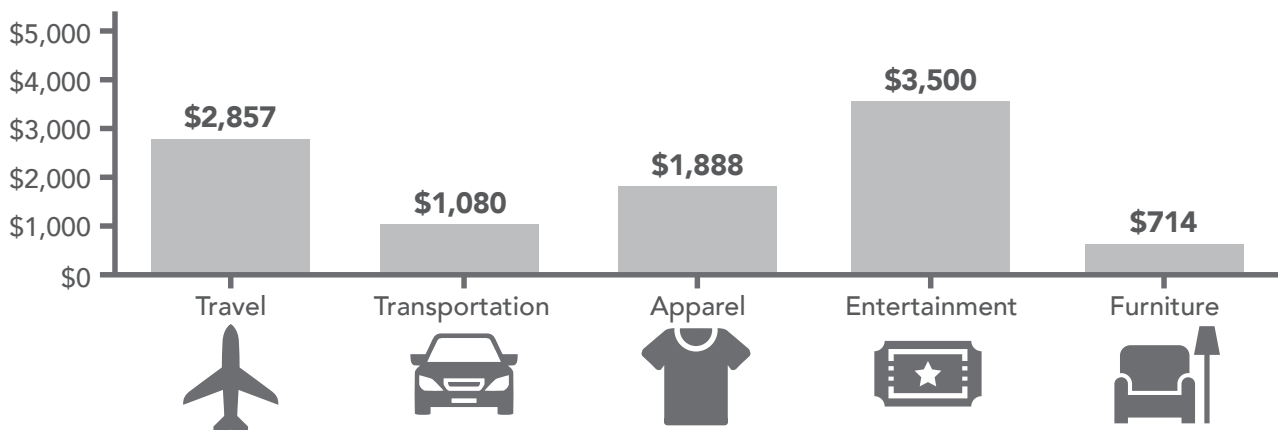
2025-2030
Pop Growth Rate



4,889

Housing Units
(2020)

KEY SPENDING FACTS



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

5 MILE RADIUS



29,365

Total
Population



1,086

Businesses



29,810

Daytime
Population



\$200,819

Median Home
Value



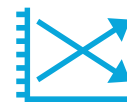
\$35,839

Per Capita
Income



\$65,689

Median
Household
Income



-0.3%

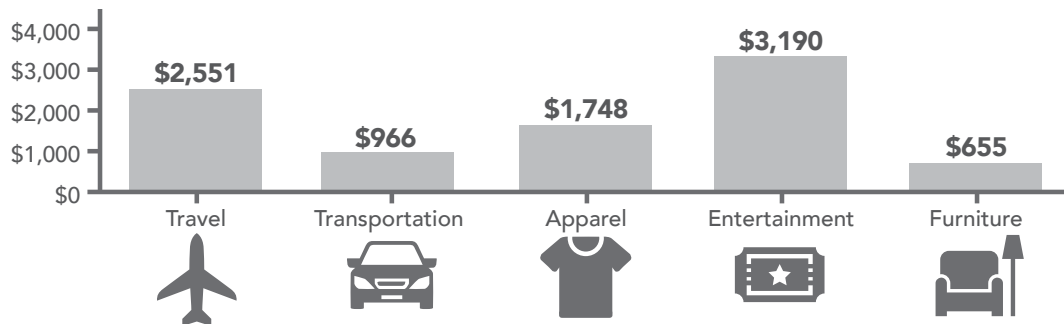
2025-2030
Pop Growth
Rate



13,825

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



74,263

Total
Population



2,435

Businesses



73,755

Daytime
Population



\$188,646

Median Home
Value



\$36,460

Per Capita
Income



\$66,442

Median
Household
Income



-0.3%

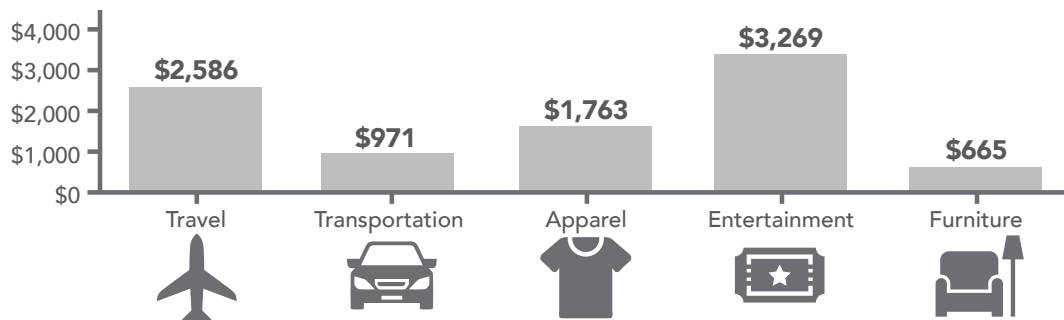
2025-2030
Pop Growth
Rate



34,803

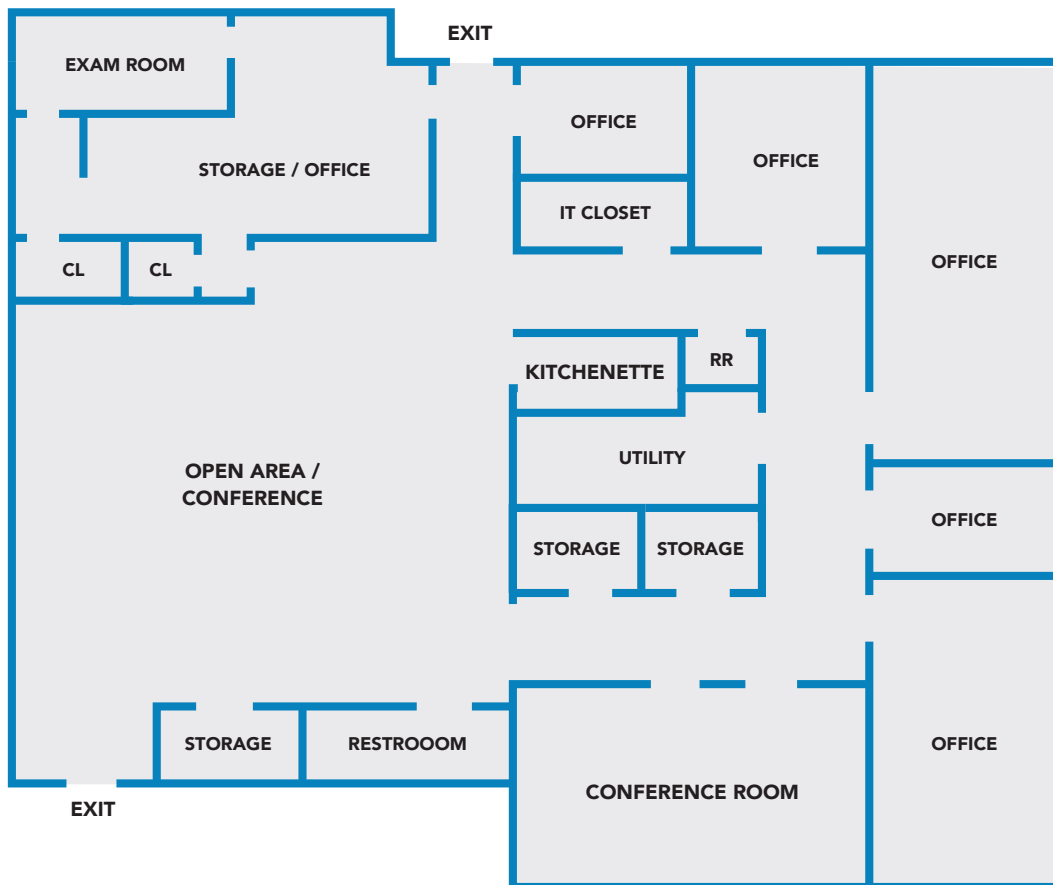
Housing Units
(2020)

KEY SPENDING FACTS



SUITE 201: FLOOR PLAN

2,660 SQUARE FEET



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Office.



Office / Storage.

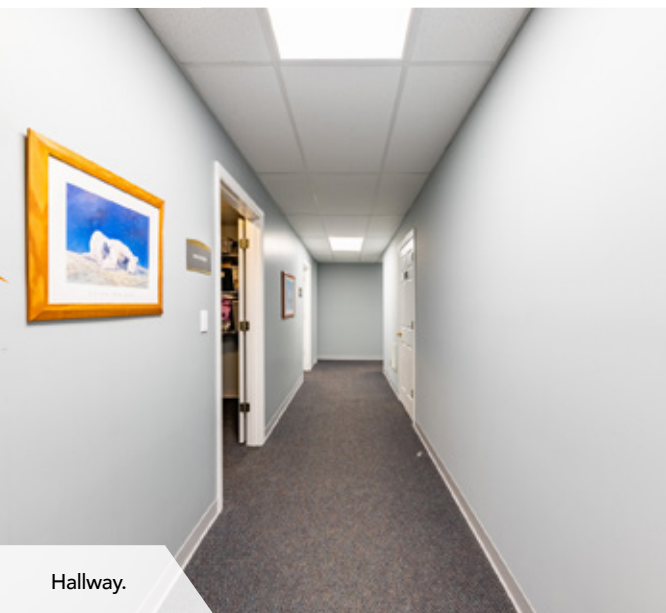


Open Area / Conference.

SUITE 201: INTERIOR PHOTOS



Office.



Hallway.



Office.

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Office.



Storage.



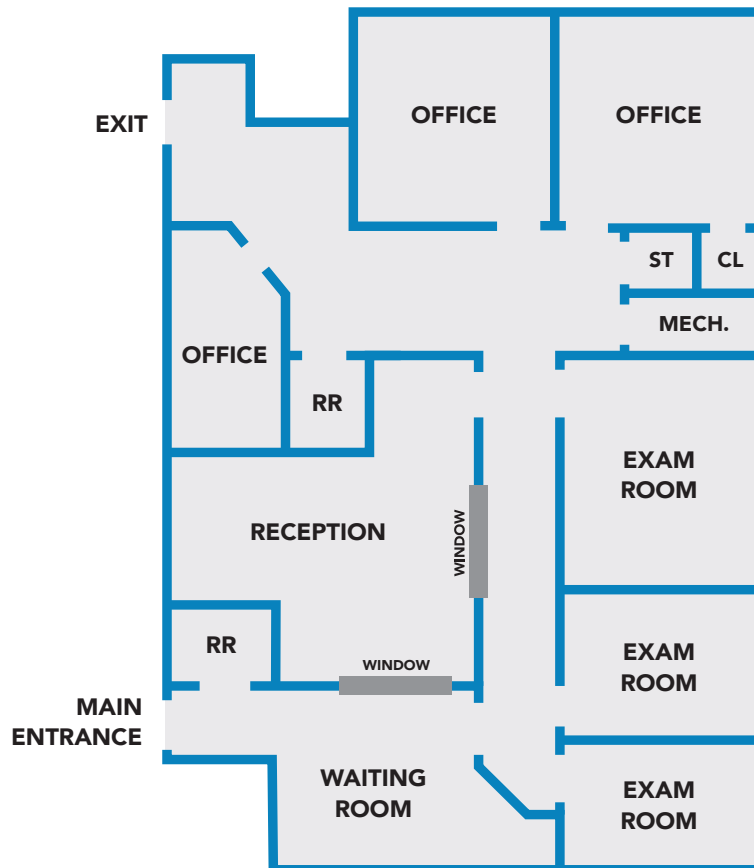
Restroom.



Office.

SUITE 301: FLOOR PLAN

1,525 SQUARE FEET



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Waiting Room.



Waiting Room.

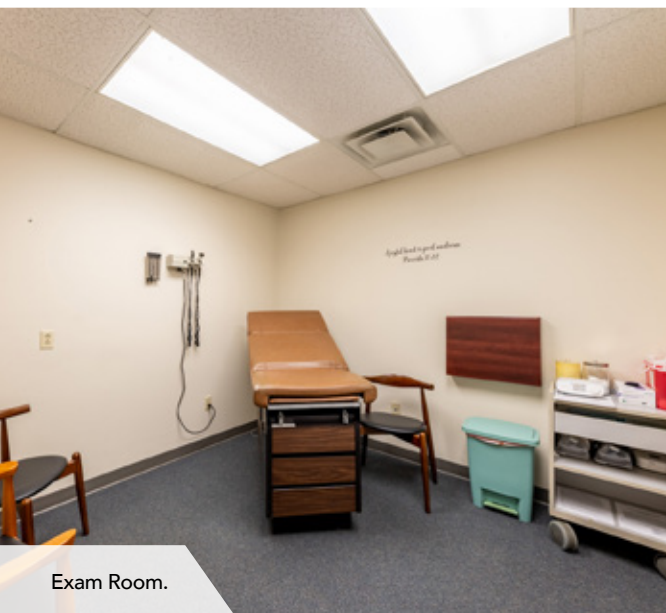


Reception.

SUITE 301: INTERIOR PHOTOS



Exam Room.



Exam Room.



Exam Room.

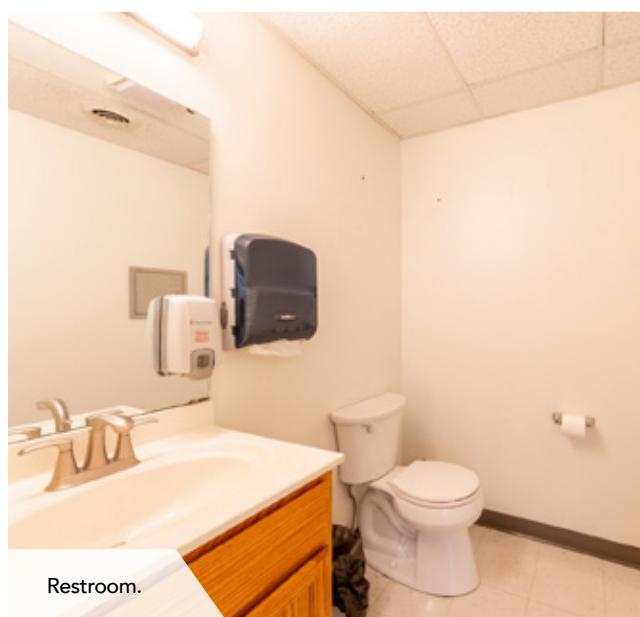
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Office.



Office.



Restroom.



Back Entrance/Exit.

EXTERIOR PHOTOS



Third Floor Entrance.



Third Floor Entrance.



First Floor Entrance.

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AERIAL PHOTOS



Aerial Facing Southeast.



Aerial Facing North Towards I-79.



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