

FOR SALE / LEASE
OFFICE BUILDING
MARKETING FLYER



103 W MAIN STREET
HEDGESVILLE, WV 25427



DOLLAR GENERAL

SHELL GAS STATION

 103 W. MAIN STREET

HEDGESVILLE MIDDLE SCHOOL

HEDGESVILLE ELEMENTARY

7-ELEVEN

MARTIN'S

BURGER KING

SUBWAY

DOLLAR GENERAL

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OFFICE BUILDING FOR SALE / LEASE

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 HEDGESVILLE, WV 25427

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).

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PROPERTY SPECIFICATIONS

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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 - BCPSD |
| Sewer | Public - BCPSD |
| 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)

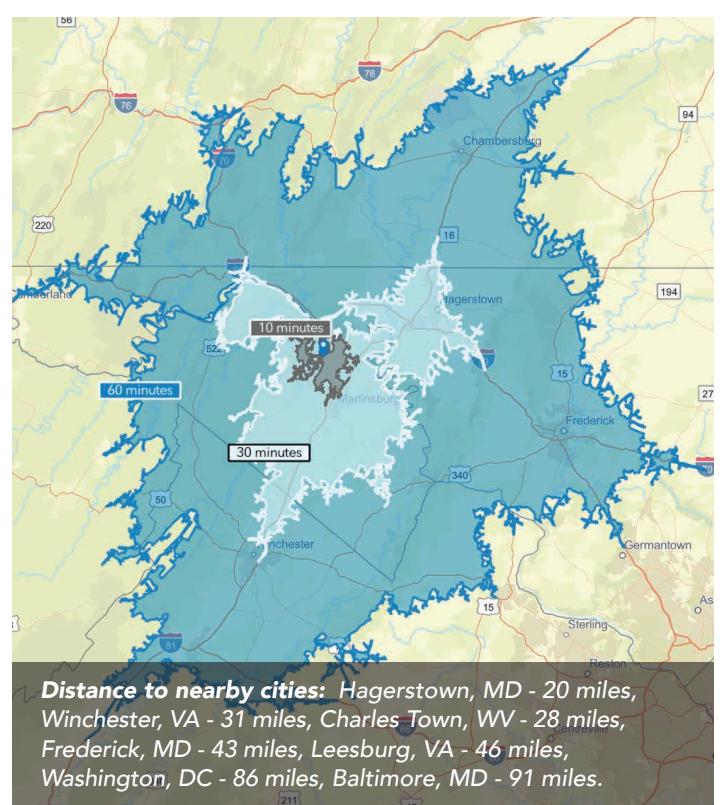
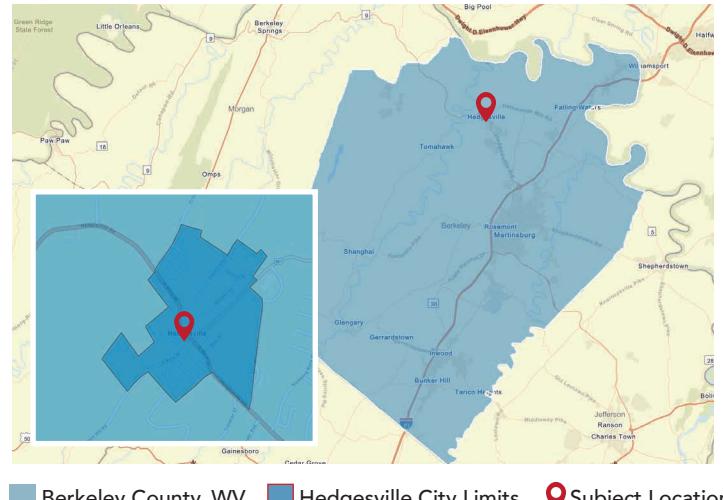
LOCATION ANALYSIS

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>



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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



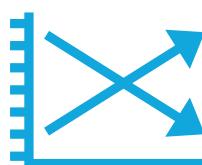
\$33,193

Per Capita Income



\$71,423

Median Household Income



3.00%

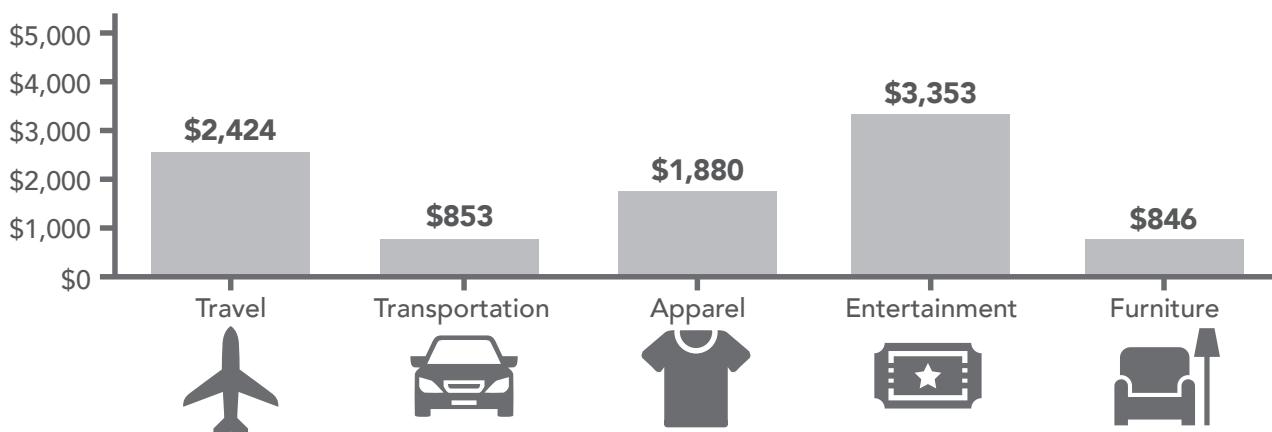
2024-2029 Pop Growth Rate



3,946

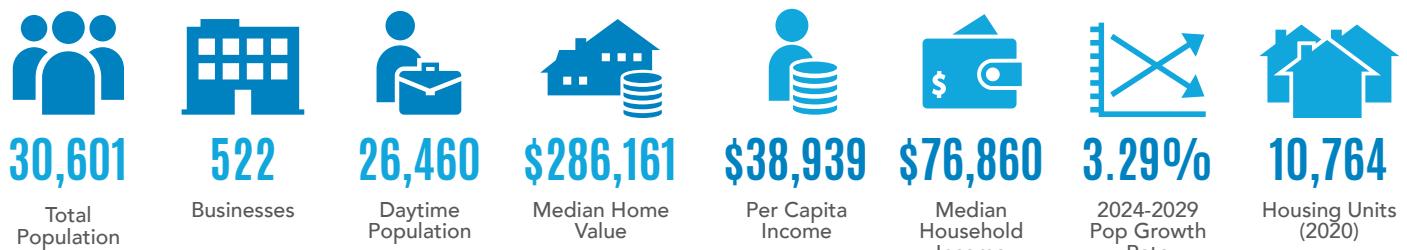
Housing Units (2020)

KEY SPENDING FACTS

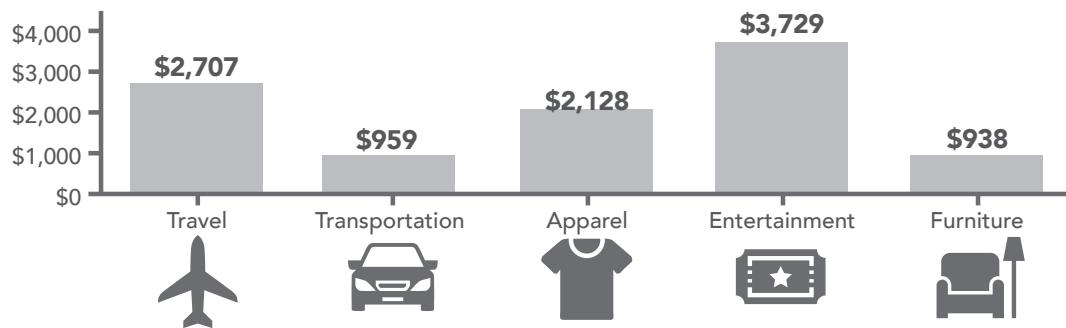


These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axe. The vintage of the data is 2024, 2029. Spending facts are average annual dollar per household.

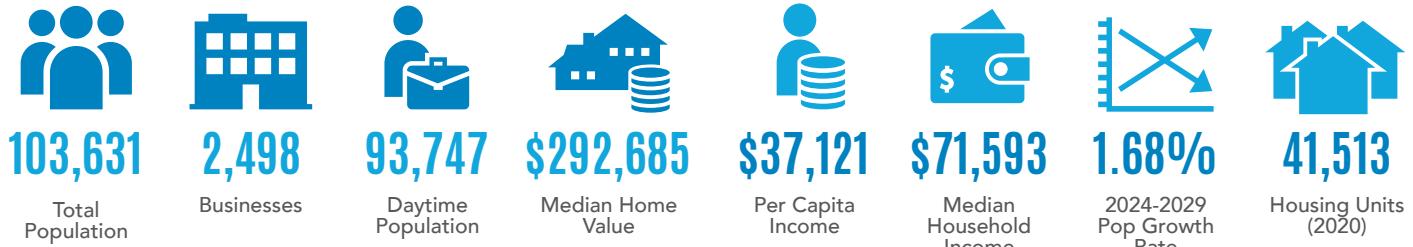
5 MILE RADIUS



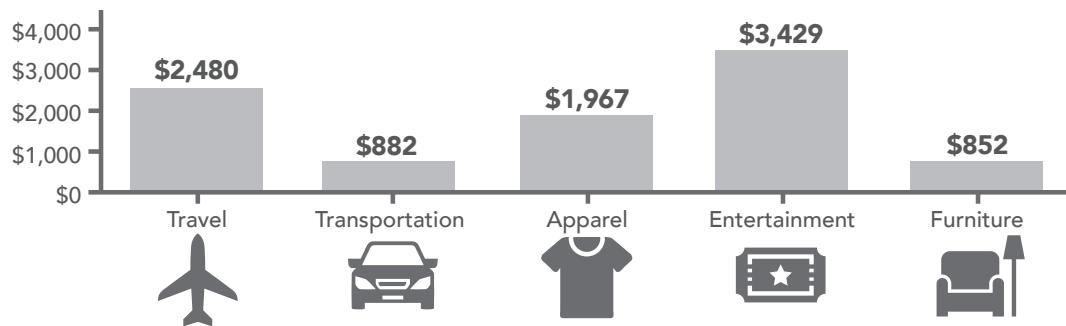
KEY SPENDING FACTS



10 MILE RADIUS



KEY SPENDING FACTS

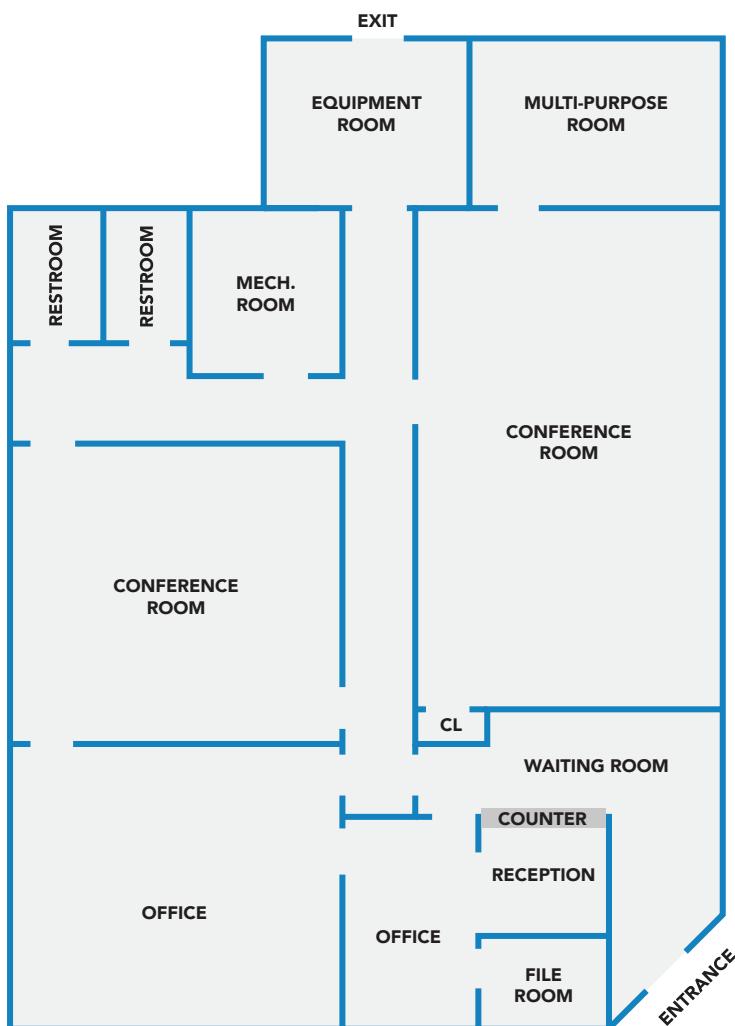


FLOOR PLAN

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 fluorescent lighting. The flooring is mix of carpet and tile.

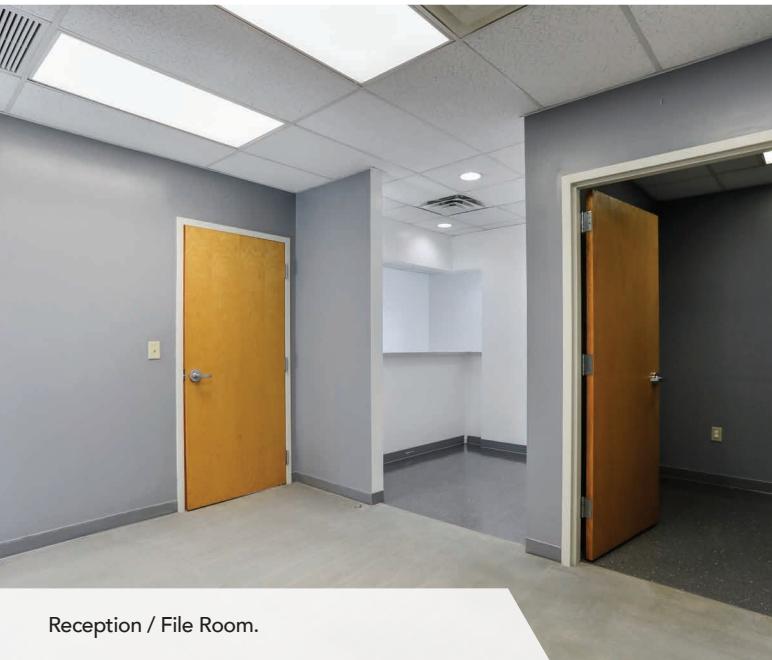


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INTERIOR PHOTOS



Waiting Room / Reception Desk.

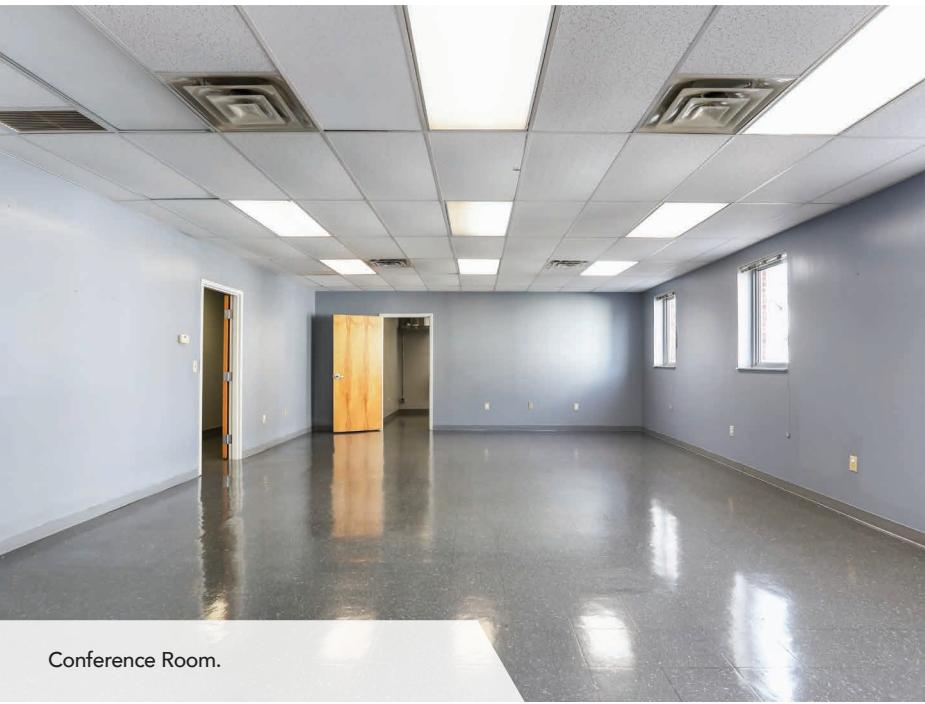


Reception / File Room.



Waiting Room / Reception Desk.

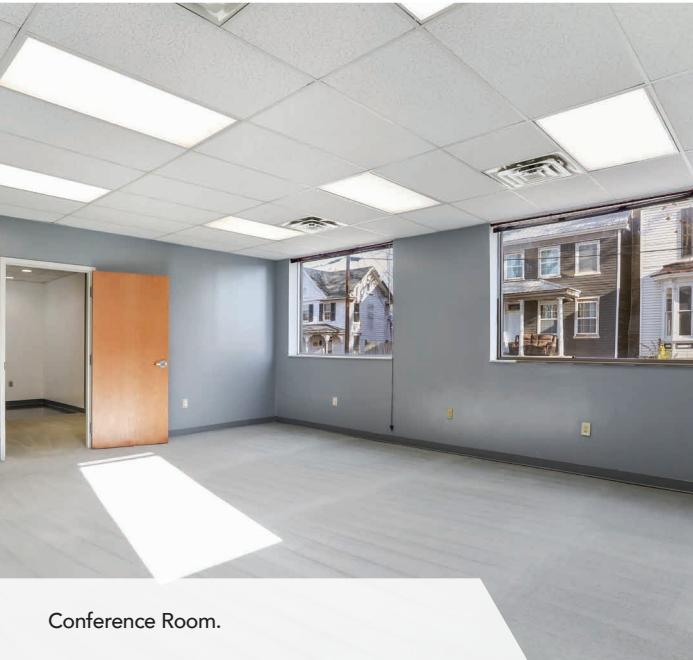
INTERIOR PHOTOS



Conference Room.



Restrooms.

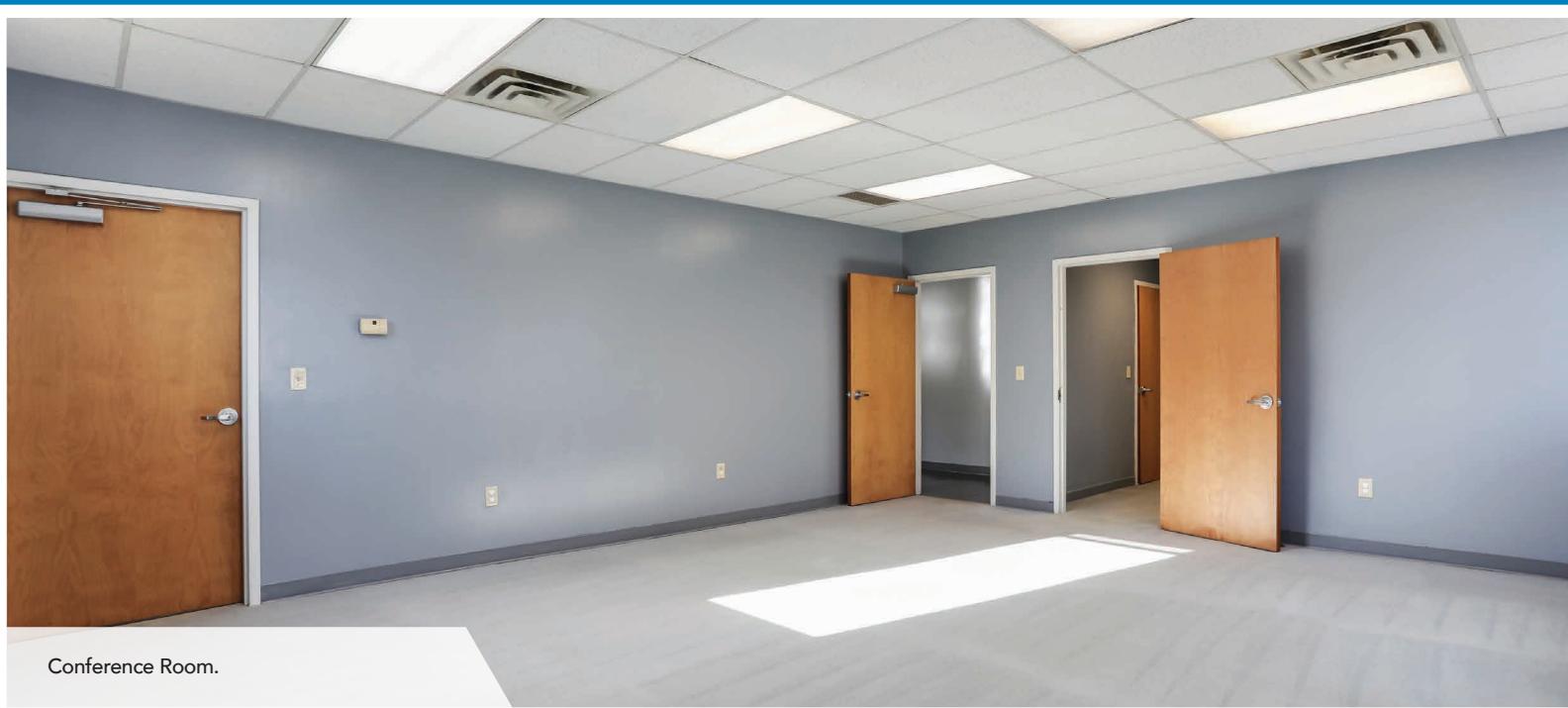


Conference Room.

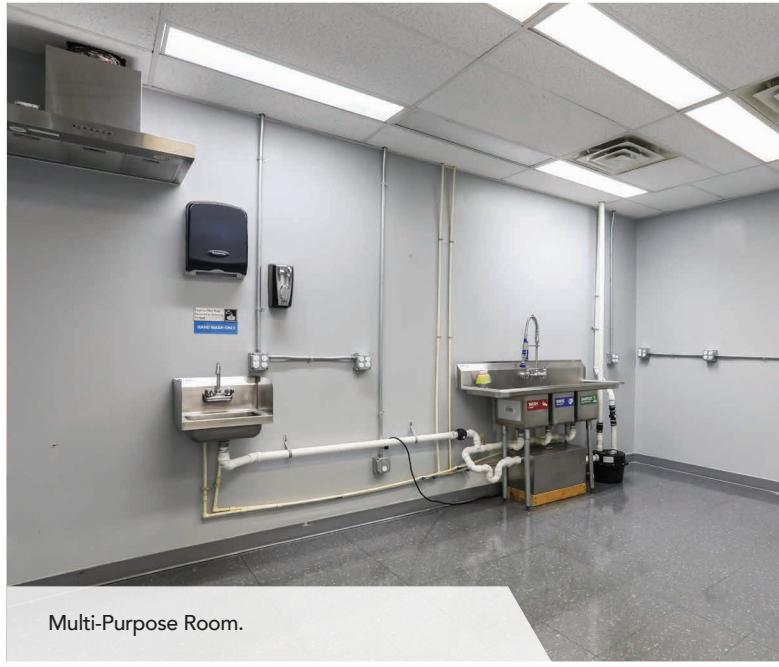


Office.

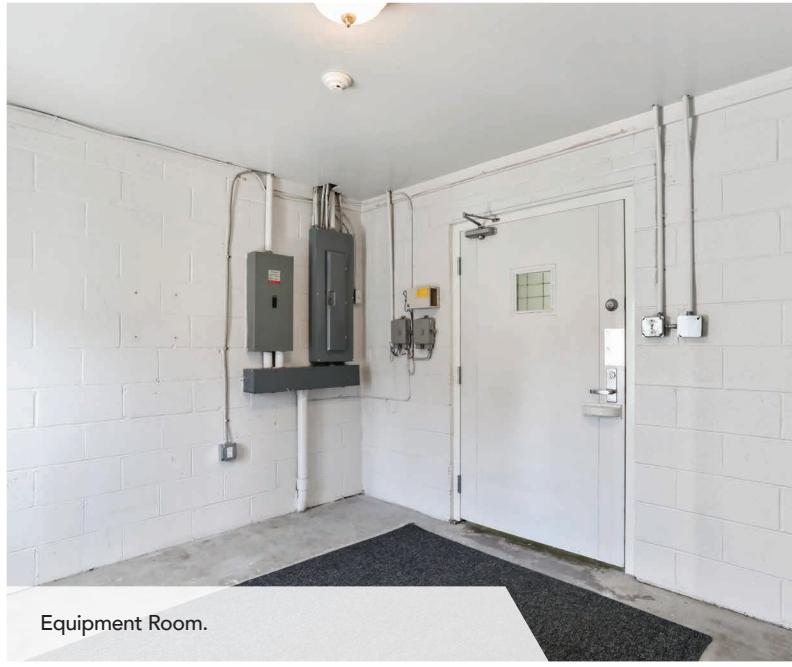
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Conference Room.



Multi-Purpose Room.



Equipment Room.

EXTERIOR PHOTOS



Back Entrance of Building/Parking Lot.



Front Entrance of Building.

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Side of Building.



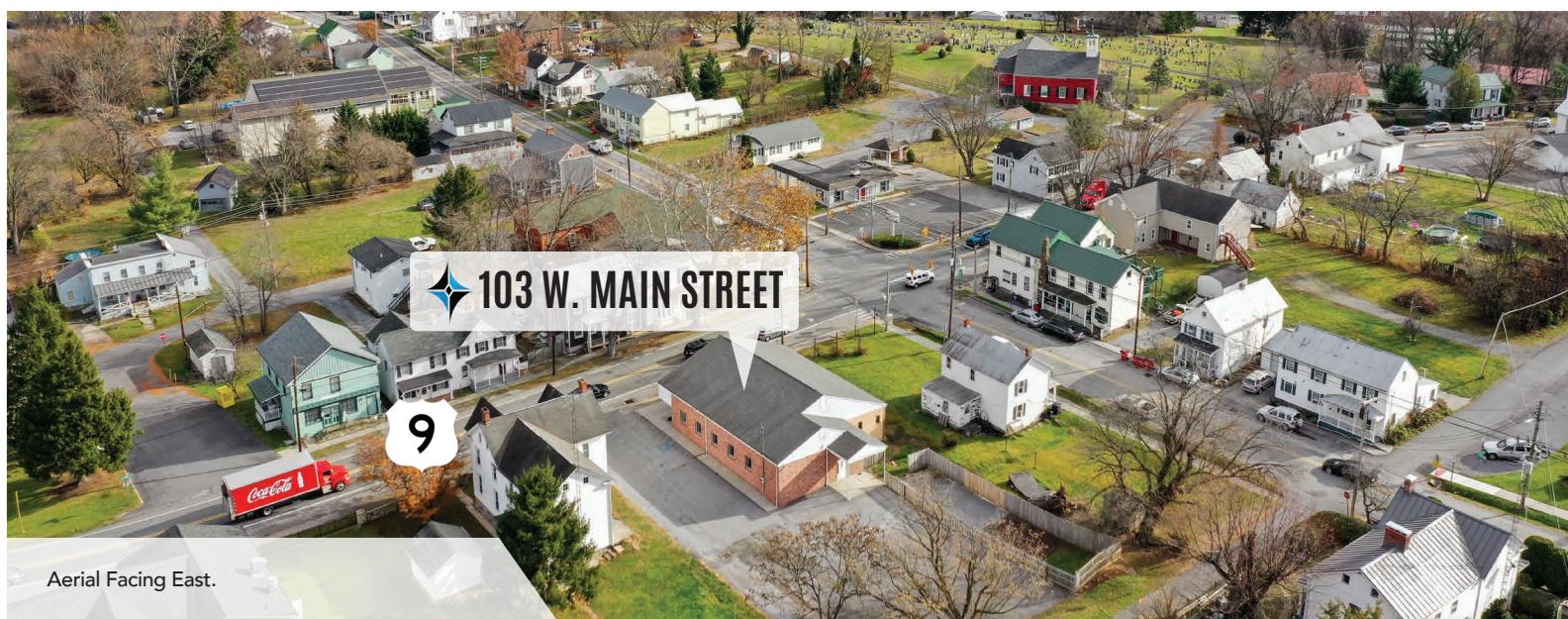
Fenced Portion in Parking Lot.

AERIAL PHOTOS

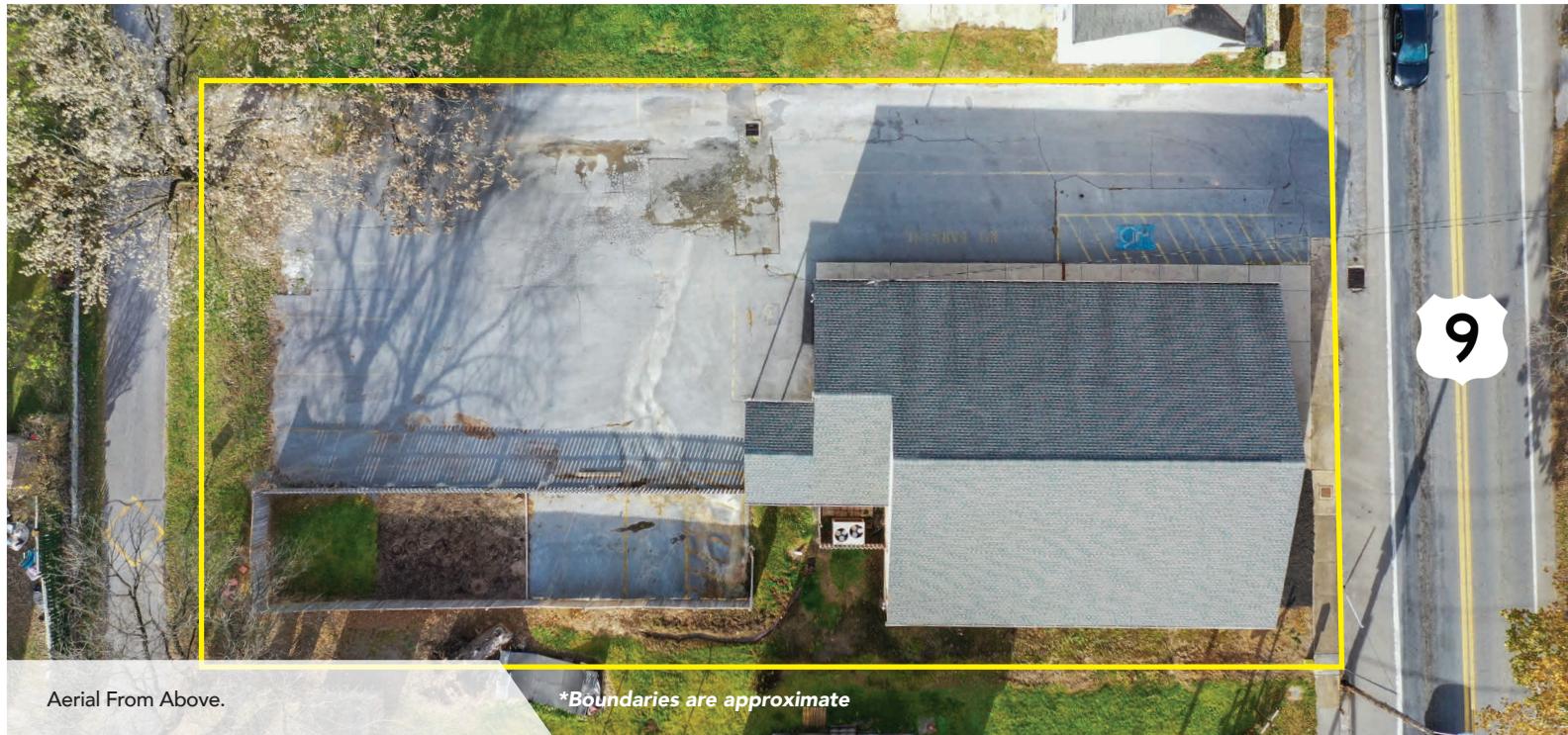


Aerial Facing Northeast.

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Aerial Facing East.



Aerial From Above.

**Boundaries are approximate*

AERIAL PHOTOS

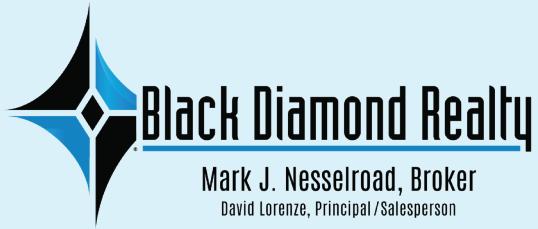


Aerial Facing Southwest.

**Boundaries are approximate*

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