



FOR SALE / LEASE
OFFICE SPACE
MARKETING FLYER



1114 SPEEDWAY AVENUE
FAIRMONT, WV 26554

FAIRMONT AIRPORT
FAIRMONT MUNICIPAL - FRANKMAN FIELD

FAIRMONT GATEWAY CONNECTOR
EXIT 136

I-79, EXIT 137
LOCATED 0.5 MILES FROM LOCATION

1114 SPEEDWAY AVENUE
YOUR NEW LOCATION

SPEEDWAY BUSINESS PARK
ACREAGE AVAILABLE



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304.413.4350
BlackDiamondRealty.net

Jeff Stenger, Senior Associate
jstenger@blackdiamondrealty.net
M. 301.237.0175



OFFICE SPACE FOR LEASE / SALE

1114 SPEEDWAY AVENUE FAIRMONT, WV 26554

SALE PRICE / NEGOTIABLE

RENTAL RATE / \$9.50 / SQ FT / YEAR

TOTAL OFFICE SPACE / 4,996 SQ FT

PROPERTY TYPE / OFFICE , INDUSTRIAL

ZONING / NEIGHBORHOOD MIXED USE

**PROPERTY FEATURES / QUICK INTERSTATE
ACCESS, OFFICE SPACE, OFF STREET
PARKING,**

1114 Speedway Avenue is a 28,873 (+/-) square foot office/warehouse building with a total of 4,996 (+/-) square feet of office space available on the third floor of the building. Suite 1, is comprised of 2,096 (+/-) square feet. Suite 3, is comprised of 2,900 (+/-) square feet. With quick access to I-79, Exit 137 and excellent visibility/frontage along Speedway Avenue, this building is perfect any office user.

The property is located in a developing area of Marion County just 0.6 mile off I-79, Exit 137. This location provides a number of commercial service oriented and light industrial uses. Along I-79 near Exit 137 there is a traffic count of 51,390 Vehicles Per Day (WVDOH, 2014).

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PROPERTY SPECIFICATIONS

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	City Of Fairmont
Cable / Internet	Multiple Providers

DIRECTIONS

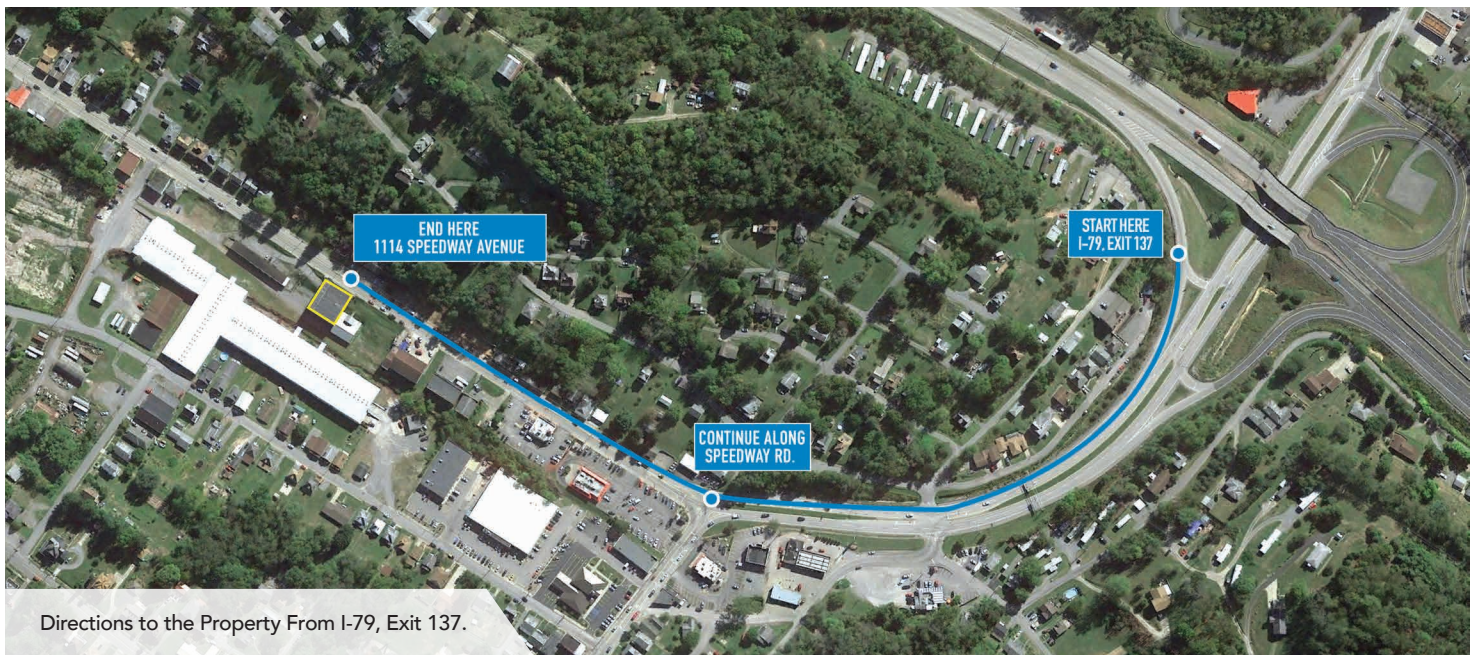
From I-79, Exit 137, travel north on E Grafton Road for 0.2 mile then bear right onto Speedway Avenue. Travel roughly 0.3 mile on Speedway Avenue. The building will be located along the left side of the road.

LEGAL DESCRIPTION / ZONING

Located within the city limits of Fairmont, this property is positioned in the Union City District (5) of Marion County. The site is comprised of one (1) tax parcel of land consisting of a total area of 1.385 acres. The property is identified as District 5, Tax Map 3, Parcel 147. This can be referenced in Deed Book 1179, Page 875.

INGRESS / EGRESS / PARKING

This property is positioned along Speedway Avenue in Fairmont, WV. There is curb-side parking availability directly in front of the building along with off street parking located in a gravel lot next to the building. The property offers roughly 15+ off street parking spaces.



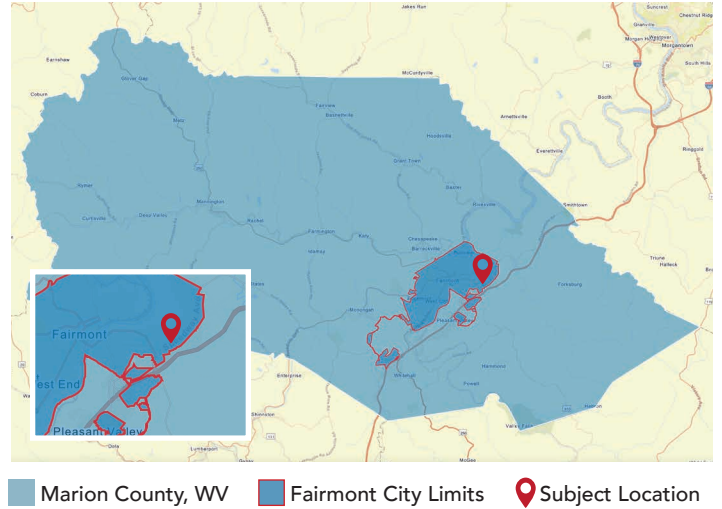
LOCATION ANALYSIS

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.

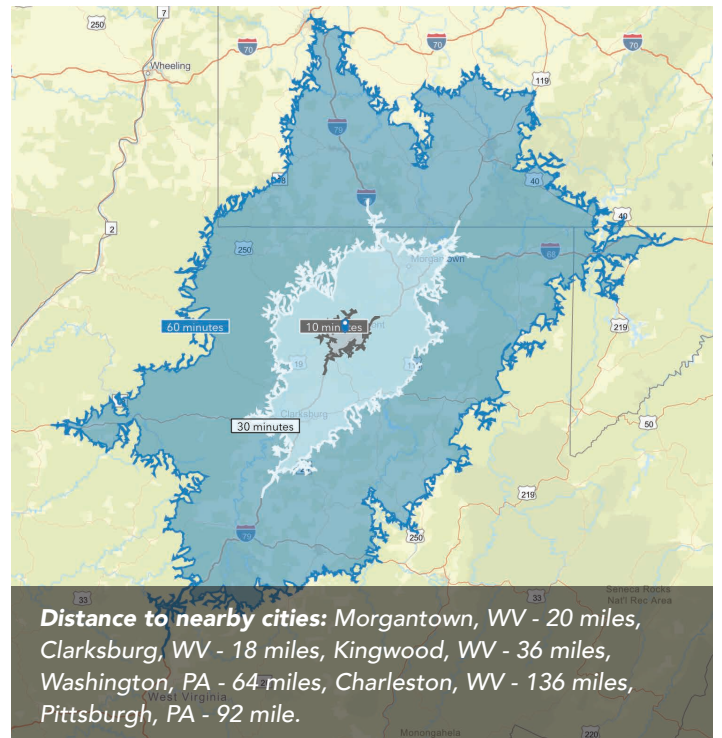
Marion County has a total population of 55,586 and a median household income of \$53,483. Total number of businesses is 1,679.

The **City of Fairmont** has a total population of 18,506 and a median household income of \$45,527. Total number of businesses is 801.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2021.



SUBJECT PROPERTY PARCEL MAP



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AERIAL PHOTO



*Aerial image taken in 2017

The aerial above highlights several of the most popular surrounding locations. The subject property, 1114 Speedway Avenue has been reference with a yellow star.

● Along I-79, there is a daily traffic count of 51,390 vehicles per day (WVDOT GIS Data, 2018).

- 1 Dairy Creme Corner
- 2 Shell Gas Station
- 3 Castle
- 4 Wendy's
- 5 Subway
- 6 RPM Motors
- 7 BcBank
- 8 McDonald's
- 9 East Fairmont Price Cutter
- 10 Speedway Appliance
- 11 Dollar General
- 12 Speedway Market
- 13 Clarion Inn
- 14 D&M Welding
- 15 Lynch Hydr Manufacturing
- 16 Coal Country Miniature Golf
- 17 Family Dollar
- 18 Advance Auto Parts
- 19 Domino's Pizza
- 20 Country Roads Physical Therapy and Rehabilitation
- 21 Crosby's K-9 Country Club
- 22 U-Pack
- 23 GCR Tires & Service
- 24 Equipment Transport
- 25 Northern Mountain State Metals
- 26 Novelis
- 27 The UPS Store
- 28 East Park Elementary School

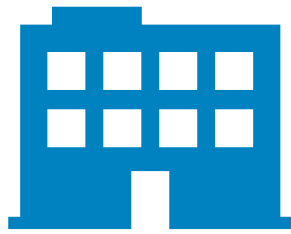
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



24,196

Total Population



892

Businesses



24,892

Daytime Population



\$131,734

Median Home Value



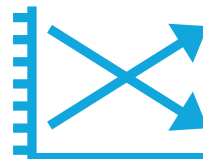
\$30,650

Per Capita Income



\$53,404

Median Household Income



0.26%

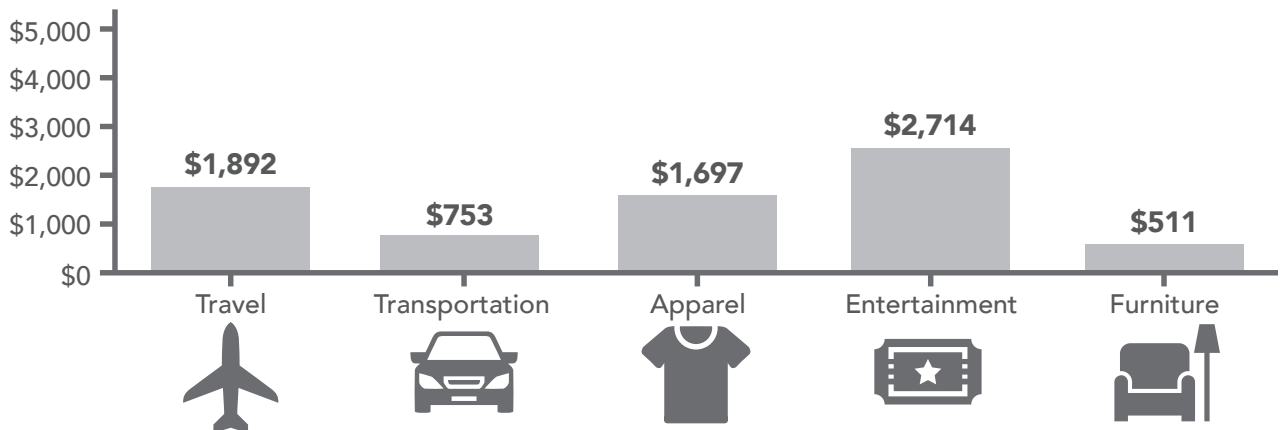
2020-2022 Pop Growth Rate



40.5

Median Age

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 2022, 2027. Spending facts are average annual dollar per household.

5 MILE RADIUS



36,399

Total Population



1,174

Businesses



34,419

Daytime Population



\$143,484

Median Home Value



\$32,922

Per Capita Income



\$60,029

Median Household Income



0.10%

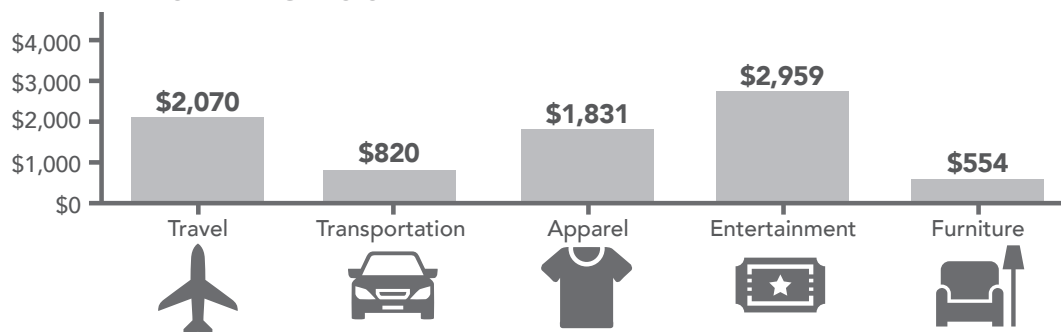
2020-2022 Pop Growth Rate



42.2

Median Age

KEY SPENDING FACTS



10 MILE RADIUS



62,504

Total Population



1,793

Businesses



57,000

Daytime Population



\$158,418

Median Home Value



\$34,505

Per Capita Income



\$65,069

Median Household Income



0.18%

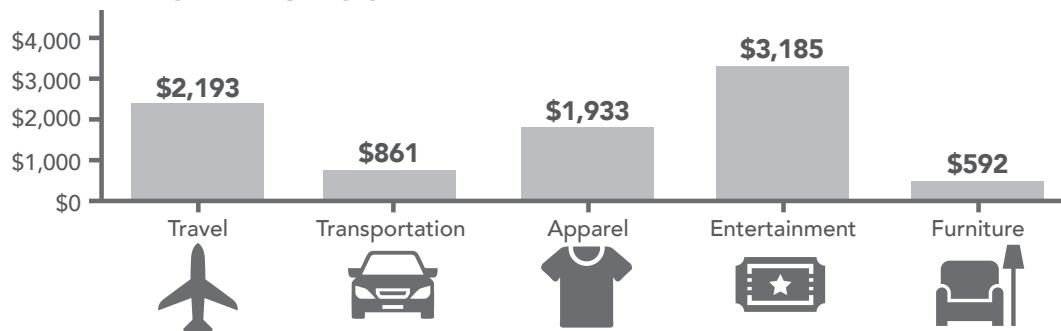
2020-2022 Pop Growth Rate



43.5

Median Age

KEY SPENDING FACTS

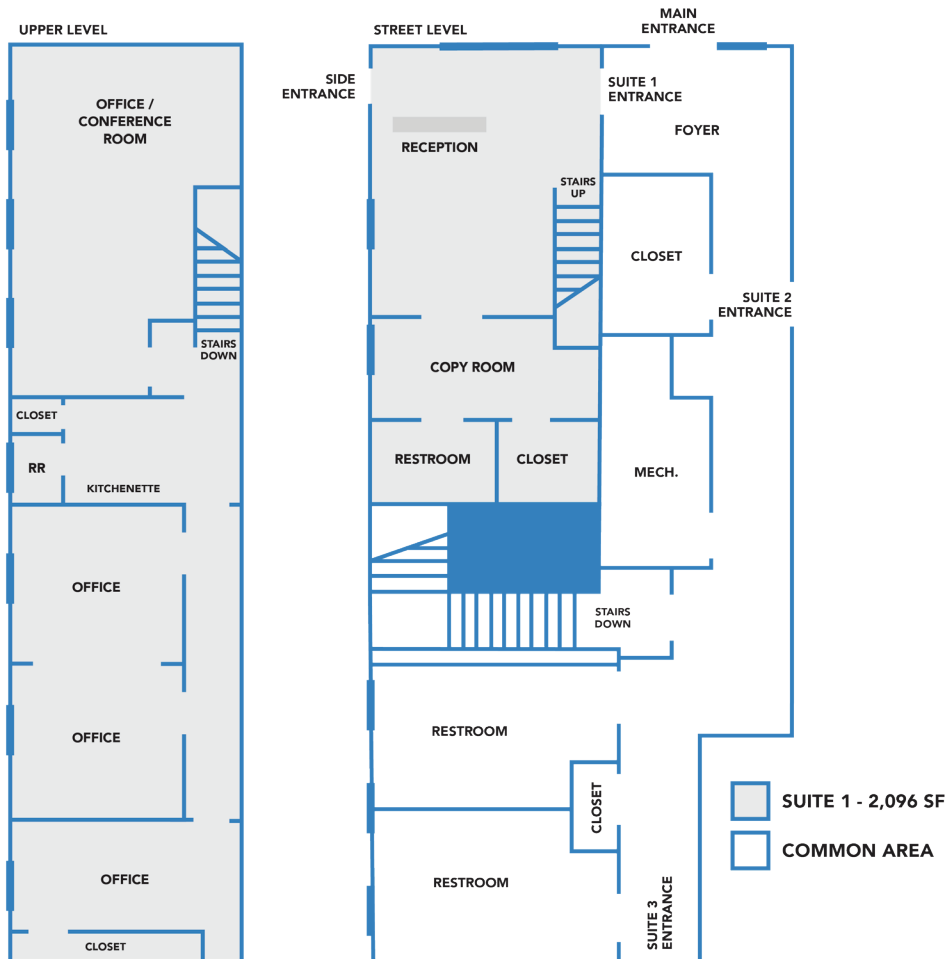


SUITE 1 - FLOOR PLAN

2,096 SQUARE FEET

Located on the third floor of the building, the available office space (Suite 1) is comprised of 2,096 (+/-) square feet. Access to the space can be achieved via double doors along Speedway Avenue to a single entrance door within the common area or a side entrance on the east side of the building. Suite 1 is comprised of a large reception area, three private offices,

an office/conference room, copy room, two restrooms, and two closets. Additionally, there are two private restrooms available for use in the common area. Finishes to the space include drywall walls, drop ceilings, carpet, vinyl and concrete flooring and fluorescent lighting throughout. All rooms offer natural light.



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PHOTOS



Reception.



Office/Conference Room.



Office.



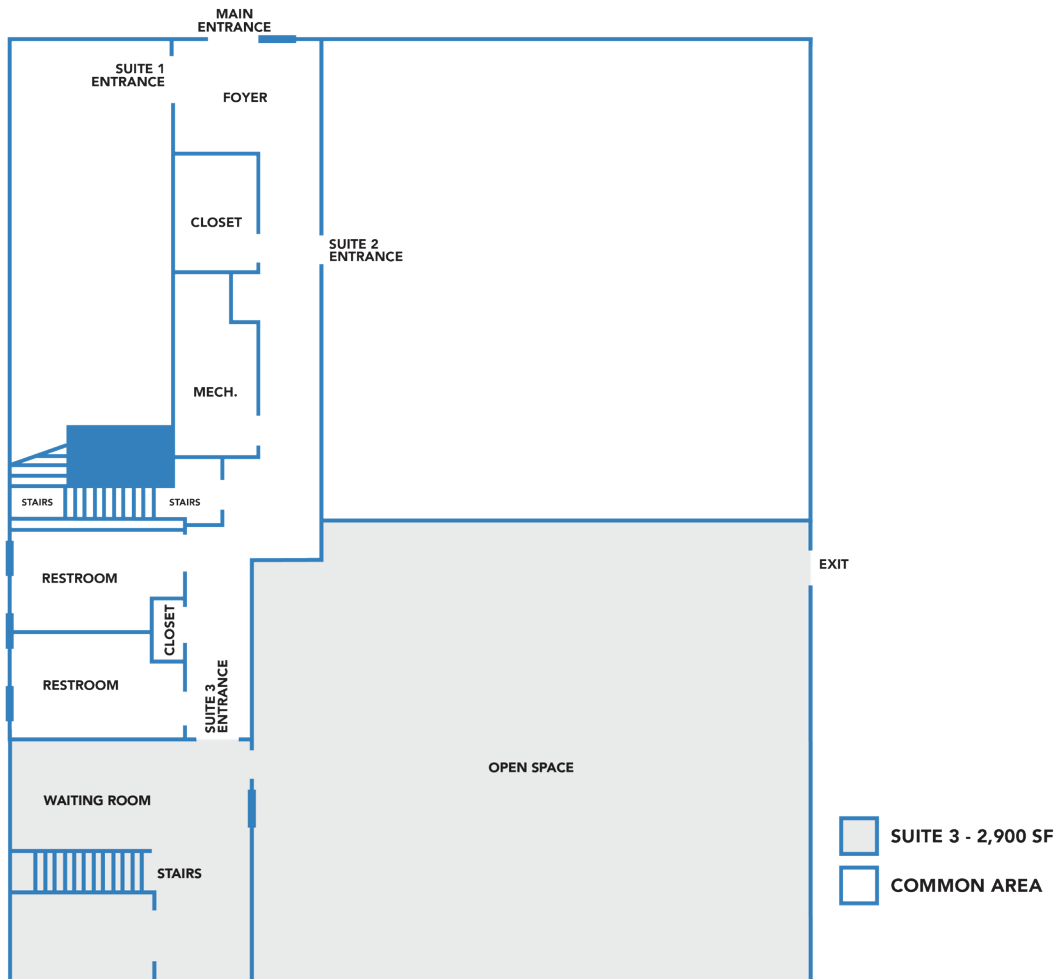
Kitchenette.

SUITE 3 - FLOOR PLAN

2,900 SQUARE FEET

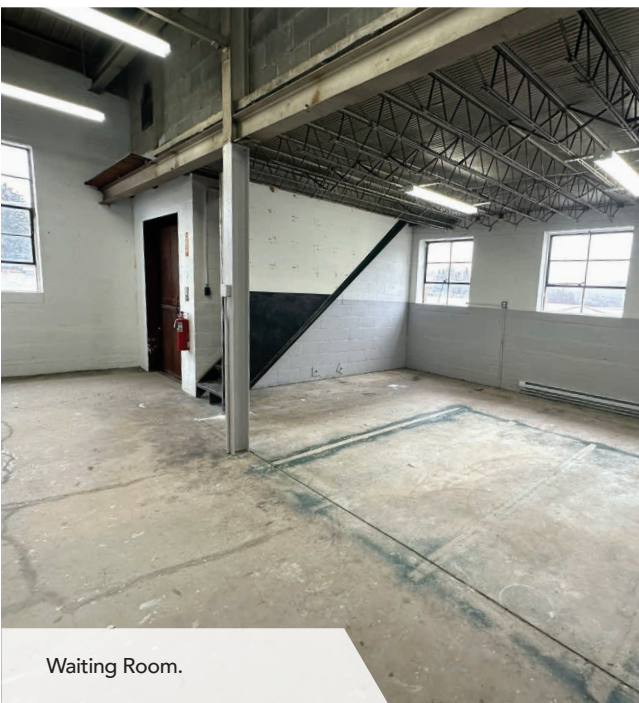
Previously used as a dance studio, the available space (Suite 3) is comprised of 2,900 (+/-) square feet. This suite is located on the third floor of the building. Access to the space can be achieved via double doors along Speedway Avenue to a single entrance door within the common area.

Suite 3 is comprised of a large open space, and a waiting room. Additionally, there are two private restrooms available for use in the common area. Finishes to the space include drywall and brick walls, exposed industrial ceilings, and concrete flooring and fluorescent lighting throughout. All rooms offer plenty of natural light.

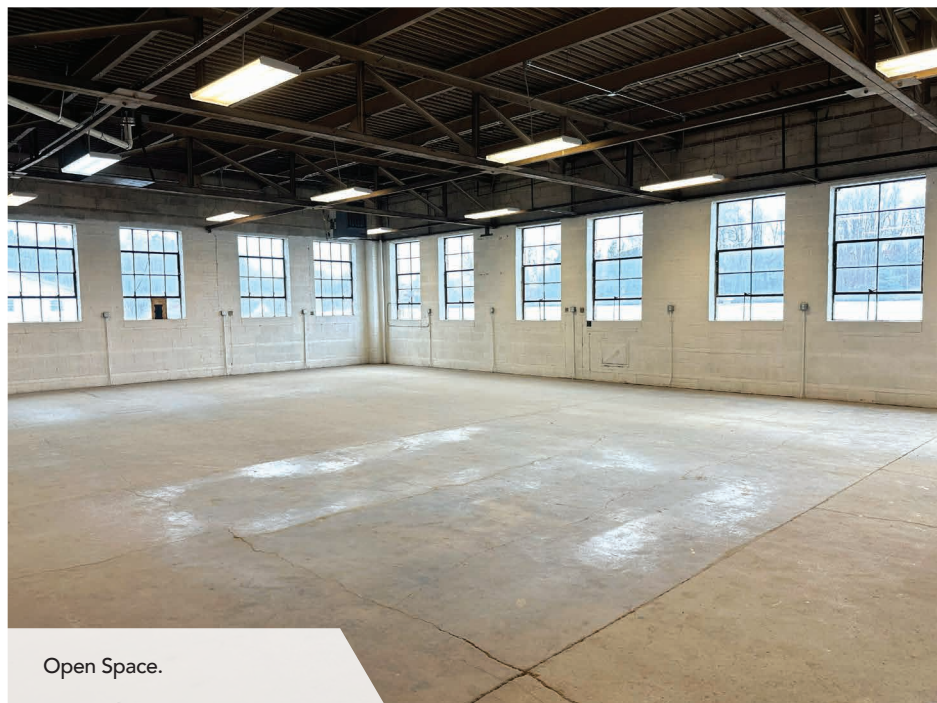


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PHOTOS



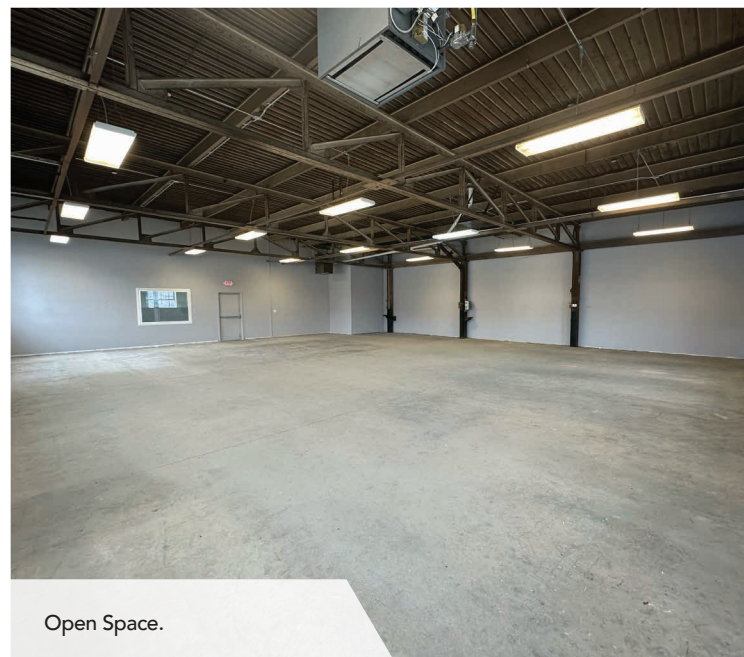
Waiting Room.



Open Space.



Waiting Room.



Open Space.

EXTERIOR PHOTOS



Exterior photo of the building.

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Exterior photo of the building.

AERIALS



Aerial View of the Property Facing Northwest.

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Aerial View of the Property Facing Southeast.

AERIALS



Aerial View of the Property Facing Southwest.

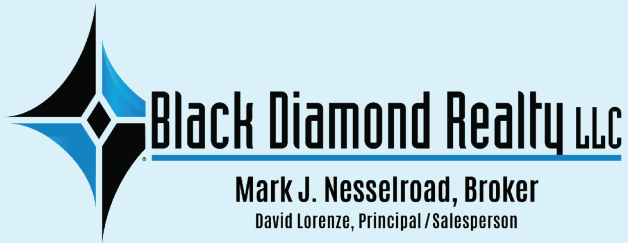
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Aerial View of the Property Facing Northeast.



Aerial View of the Property Facing South.



CONTACT

BLACK DIAMOND REALTY LLC

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

SECONDARY CONTACTS

Kim Licciardi, CCIM, Senior Associate

M. 304.685.0891

klicciardi@blackdiamondrealty.net

Chris Waters, Associate

M. 304.290.0515

cwaters@blackdiamondrealty.net