

FOR SALE / LEASE
OFFICE BUILDING
MARKETING FLYER



103 W MAIN STREET
HEDGESVILLE, WV 25427



DOLLAR GENERAL

This is an aerial photograph of a suburban area in Hedgesville, West Virginia. The map shows a mix of residential neighborhoods with single-family homes, larger commercial buildings, and school facilities. A road network is visible, including a main street that runs diagonally across the upper portion of the image. The area is surrounded by wooded hills on the left and right sides. Several locations are highlighted with labels and leader lines pointing to specific buildings or areas on the map.

SHELL GAS STATION

103 W. MAIN STREET

HEDGESVILLE MIDDLE SCHOOL

HEDGESVILLE ELEMENTARY

7-ELEVEN

MARTIN'S

BURGER KING

SUBWAY

DOLLAR GENERAL

TABLE OF CONTENTS

Property Overview / Specifications

Introduction of property and specifications of the building, utilities, access and directions.

02

Location Analysis / Google Map

Detailed description, Google Map photo of the location and its proximity to surrounding businesses.

04

Demographics / Key Facts

Demographics and key facts pertaining to the property within a three, five and ten mile radius.

06

Floor Plan / Photos

Description, floor plan and interior photos of the property.

08

Exterior Photos

Exterior photos of the building.

12

Aerial Photos

Aerial photos of the property from various heights and angles.

14

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OFFICE BUILDING FOR SALE / LEASE

103 W MAIN STREET HEDGESVILLE, WV 25427

SALE PRICE / \$489,000

RENTAL RATE / 3,500 / MONTH + UTILITIES

LEASE TYPE / MODIFIED GROSS

TOTAL SPACE AVAILABLE / 3,113 SQ FT

GROSS LOT SIZE / 0.35-0.38 ACRE

PROPERTY TYPE / OFFICE

**PROPERTY FEATURES / ALONG MAJOR
TRAFFIC ROUTE, AMPLE PARKING,
NEWLY PAINTED INTERIOR, FENCED
PORTION IN PARKING LOT, VERSATILE USE**

103 W Main Street offers approximately 3,113 (+/-) square feet of flexible office or retail space, perfect for a variety of businesses. With a recently refreshed, modern interior, this move-in-ready property is strategically located on a bustling main road with excellent traffic exposure. Don't miss this exceptional opportunity to position your business in a prime, high-visibility location within a thriving community.

The subject property is located 4.7 miles from I-81, Exit 16W. Along Hedgesville Road, Route 9, there is a range of 13,496 - 13,588 vehicles per day (This data is provided by Esri, Esri and Kalibrate Technologies 2024).

FOR SALE / LEASE

OFFICE BUILDING - SITUATED DIRECTLY ALONG ROUTE 9

103 W MAIN STREET · HEDGESVILLE, WV 25427 · 3,113 (+/-) SQ FT

PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

The building was originally constructed in 1963 and renovated in 1998. This building is a one story, wood frame structure with brick exterior. The building has been recently painted to provide a modern, welcoming atmosphere. The building offers a total of 3,113 (+/-) square feet of space. The floor plan consists of an entryway/waiting room, a reception desk, a file room, two offices, two conference rooms, an equipment room, a multi-purpose room, a closet for storage space, a mechanical room and separate men's and women's restrooms. Previously utilized as a childcare and educational facility, this property offers incredible flexibility for a range of uses. It's ideal for a specialty retail store, perfect for showcasing artisanal goods, boutique clothing, or crafts that attract both locals and visitors in this close-knit community. Alternatively, it could serve as a community fitness center, offering group classes, personal training, and wellness programs. For those seeking a more traditional setup, the space is perfectly suited for professional offices, providing an excellent location for accountants, attorneys, or consultants to deliver essential services.

LEGAL DESCRIPTION / ZONING

Located inside the city limits of Hedgesville, this property is positioned in the Hedgesville Corp District of Berkeley County. The site is comprised of one rectangular shaped parcel of land consisting of 0.35 - 0.38 (+/-) acre. The property is identified as Hedgesville Corp District, Tax Map 1, Parcel 36. This can be referenced in Deed Book 612, Page 384.

INGRESS / EGRESS / PARKING

Accessibility is good via Route 9. Route 9 (Hedgesville Road) is a primary east/west two lane state road that connects Martinsburg, WV to Morgan County, WV in the west. The property provides a paved parking lot and offers 12 (+/-) spots for parking, 2 handicap spots. There is also a fenced in portion of yard space within the parking lot.

UTILITIES

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

UTILITY	PROVIDER
Electric	First Energy
Water	Public - BCPD
Sewer	Public - BCPD
Trash	Apple Valley Waste, Panhandle Dumpsters
Cable/Internet	Comcast
Gas	N/a

ECONOMIC OUTLOOK

West Virginia's Eastern Panhandle (EPH) has been the state's strongest economic region for well over a decade, experiencing sustained growth in population, employment, income and a host of other major economic indicators. The tri-county area, Berkeley, Jefferson and Morgan County, has surpassed pre-pandemic levels for total employment and has seen its adult workforce increase to more than 100,000 employees. The Eastern Panhandle's manufacturing sector is expected to record additional job growth over the next five years, expanding at a rate of nearly 0.7 percent per year. The Eastern Panhandle's proximity to and economic ties with the DC Beltway economy is expected to drive opportunities for a range of high-tech and front-office jobs in defense and non-defense federal contracting as well as the private sector.

(Source: ©2022 by WVU Research Corporation / business.wvu.edu/bber)

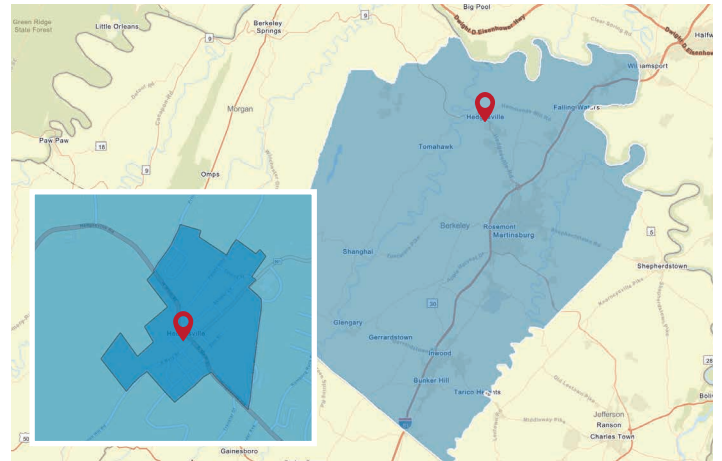
LOCATION ANALYSIS

Located at the gateway to the Shenandoah Valley in the heart of the Eastern Panhandle, Berkeley County is known for its unique history, beautiful scenery, robust industry, and more. Major population centers and business markets within a five hundred mile radius of Berkeley County include Washington, D.C., Baltimore, Maryland, Philadelphia, Pennsylvania, Richmond, Virginia, and New York, New York. All of these major markets are readily accessible via Interstate 81. Berkeley County's geographic location makes it unique for business and leisure while enhancing quality of life with "small town" character and sense of community.

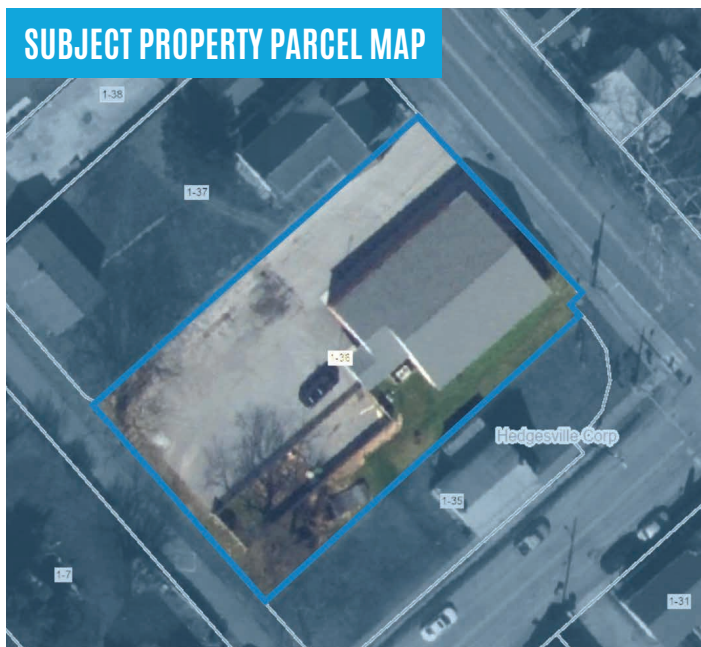
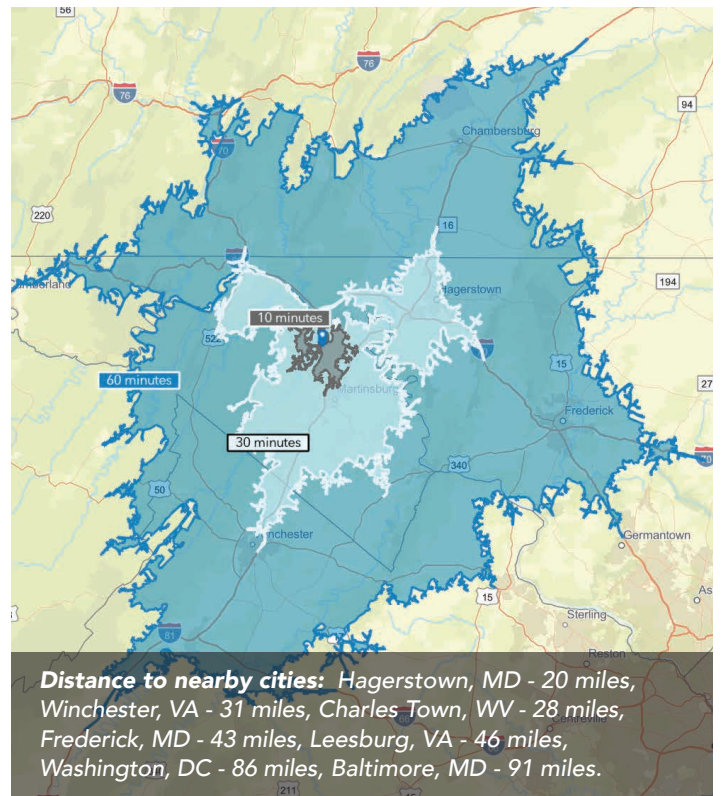
Berkeley County has a total population of 132,729 and a median household income of \$75,667. Total number of businesses is 2,769.

The **City of Hedgesville** has a total population of 17,422 and a median household income of \$78,274. Total number of businesses is 195.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2024.
Text provided by <https://www.berkeleywv.org>



■ Berkeley County, WV ■ Hedgesville City Limits 📍 Subject Location



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SURROUNDING AMENITIES



The Google Earth Aerial above highlights several of the most popular surrounding locations and amenities. The subject property, 103 W Main Street, has been referenced with a yellow star.

- ① United States Postal Service
- ② Dollar General
- ③ Shell
- ④ Country Roads Tire & Auto
- ⑤ Hedgesville Middle School
- ⑥ Hedgesville Elementary School
- ⑦ 7-Eleven
- ⑧ Hedgesville Volunteer Fire Company
- ⑨ Whale of a Wash Car Wash
- ⑩ Domino's Pizza
- ⑪ Burger King
- ⑫ Martin's
- ⑬ Sunoco Gas Station
- ⑭ Subway
- ⑮ Dollar General
- ⑯ Hedgesville High School

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



12,033

Total
Population



159

Businesses



8,657

Daytime
Population



\$272,152

Median Home
Value



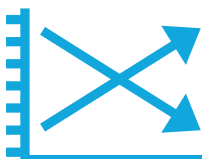
\$33,193

Per Capita
Income



\$71,423

Median Household
Income



3.00%

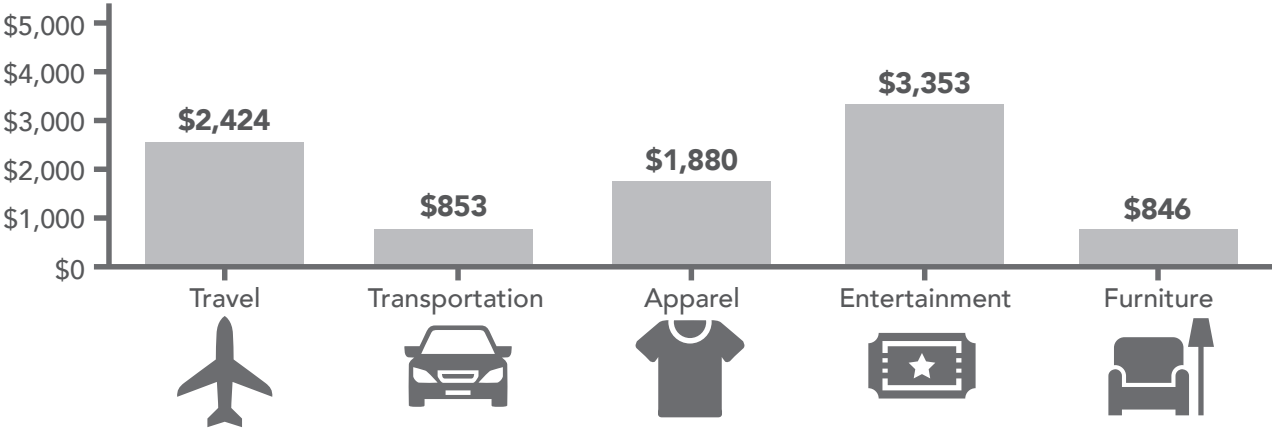
2024-2029
Pop Growth Rate



3,946

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 2024, 2029. Spending facts are average annual dollar per household.

5 MILE RADIUS



30,601

Total
Population



522

Businesses



26,460

Daytime
Population



\$286,161

Median Home
Value



\$38,939

Per Capita
Income



\$76,860

Median
Household
Income



3.29%

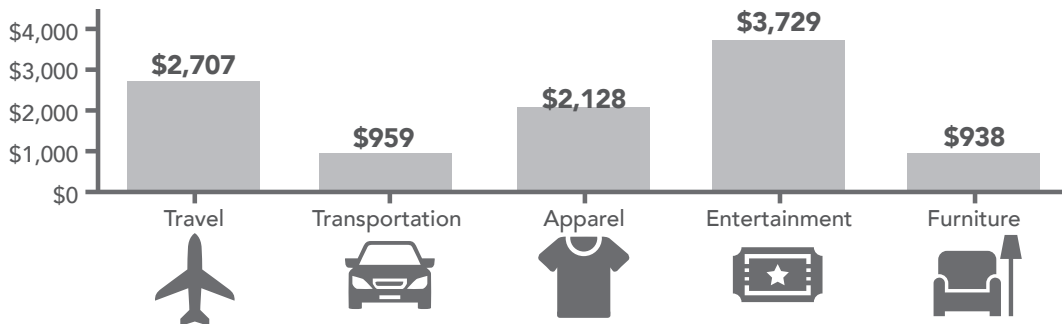
2024-2029
Pop Growth
Rate



10,764

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



103,631

Total
Population



2,498

Businesses



93,747

Daytime
Population



\$292,685

Median Home
Value



\$37,121

Per Capita
Income



\$71,593

Median
Household
Income



1.68%

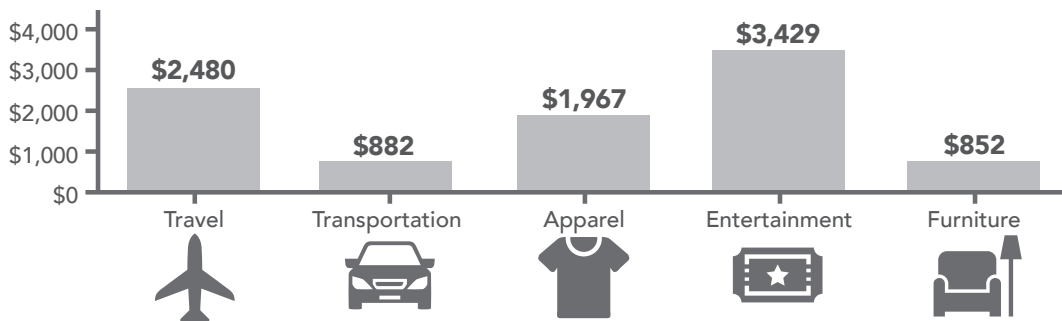
2024-2029
Pop Growth
Rate



41,513

Housing Units
(2020)

KEY SPENDING FACTS

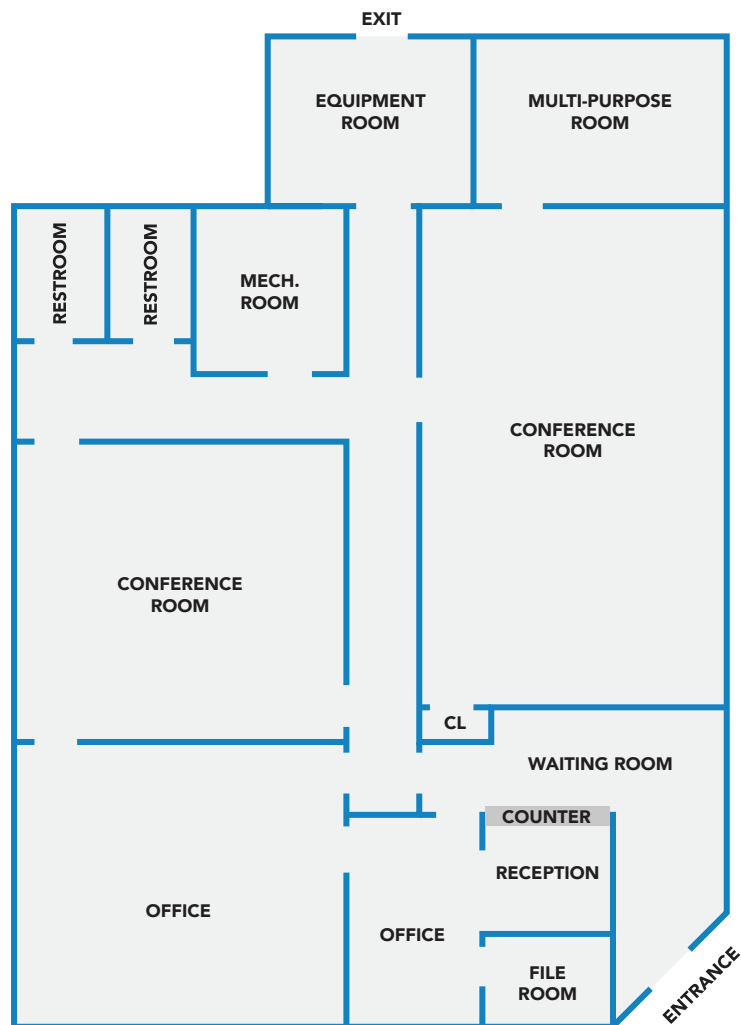


FLOOR PLAN

3,113 (+/-) SQUARE FEET

103 W Main Street offers 3,113 (+/-) square feet of space. The floor plan consists of an entryway/waiting room, a reception desk/area, a file room, two offices, two conference rooms, an equipment room, a multi-purpose room, a closet for storage space, a mechanical room and separate men's and women's restrooms.

Finishes to this space include a combination of drywall and drop ceilings with recessed and florescent lighting. The flooring is mix of carpet and tile.

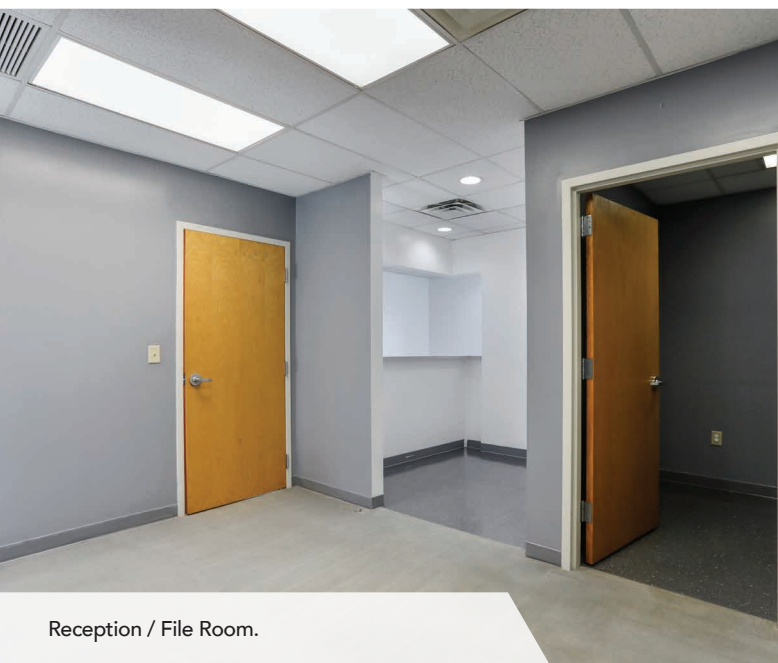


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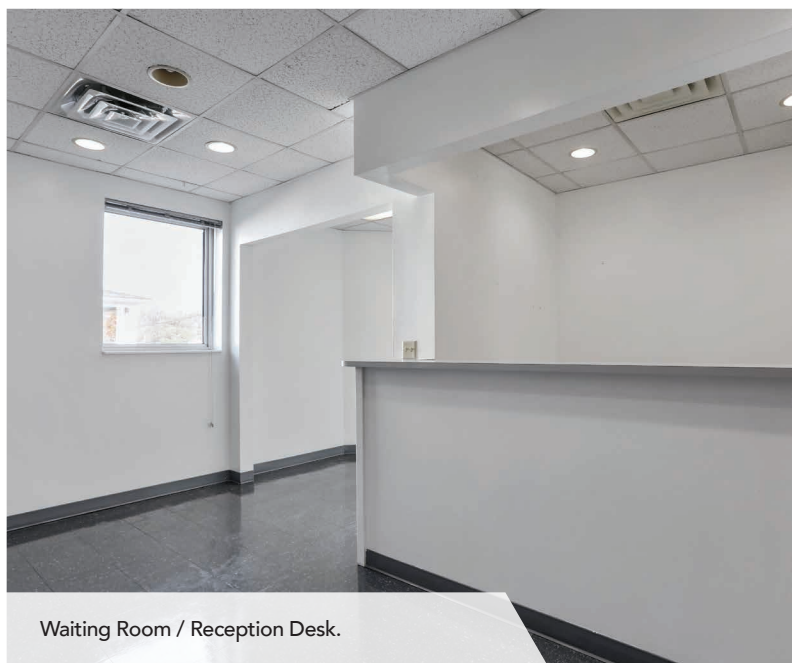
INTERIOR PHOTOS



Waiting Room / Reception Desk.



Reception / File Room.

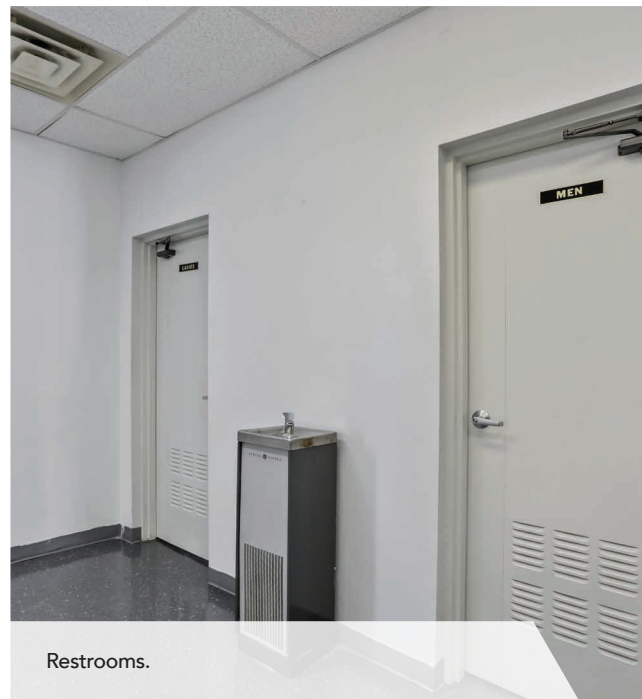


Waiting Room / Reception Desk.

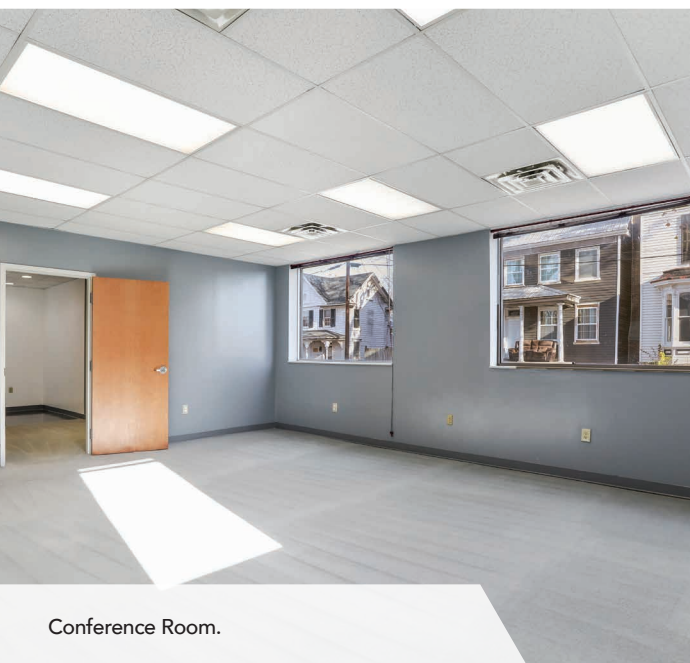
INTERIOR PHOTOS



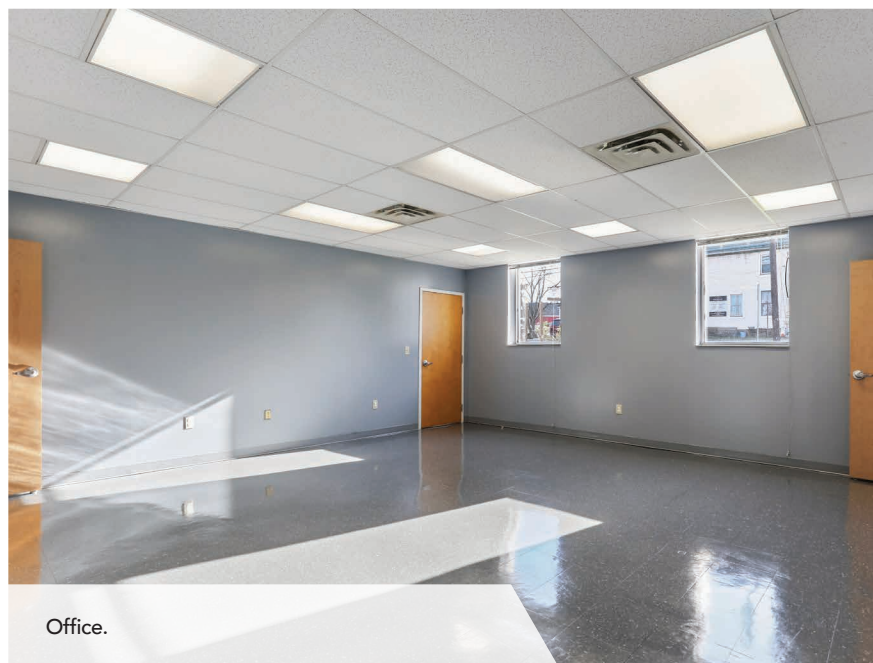
Conference Room.



Restrooms.



Conference Room.

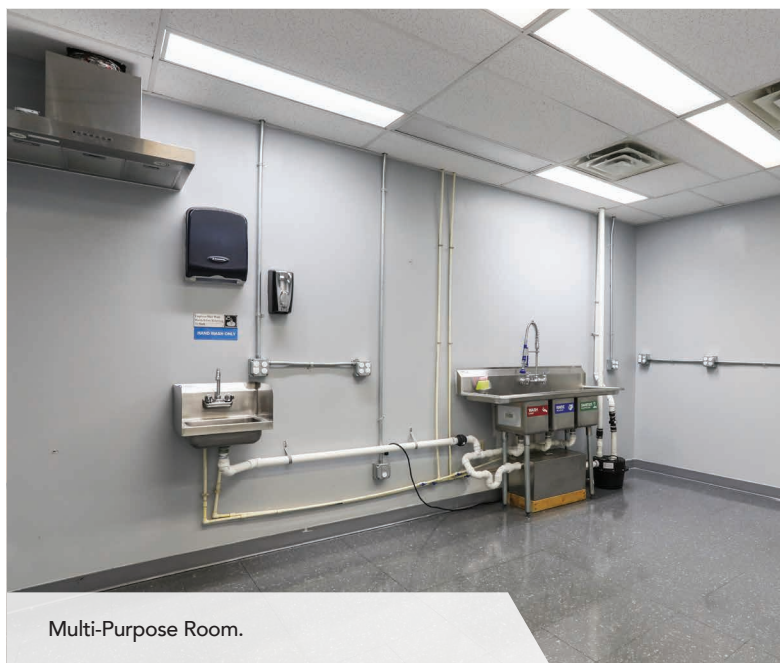


Office.

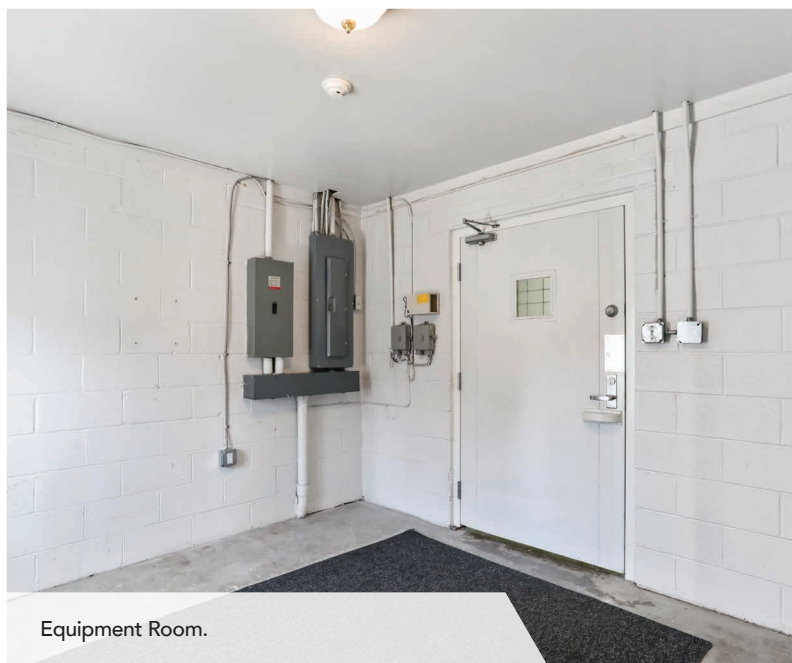
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Conference Room.



Multi-Purpose Room.



Equipment Room.

EXTERIOR PHOTOS



Back Entrance of Building/Parking Lot.



Front Entrance of Building.

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Side of Building.



Fenced Portion in Parking Lot.

AERIAL PHOTOS



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Aerial Facing East.



Aerial From Above.

**Boundaries are approximate*

AERIAL PHOTOS



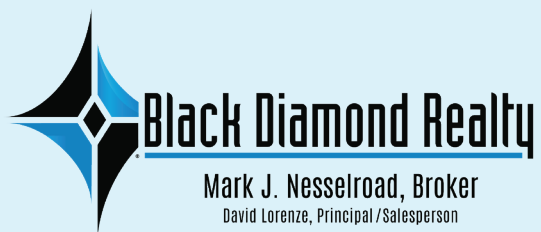
Aerial Facing Southwest.

*Boundaries are approximate

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Aerial Facing South.



CONTACT

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