



**FOR SALE / LEASE**  
RETAIL BUILDING  
MARKETING FLYER



**19254 SENECA TRAIL**  
**MARLINTON, WV 24954**





GLADES BUILDING SUPPLY

◆ 19254 SENECA TRAIL

2,282 VEHICLES PER DAY, 2021

POCAHONTAS IGA

MARLINTON



# TABLE OF CONTENTS

---

<b>Property Overview / Specifications</b> Introduction of property and specifications of the building, utilities and access.	02
<b>Location Analysis / Google Map</b> Detailed description, Google Map photo of the location and its proximity to surrounding businesses.	04
<b>Demographics / Key Facts</b> Demographics and key facts pertaining to the property within a three, five and ten mile radius.	06
<b>Interior Photos</b> Interior photos of the building.	08
<b>Exterior Photos</b> Exterior photos of the building from various angles.	14
<b>Aerial Photos</b> Aerial photos of the property from various heights and angles.	16

304.413.4350  
BlackDiamondRealty.net

Zach Evans,  
Associate / Salesperson  
zevans@blackdiamondrealty.net  
M. 304.276.8534



## RETAIL BUILDING FOR SALE / LEASE

## 19254 SENECA TRAIL MARLINTON, WV 24954

**SALE PRICE / \$1,540,000**

**RENTAL RATE / \$14.50 / SQ FT / YEAR**

**LEASE STRUCTURE / NNN**

**GROSS BUILDING SIZE / 11,416 SQ FT**

**GROSS LOT SIZE / 1.34 ACRES**

**CITY LIMITS / INSIDE**

**ZONING / COMMERCIAL**

**PROPERTY TYPE / RETAIL**

**PROPERTY FEATURES / LARGE PARKING LOT, EXCELLENT VISIBILITY, ROLL-UP DOOR, SPRINKLER SYSTEM, SECURITY SYSTEM, PROMINENT SIGNAGE, DRIVE-THRU CAPABILITIES**

Introducing 19254 Seneca Trail, a prime retail building comprised of 11,416 (+/-) square feet on 1.34 (+/-) acre, available for sale or lease.

- **Strategic Location:** Just 1.2 miles from Marlinton, WV, within city limits
- **High Visibility:** Positioned on Seneca Trail with 2,282 vehicles passing daily
- **Convenient Access & Parking:** Large parking lot and two-lane drive-thru for easy customer flow
- **Fully Equipped:** Sprinkler system, security system, and roll-up door for seamless deliveries and safety
- **Signage Opportunities:** Standout visibility to attract attention from passing traffic
- **Versatile Use:** Ideal for retail, service businesses, or any commercial operation seeking exposure and accessibility
- **Access:** Three total points of ingress and egress to the parking lot, two via Seneca Trail and one via Brush Country Road



**FOR SALE**

**RETAIL BUILDING - LOCATED 1.2 MILES FROM MARLINTON, WV**  
19254 SENECA TRAIL · MARLINTON, WV 24954 · 11,416 (+/-) SQ FT · 1.34 (+/-) ACRES

# PROPERTY SPECIFICATIONS

## LEGAL DESCRIPTION / ZONING

- Inside city limits of Marlinton
- Parcel 9.1, Tax Map 13, Marlinton Corp District (8), Pocahontas County
- Deed Book 390, Page 470
- Zoning Commercial

## UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Hope Gas
Water	City of Marlinton
Sewer	City of Marlinton
Trash	Pocahontas County Solid Waste Authority
Cable/Internet	Multiple Providers





# LOCATION ANALYSIS

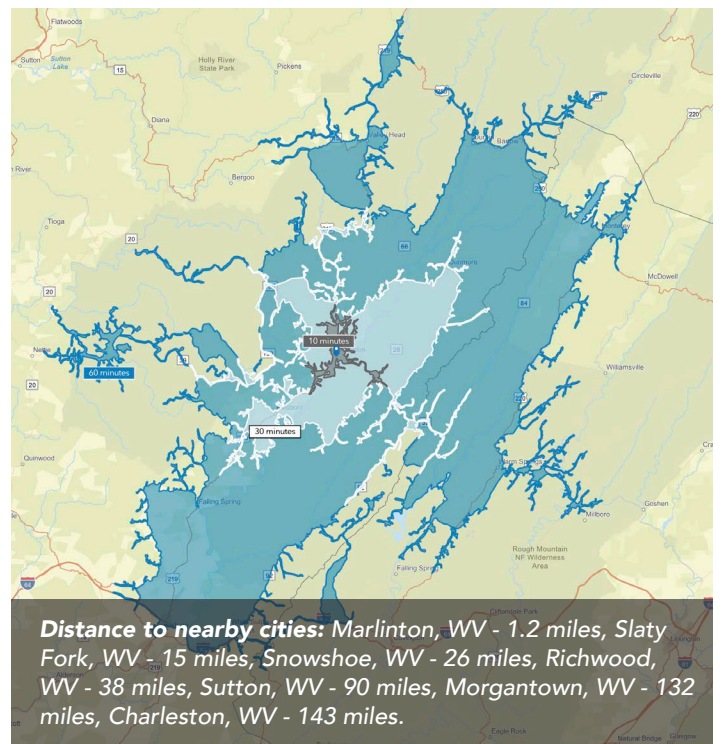
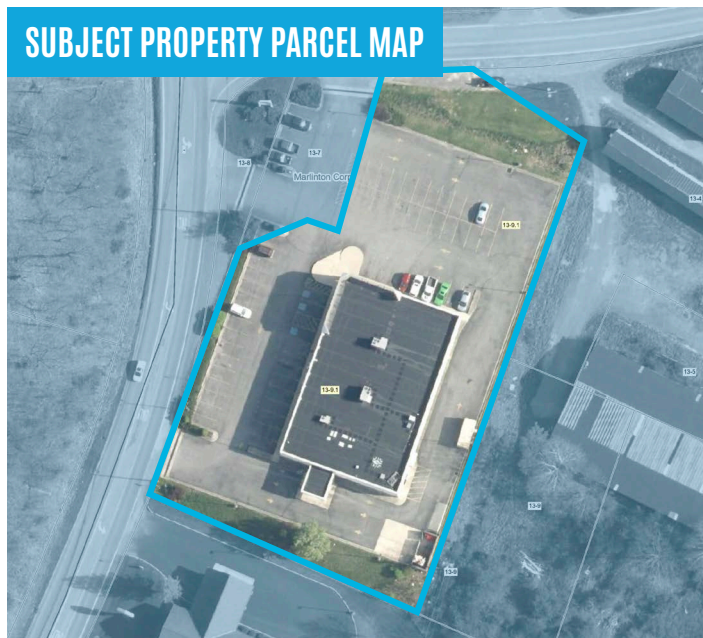
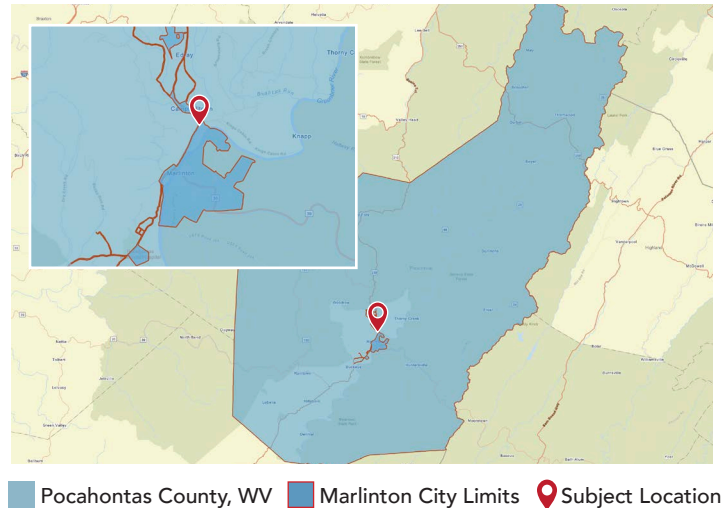
Known as “Nature’s Mountain Playground,” Pocahontas County, West Virginia is located along the eastern border of the state within the George Washington and Jefferson and Monongalia National Forest. Pocahontas County is the third largest county in the state of West Virginia. Also known as the Birthplace of Rivers; eight rivers have their headwaters here-Cherry River, Cranberry River, Elk River, Gauley River, Greenbrier River, Tygart River, Williams River and the Shaver Fork of the Cheat.

**Pocahontas County** has a total population of 7,678 and a median household income of \$42,591. Total number of businesses is 412.

The **City of Marlinton** has a total population of 958 and a median household income of \$39,160. Total number of businesses is 141.

**See 3, 5 and 10-mile radius demographics on Page 6.**

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

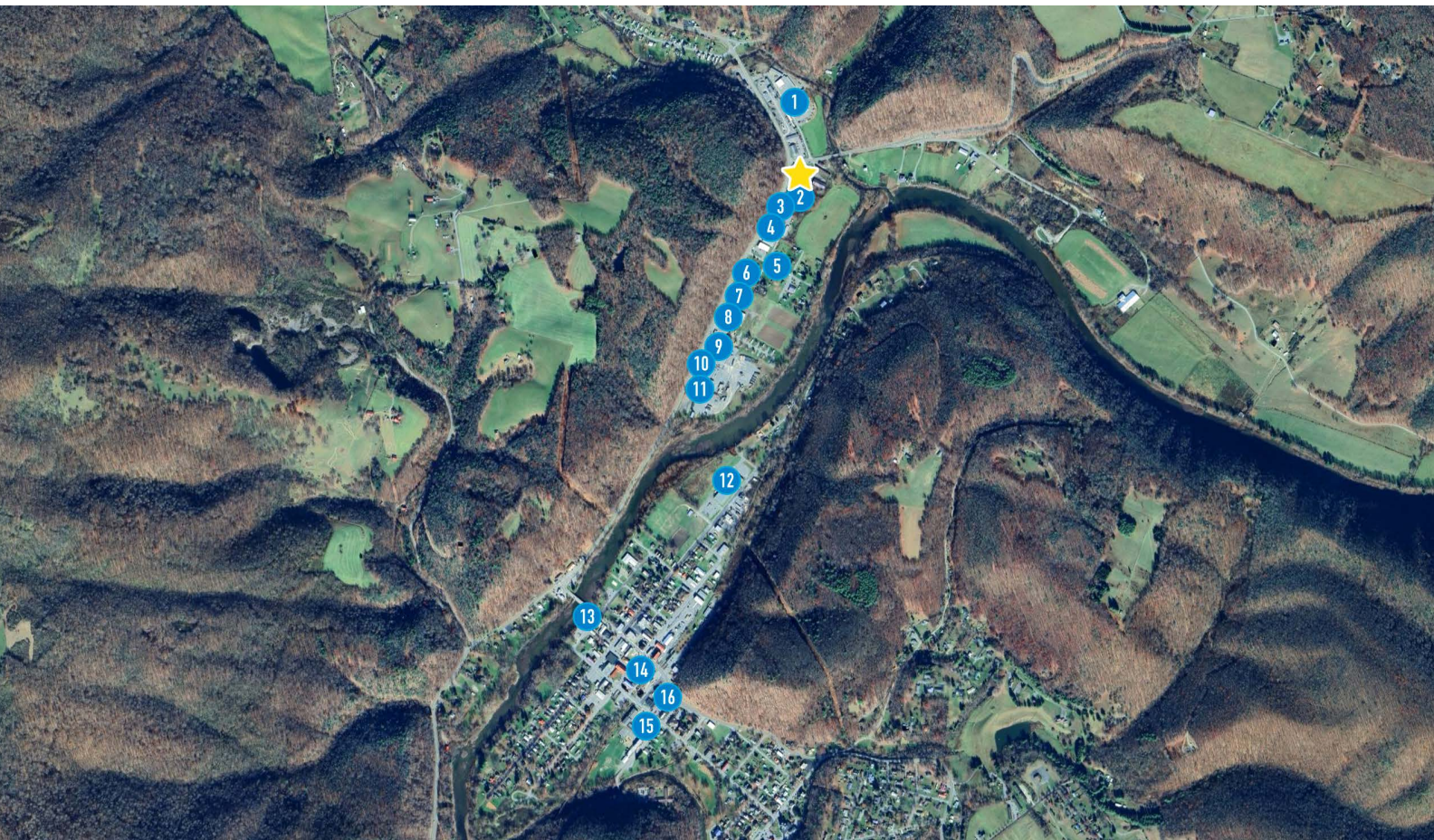




# FOR SALE

**RETAIL BUILDING - LOCATED 1.2 MILES FROM MARLINTON, WV**  
**19254 SENECA TRAIL · MARLINTON, WV 24954 · 11,416 (+/-) SQ FT · 1.34 (+/-) ACRES**

## SURROUNDING AMENITIES



The Google aerial above shows several of the most popular surrounding locations within 2 miles of the subject property. The subject property at 19254 Seneca Trail is highlighted with a yellow star.

- ① Glades Building Supply
- ② Pendleton Community Bank
- ③ Dairy Queen Grill & Chill
- ④ Men's Shop
- ⑤ NAPA Auto Parts
- ⑥ Liquors and More
- ⑦ Kimble Funeral Home
- ⑧ Dollar General Market
- ⑨ Pocahontas IGA
- ⑩ Exxon Gas Station
- ⑪ Burns Motor Freight Inc
- ⑫ Pocahontas County Animal Shelter
- ⑬ Greenbrier Grille and Lodge
- ⑭ City National Bank
- ⑮ Marlinton Elementary School
- ⑯ Mitchell Chevrolet, Inc.



# DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



1,801

Total  
Population



159

Businesses



1,920

Daytime  
Population



\$146,875

Median Home  
Value



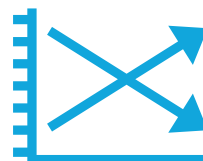
\$25,697

Per Capita  
Income



\$39,150

Median Household  
Income



-0.6%

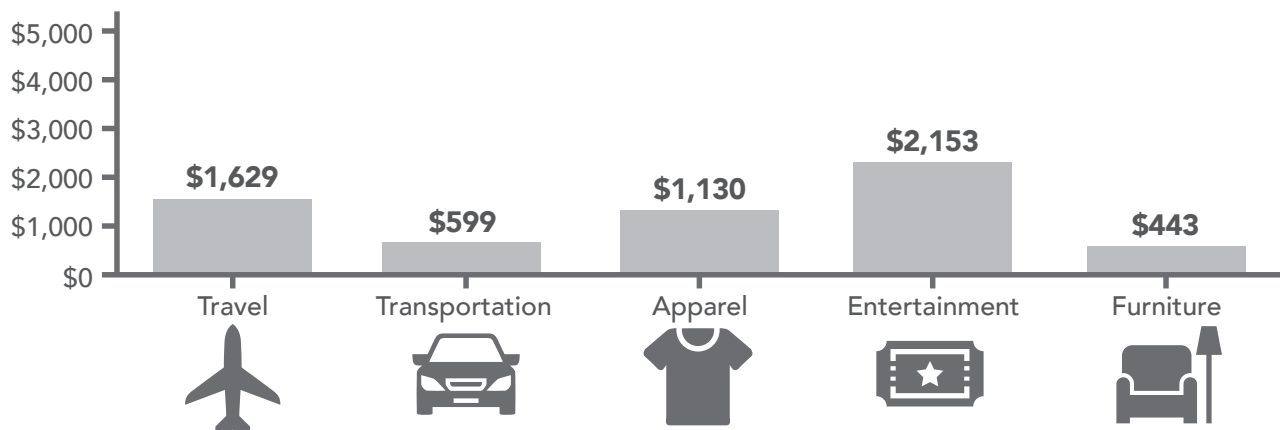
2025-2030  
Pop Growth Rate



1,044

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



**2,378**

Total  
Population



**175**

Businesses



**2,394**

Daytime  
Population



**\$150,089**

Median Home  
Value



**\$25,821**

Per Capita  
Income



**\$37,106**

Median  
Household  
Income



**-0.5%**

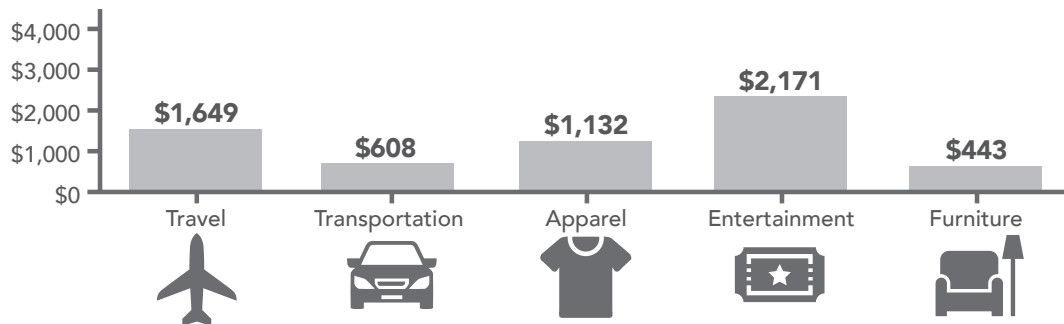
2025-2030  
Pop Growth  
Rate



**1,452**

Housing Units  
(2020)

### KEY SPENDING FACTS



## 10 MILE RADIUS



**4,091**

Total  
Population



**216**

Businesses



**3,804**

Daytime  
Population



**\$154,550**

Median Home  
Value



**\$25,501**

Per Capita  
Income



**\$39,805**

Median  
Household  
Income



**-0.5%**

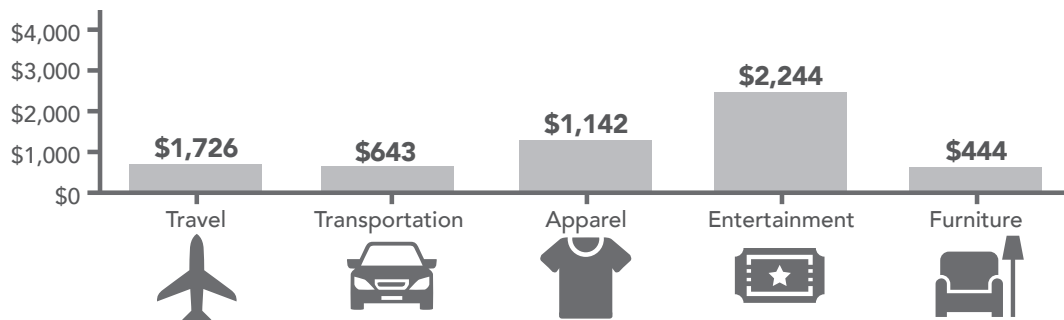
2025-2030  
Pop Growth  
Rate



**2,902**

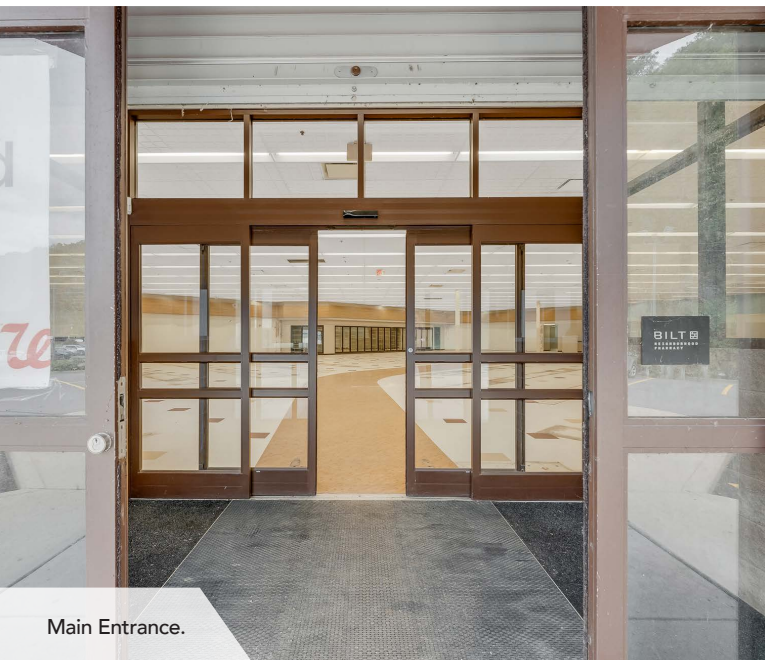
Housing Units  
(2020)

### KEY SPENDING FACTS

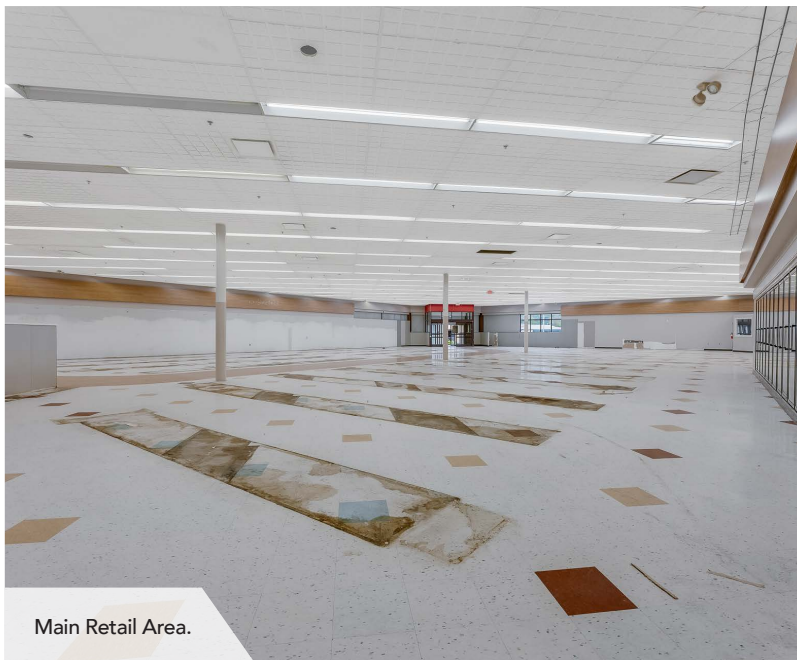




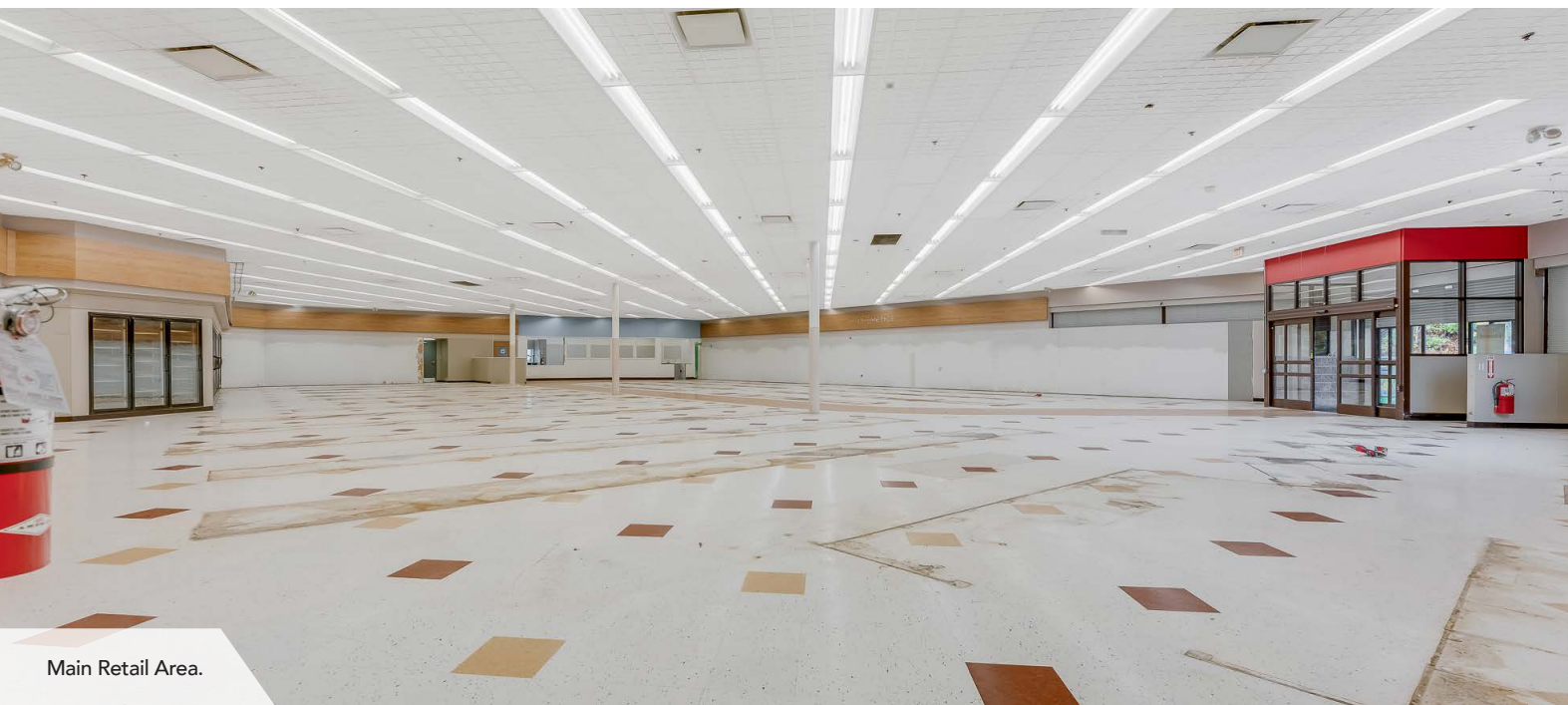
# INTERIOR PHOTOS



Main Entrance.



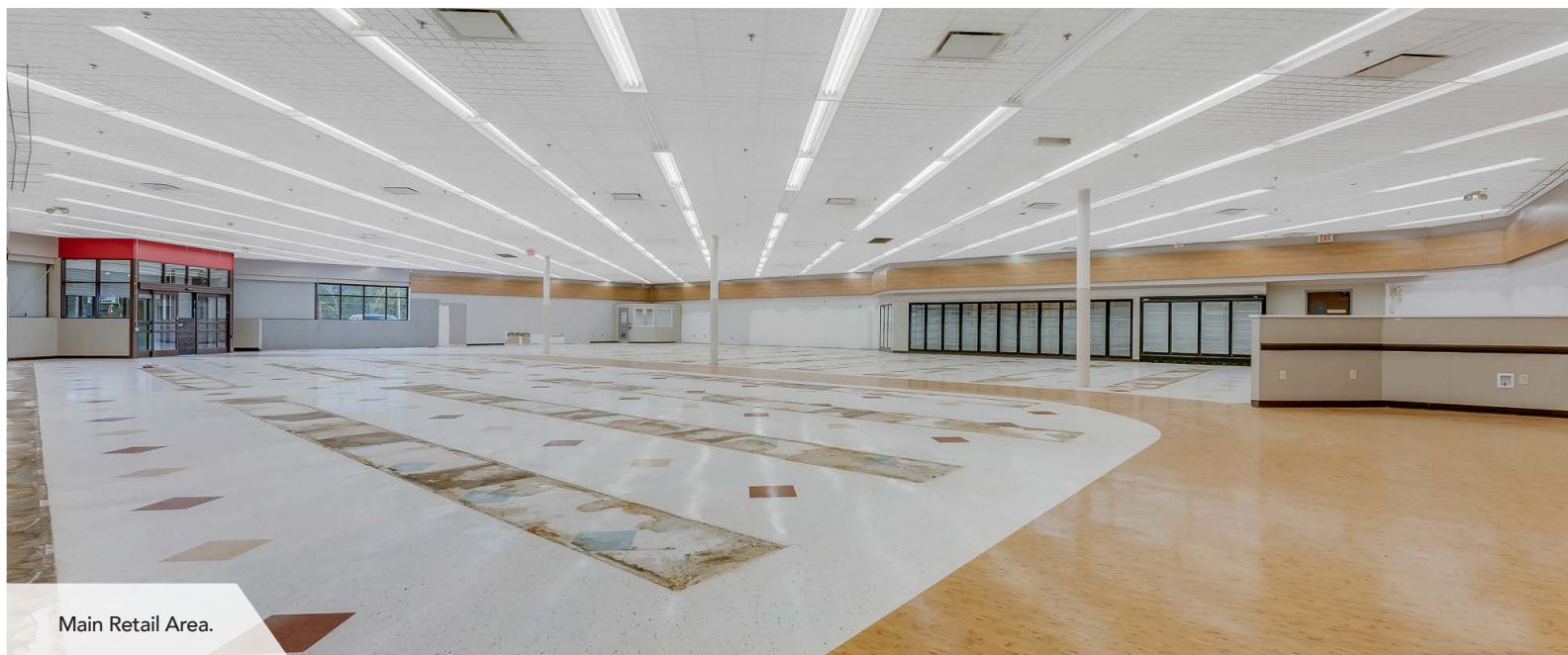
Main Retail Area.



Main Retail Area.



**FOR SALE**  
**RETAIL BUILDING - LOCATED 1.2 MILES FROM MARLINTON, WV**  
**19254 SENECA TRAIL · MARLINTON, WV 24954 · 11,416 (+/-) SQ FT · 1.34 (+/-) ACRES**



Main Retail Area.



Main Retail Area/Pharmacy.



Pharmacy Area.



# INTERIOR PHOTOS



Pharmacy.



Pharmacy Drive-Thru.



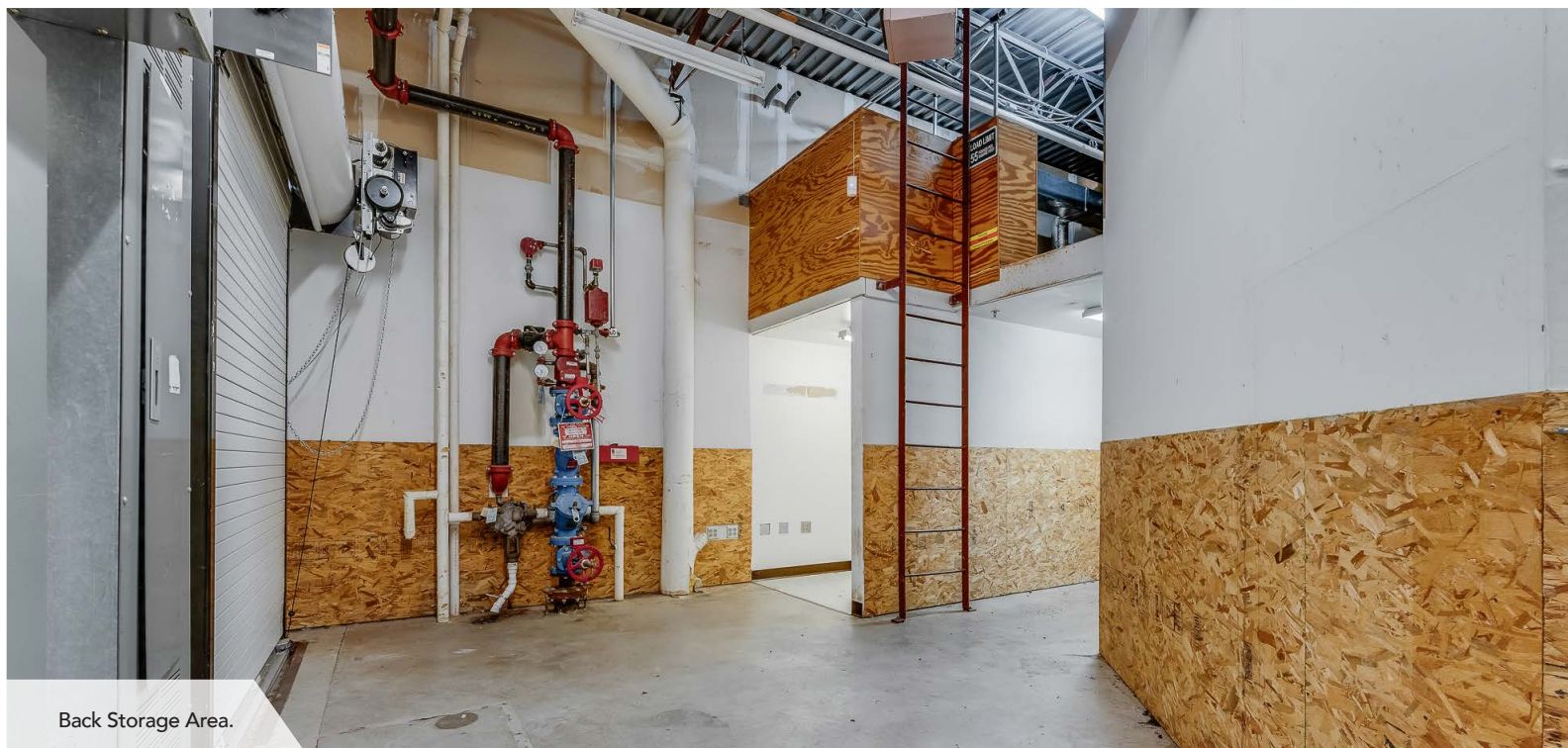
Back Storage Area.



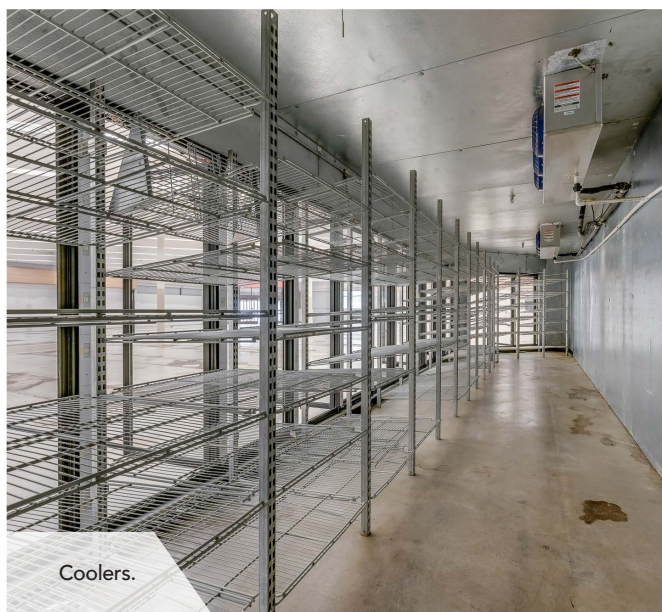
# FOR SALE

## RETAIL BUILDING - LOCATED 1.2 MILES FROM MARLINTON, WV

19254 SENECA TRAIL · MARLINTON, WV 24954 · 11,416 (+/-) SQ FT · 1.34 (+/-) ACRES



Back Storage Area.



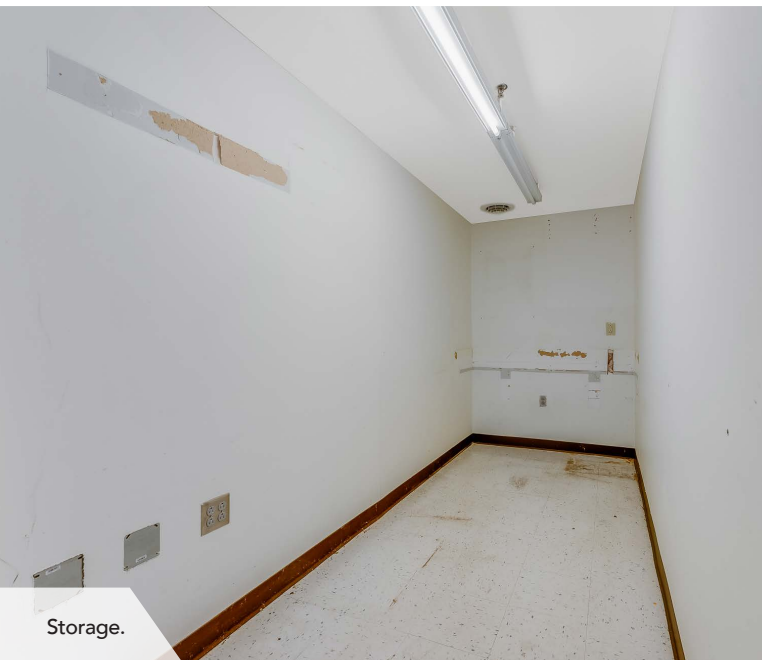
Coolers.



Back Storage Area.



# INTERIOR PHOTOS

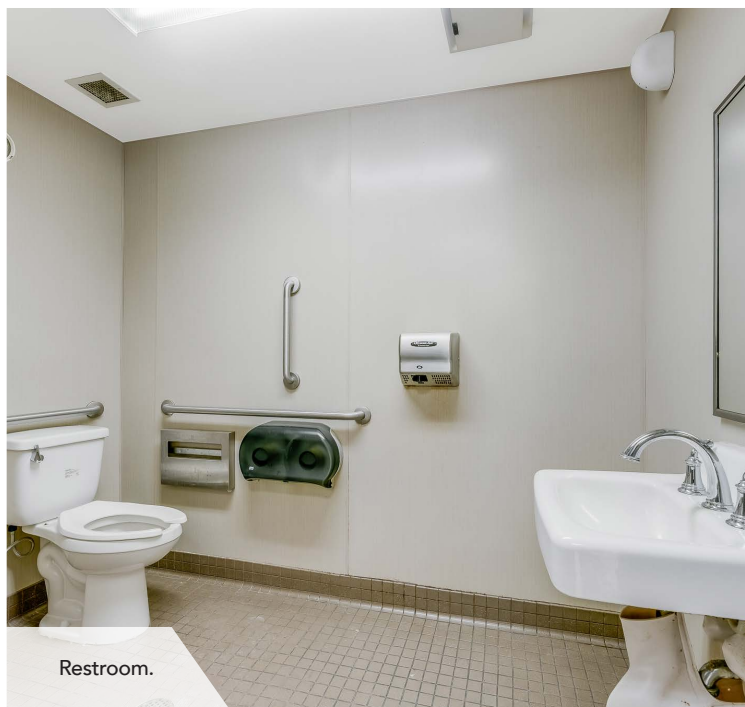




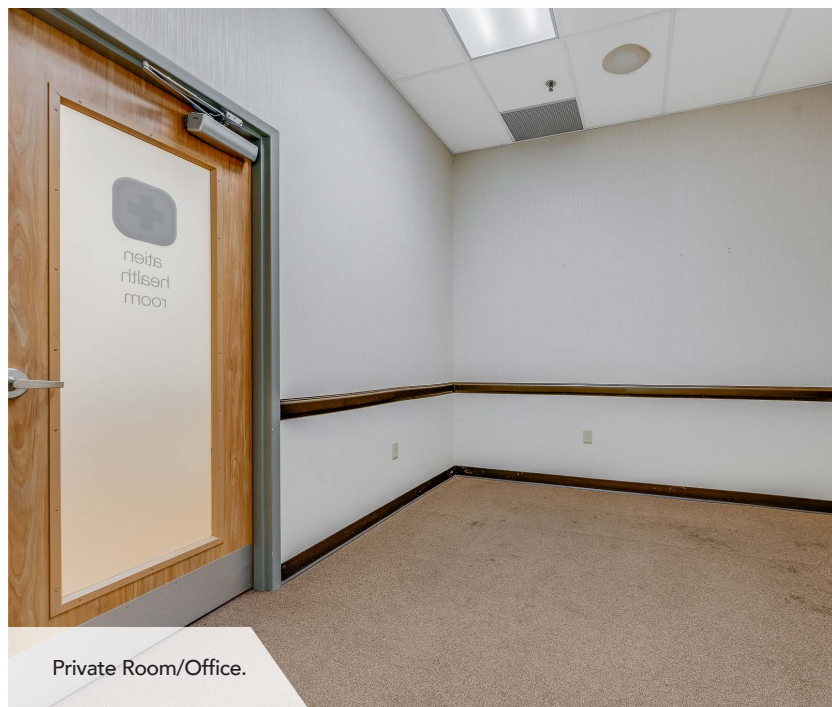
**FOR SALE**  
**RETAIL BUILDING - LOCATED 1.2 MILES FROM MARLINTON, WV**  
**19254 SENECA TRAIL · MARLINTON, WV 24954 · 11,416 (+/-) SQ FT · 1.34 (+/-) ACRES**



Main Retail Area.



Restroom.



Private Room/Office.



# EXTERIOR PHOTOS



Exterior Front of the Building.



Exterior Side and Back of the Building.



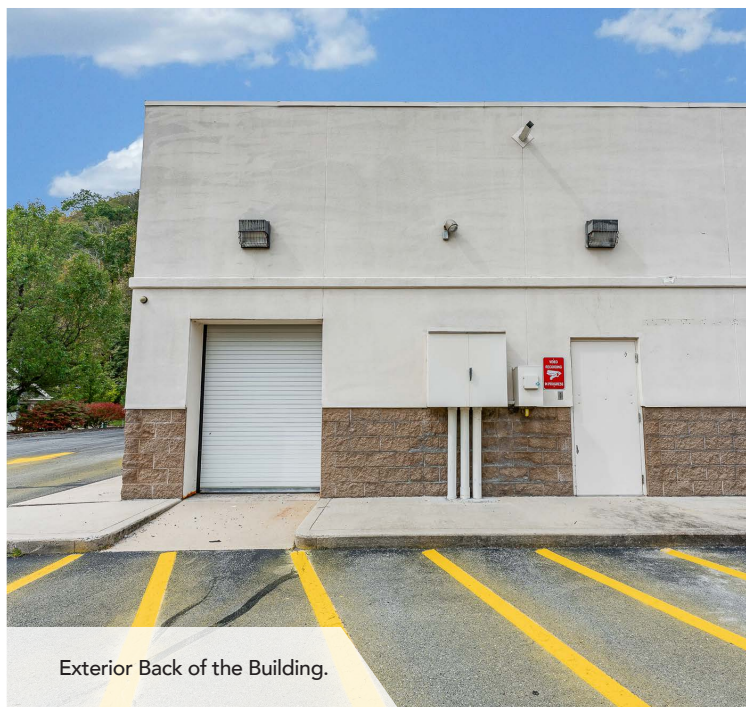
Exterior Side and Back of the Building Facing Drive-Thru.



**FOR SALE**  
**RETAIL BUILDING - LOCATED 1.2 MILES FROM MARLINTON, WV**  
**19254 SENECA TRAIL · MARLINTON, WV 24954 · 11,416 (+/-) SQ FT · 1.34 (+/-) ACRES**



Drive-Thru.



Exterior Back of the Building.



Property Signage.



# AERIAL PHOTOS



Aerial of the Property Facing South.



Aerial of the Property Facing Southwest.



Aerial of the Property Facing South.



**FOR SALE**  
**RETAIL BUILDING - LOCATED 1.2 MILES FROM MARLINTON, WV**  
**19254 SENECA TRAIL · MARLINTON, WV 24954 · 11,416 (+/-) SQ FT · 1.34 (+/-) ACRES**



Aerial of the Property Facing East.

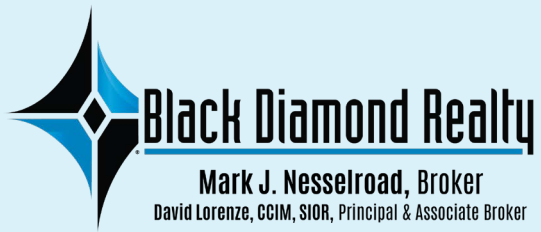


Aerial of the Property From Above.



Aerial of the Property Facing North.





# CONTACT

## BLACK DIAMOND REALTY

1399 Stewartstown Road, Suite 150  
Morgantown, WV 26505

P. 304.413.4350 | F. 304.599.3285

[BlackDiamondRealty.net](http://BlackDiamondRealty.net)

### PRIMARY CONTACT

**Zach Evans**

*Associate / Salesperson*

M. 304.276.8534

[zevans@blackdiamondrealty.net](mailto:zevans@blackdiamondrealty.net)