

Marion Square



120-401 Marion Square
Fairmont, West Virginia 26554
broadreachretail.com



Property Features

- High-volume, grocery-anchored neighborhood center in a prime location with high foot traffic; ~929K annual visitors
- Located on US Highway 19 (7,500 VPD) & ~10 minutes to I-79 (54,000 VPD)
- Positioned as Fairmont's primary daily-needs shopping destination with a great mix of retail, service, and convenience uses

Join these Retailers



Retail Spaces for Lease

Suite	Size	Available
312	2,850 sf	NOW
219	2,769 sf	NOW
217	1,968 sf	NOW
216	4,692 sf	NOW
209	3,652 sf	NOW
206	3,336 sf	NOW
203	1,885 sf	NOW
201	2,319 sf	NOW

Disclaimer: While Broad Reach Retail Partners, LLC and its affiliates believe the information contained herein to be true and accurate, they make no claims or warranties. Any prospective tenant should conduct thorough, independent due diligence.

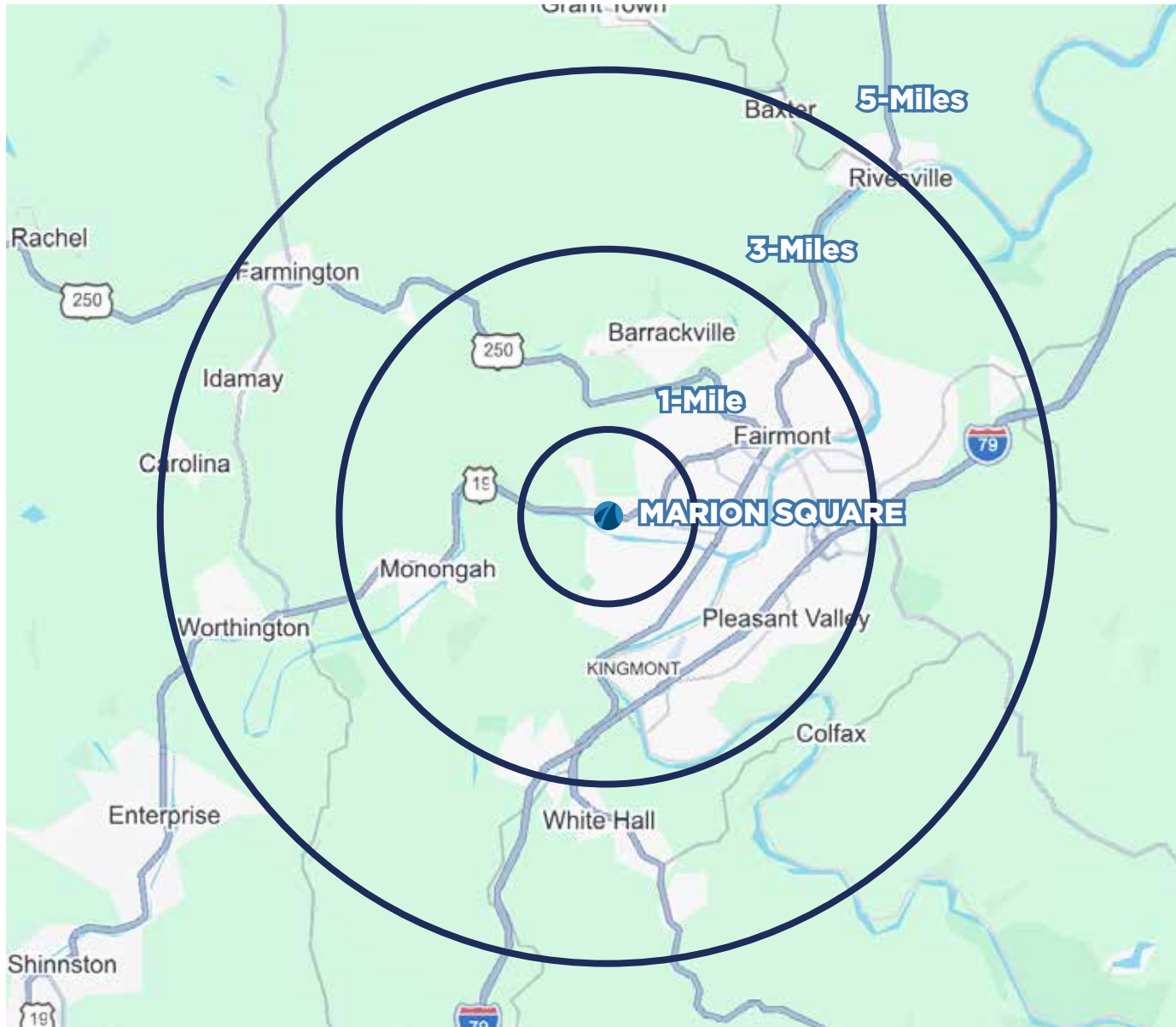
For Leasing Information, contact: **Jessica Hansen**
jhansen@broadreachretail.com 443.813.2514



Location



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Demographics (2025 Estimates)

- 1-Mile Radius
 - Population: 5,599
 - Average Household Income: \$76,438
- 5-Mile Radius
 - Population: 38,966
 - Average Household Income: \$63,536
- 10-Mile Radius
 - Population: 64,956
 - Average Household Income: \$65,631

Property Highlights

- 122,250 square foot shopping center
- Anchor: Food Lion
- Junior Anchors: CVS, Busy Beaver, Planet Fitness, O'Reilly Auto Parts
- Located in the heart of the I-79 Corridor in Fairmont, WV
- Near the 400ac I-79 Technology Park, Fairmont State University, and 2 hospitals
- Great mix of national and local tenants

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Site Plan



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Suite	Tenant	SF
401	CVS	9,600
312	Available	2,850
310	Paula's	2,000
308	Food Lion	29,000
305	Viva Hair Salon	1,500
304	Cricket Wireless	1,500
303	Fairmont Nails & Spa	1,500
301	70 East Tobacco	1,500
219	Available	2,769
217	Available	1,968
216	Available	4,692
215	Busy Beaver	26,250
213	Planet Fitness	13,600
209	Available	3,652
207	All Weather Playground	3,920
206	Available	3,336
203	Available	1,885
201	Available	2,319
120	O'Reilly's Auto Parts	8,409
Total		122,250

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Market Aerial



Marion Square Shopping Center
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MARION SQUARE

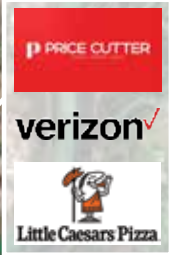




TYGART CENTER
AT FAIRMONT CAMPUS

PIERPONT CENTER
AT FAIRMONT CAMPUS

FAIRMONT FIELD
GOLF COURSE



MIDDLETOWN COMMONS





1-79 TECHNOLOGY PARK
30+ BUSINESSES
400 ACRES

MON HEALTH
MARION HOSPITAL



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