

Black Diamond Realty

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FOR LEASE
RETAIL SUITE
MARKETING FLYER



50 MIDDLETOWN LOOP, SUITE 200
WHITE HALL, WV 26554

FAIRMONT INDUSTRIAL PARK

MON POWER

I-79 TECHNOLOGY PARK

I-79, EXIT 132

WALMART SUPERCENTER

 50 MIDDLETOWN LOOP

MIDDLETOWN MALL



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RETAIL SUITE FOR LEASE

50 MIDDLETOWN LOOP, SUITE 200 WHITE HALL, WV 26554

LEASE RATE / \$12.00 / SQ FT / YEAR (AS IS)

LEASE STRUCTURE / NNN

GROSS SQUARE FEET / 6,200 SQ FT

OFF-STREET PARKING / 50 SHARED SPACES

CEILING HEIGHT / 25 FEET

ZONING / NO ZONING

PROPERTY TYPE / RETAIL, MIXED-USE

PROPERTY FEATURES / EASY ACCESS TO
INTERSTATE, CLOSE TO MANY AMENITIES,
SECURITY SYSTEM, CUSTOMIZABLE, HIGH
CEILINGS, OFFICE AREA, STORAGE

With a newly renovated exterior, 50 Middletown Loop, Suite 200 offers 6,200 (+/-) total square feet via retail/mixed-use space. The building is positioned within the Middletown Commons, a dense retail corridor, roughly 0.4 mile to I-79, Exit 132. The suite was formerly utilized as a restaurant, however the current blank slate allows for a variety of uses. The space features high ceilings, plenty of off-street parking and a second level office area.

The subject property is located in a developing area of Marion County where commercial and residential development have been occurring along the I-79 corridor. Access to I-79, Exit 132 can be achieved by traveling 0.3 mile northeast. Along Route 250 there is an average daily traffic count of 25,140 vehicles per day. (Provided by Esri and Data Axle, 2021).

FOR LEASE
RETAIL SUITE - LOCATED 0.4 MILE OFF I-79, EXIT 132
50 MIDDLETOWN LOOP, SUITE 200 · WHITE HALL, WV 26554 · 6,200 SQ FT SUITE

PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

The available suite within the building is comprised of 6,200 (+/-) square feet via mostly one level with a small area of second level office space. The building offers a main entrance along the front of the building, centred between two other suites, and one exit door along the back of the building. The exterior has been heavily renovated within the last year along with the entire Middletown Commons retail corridor.

UTILITIES

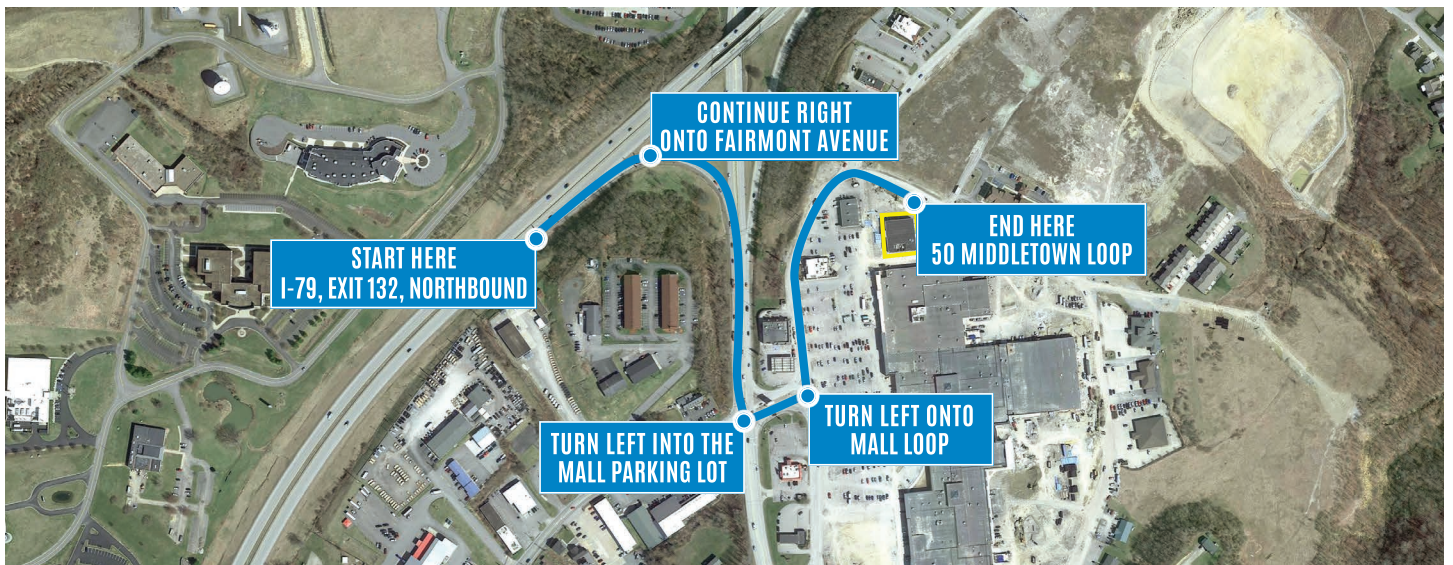
This site offers all public utilities, which include the following:

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Hope Gas
Water	City of Fairmont
Sewer	City of Fairmont
Trash	Multiple Providers
Cable / Internet	Multiple Providers

INGRESS / EGRESS / PARKING / DIRECTIONS

The site currently offers multiple points of ingress and egress via Mall Loop which access a lined parking lot with roughly 50 parking spaces. Parking is available in the front and along the sides of the building. From I-79 north, take exit 132 and bear right onto Fairmont Avenue. Travel on Fairmont Avenue for roughly 0.2 mile to the first left into the Mall parking lot, then take an immediate left and continue to the property on the right, just past T-Mobile.

The property address is registered as 50 Middletown Loop, White Hall, WV, however, Google Maps recognizes the property as 9685 Mall Loop, Fairmont, WV.



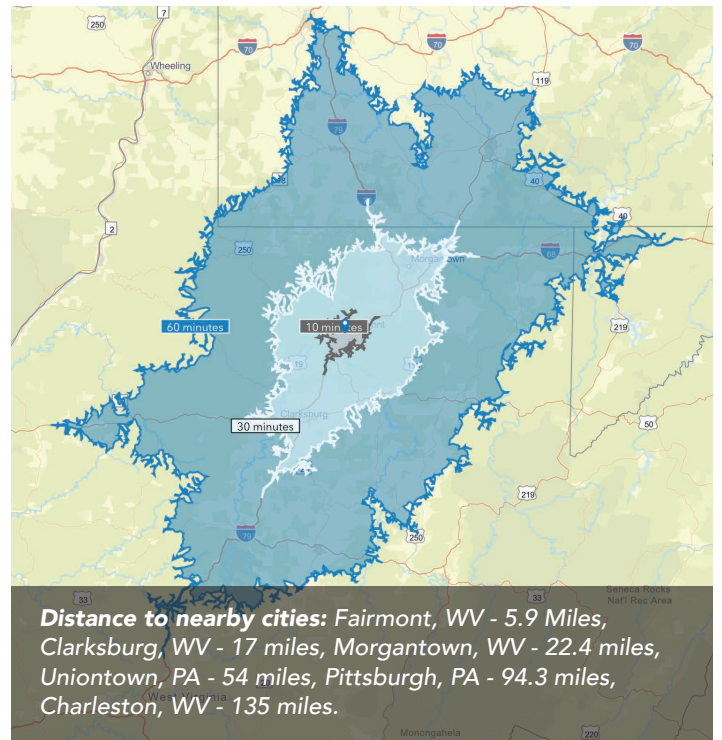
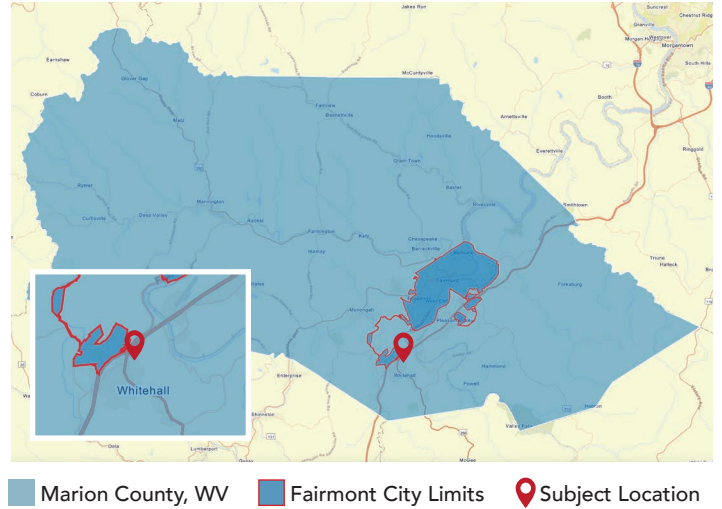
LOCATION ANALYSIS

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 55,640 and a median household income of \$57,402. Total number of businesses is 1,685.

The **City of White Hall** has a total population of 691 and a median household income of \$70,334. Total number of businesses is 217.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2024 .



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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, 50 Middletown Loop is located approximately 0.3 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
- 2 Mon Health Equipment & Supplies
- 3 WCO Flooring America
- 4 UPS Worldwide Express Freight Center
- 5 White Hall Pharmacy
- 6 Pickup City Inc
- 7 Walmart Supercenter
- 8 McDonald's
- 9 Urse Dodge Chrysler Jeep Ram
- 10 Cummins Sales and Service
- 11 Jarco Enterprises
- 12 Sherwin-Williams Paint Store
- 13 Hardee's
- 14 DQ Grill & Chill Restaurant
- 15 Firehouse Subs
- 16 Middletown Mall
- 17 Applebee's
- 18 Fairfield Inn & Suites
- 19 Dan Cava Toyota World
- 20 Robert H. Mollohan Research Center
- 21 Pierpont Community & Technical College
- 22 Alan B. Mollohan Innovation Center
- 23 NASA IV&V Facility
- 24 Mon Power
- 25 Fairmont Tool
- 26 Architectural Interior Products
- 27 Pepsi-Cola
- 28 Applied Industrial Technologies
- 29 Capital Doors
- 30 Lyon Conklin & Co Inc

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



11,789

Total Population



537

Businesses



12,713

Daytime Population



\$201,654

Median Home Value



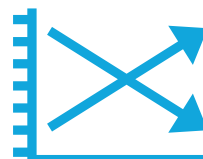
\$39,721

Per Capita Income



\$67,923

Median Household Income



0.13%

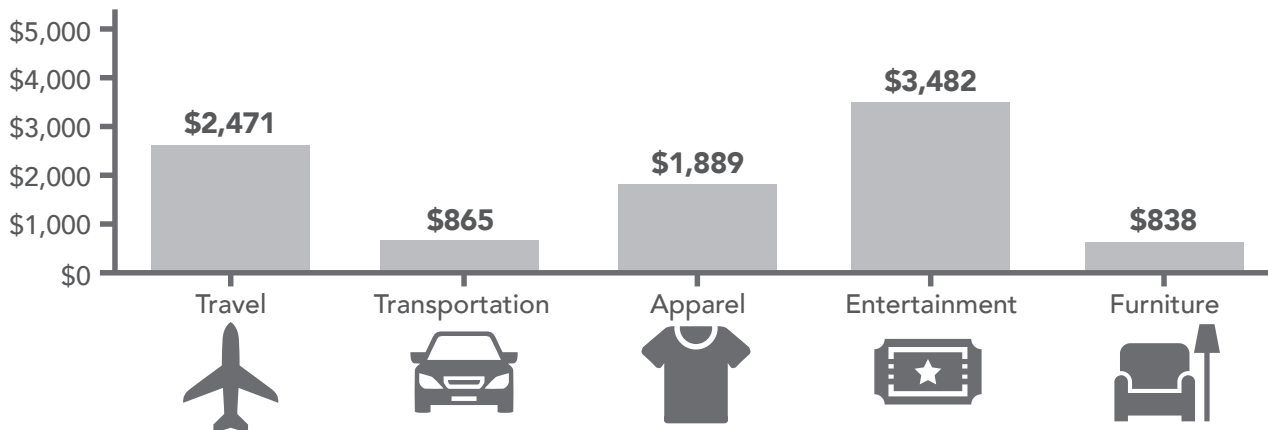
2024-2029 Pop Growth Rate



5,464

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, 2028. Spending facts are average annual dollar per household.

5 MILE RADIUS



33,117

Total Population



1,297

Businesses



34,067

Daytime Population



\$171,793

Median Home Value



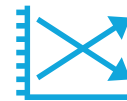
\$33,194

Per Capita Income



\$57,007

Median Household Income



-0.12%

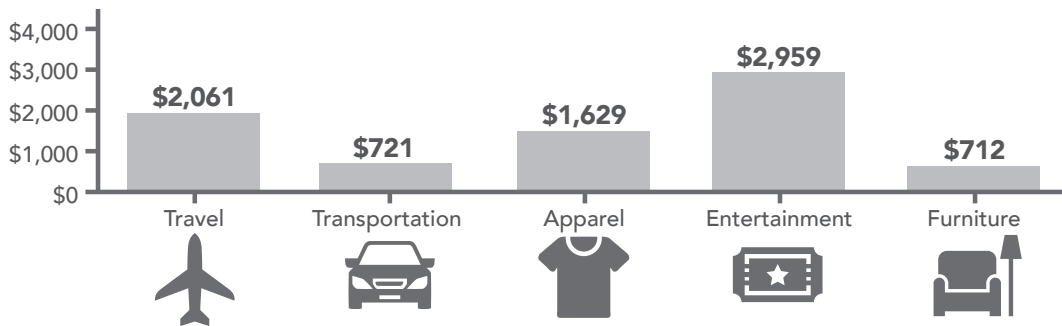
2024-2029 Pop Growth Rate



15,555

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



72,295

Total Population



2,332

Businesses



72,235

Daytime Population



\$169,693

Median Home Value



\$34,384

Per Capita Income



\$59,714

Median Household Income



-0.23%

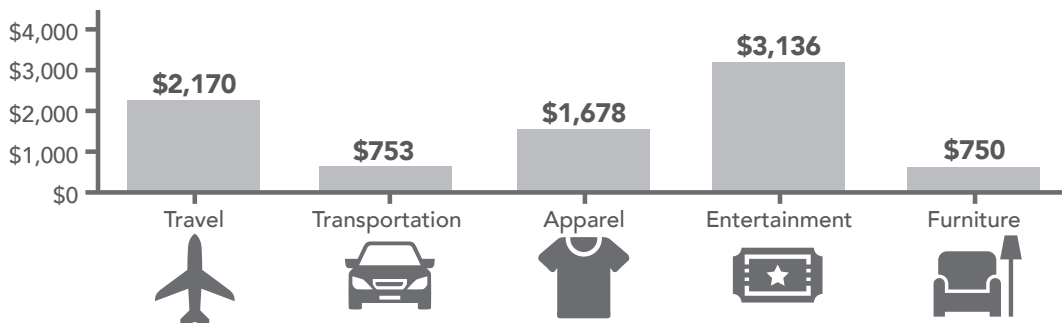
2024-2029 Pop Growth Rate



33,521

Housing Units (2020)

KEY SPENDING FACTS



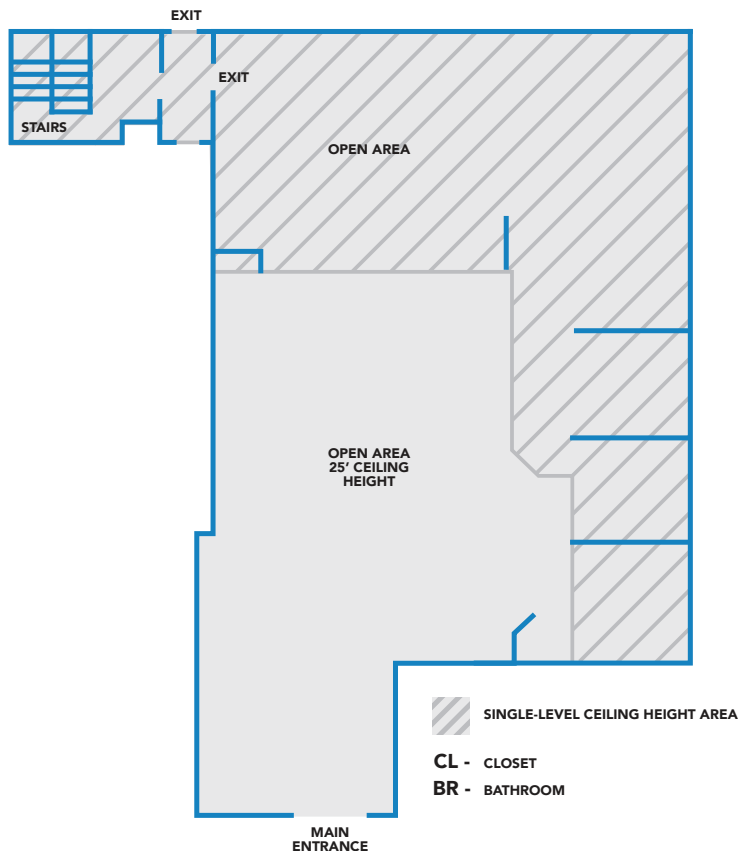
FLOOR PLAN

6,200 SQUARE FEET

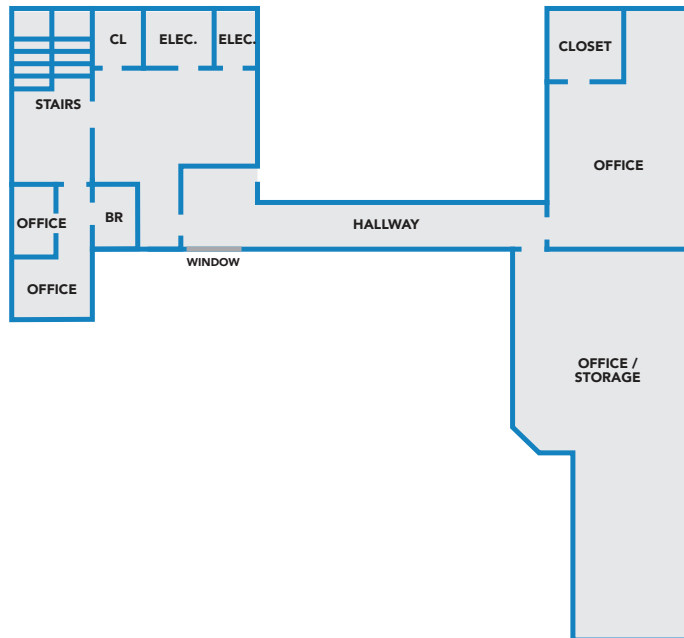
The subject suite is comprised of 6,200 (+/-) square feet via two floors. The ground floor offers an open floor plan with 25' ceilings across roughly half the space. At the rear of the suite there are stairs to access the upper floor where there are two office areas, a large open office/storage room, electrical closets and a bathroom with shower.

The suite has been gutted of the previous users finishes and now offers a fully customizable blank slate for its next user.

GROUND FLOOR



SECOND FLOOR



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Main Entrance.



Open Area Facing Front.

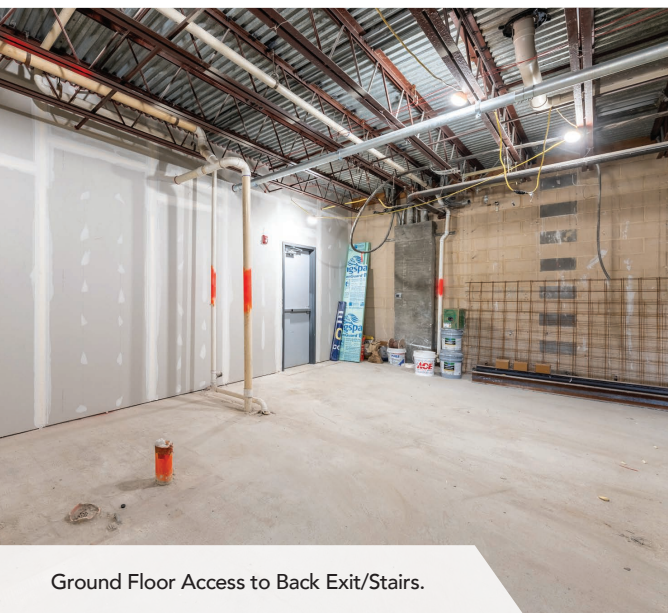


Open Area Facing Front.

INTERIOR PHOTOS



Open Area Facing Back.



Ground Floor Access to Back Exit/Stairs.



Ground Floor.

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Ground Floor.



Ground Floor.



Second Floor, Top of Stairs.

INTERIOR PHOTOS



Second Floor.



Second Floor Facing Hallway.



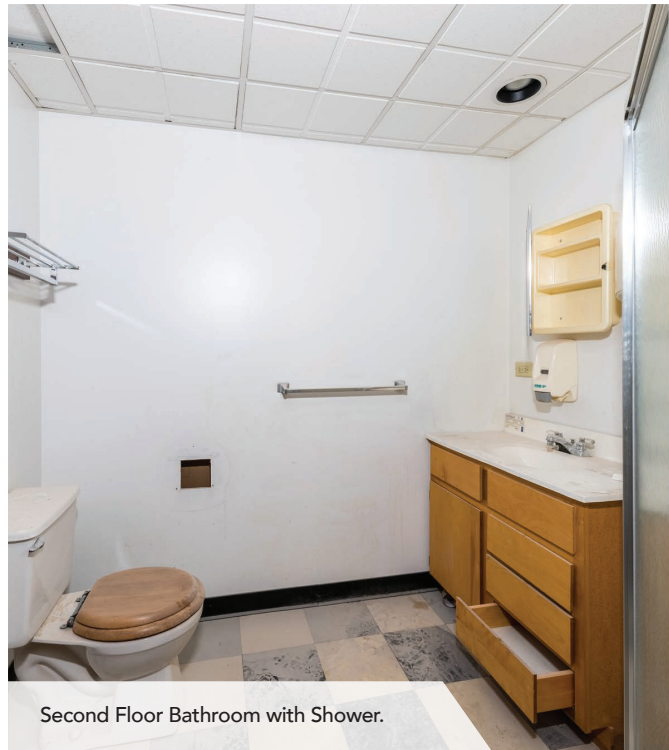
Second Floor Office.

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Second Floor Office/Storage.



Second Floor Bathroom with Shower.



Second Floor Office.



Second Floor Office.

EXTERIOR PHOTOS



Front of Building.

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Back and Side of Building.



Back and Side of Building.

EXTERIOR PHOTOS



Main Entrance from Exterior.



Main Entrance from Interior.



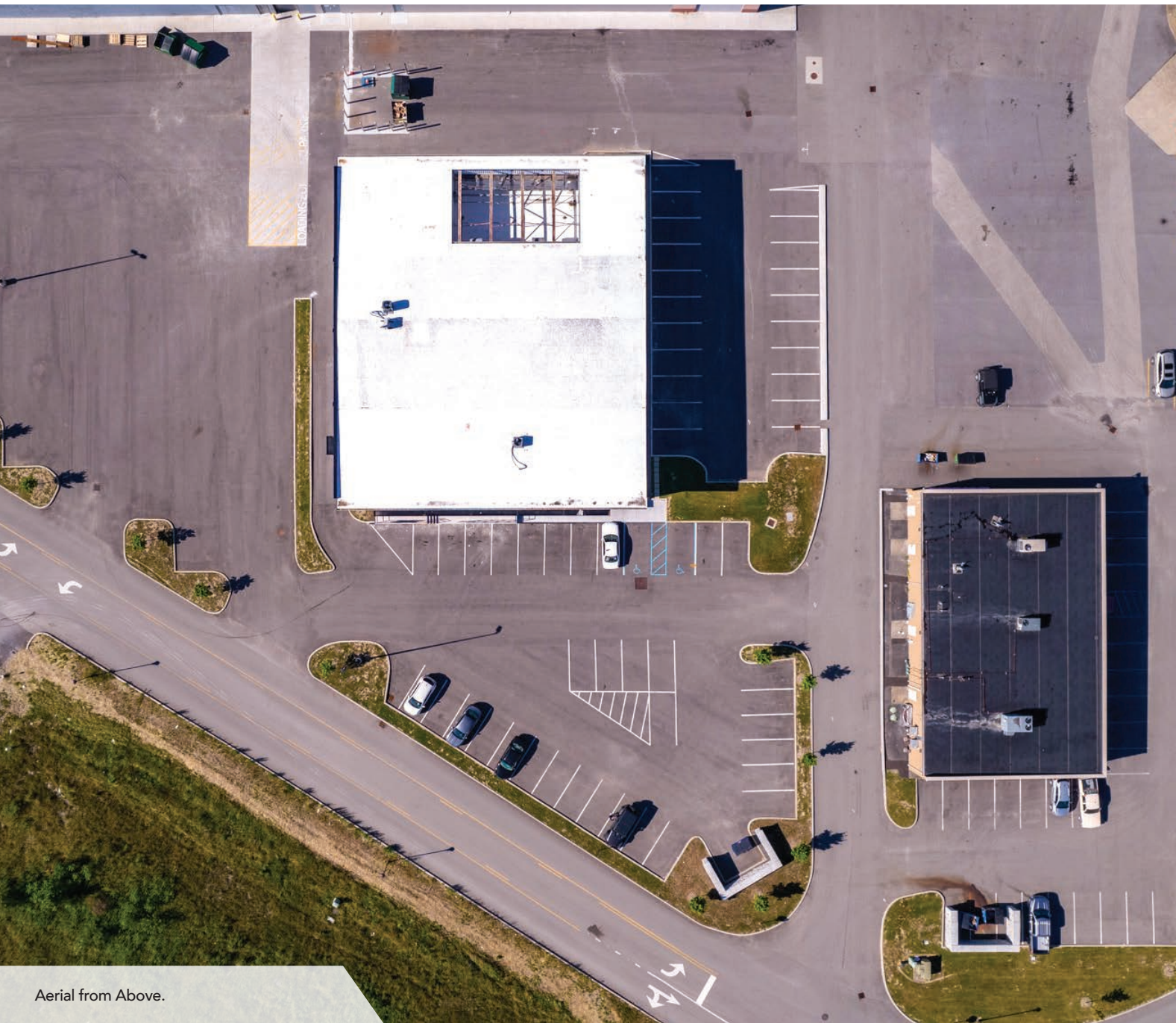
Front of Building.

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Front of Building.

AERIALS



Aerial from Above.

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Aerial Facing Southeast.



Aerial Facing Northeast.



Aerial Facing Southwest.

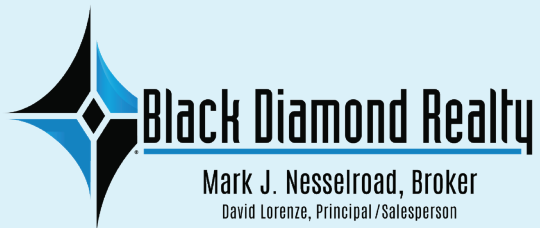
AERIALS



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Aerial Facing Southwest.



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