

**Black Diamond Realty**

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**FOR SALE**  
**RESTAURANT**  
**MARKETING FLYER**



**1111 FAIRMONT AVENUE**  
**FAIRMONT, WV 26554**



**DOWNTOWN FAIRMONT**

**MCDONALD'S**

**DUNKIN' DONUTS**

**SHEETZ**

**12,468 VPD (2024)**

**1111 FAIRMONT AVENUE**

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## RESTAURANT BUILDING FOR SALE

## 1111 FAIRMONT AVENUE FAIRMONT, WV 26554

**SALE PRICE / \$595,000**

**GROSS BUILDING SIZE / 3,712 / SQ FT / YR**

**GROSS LOT SIZE / 0.84 (+/-) AC**

**PROPERTY TYPE / RESTAURANT**

**CITY LIMITS / INSIDE**

**PROPERTY HIGHLIGHTS / CONVENIENT  
LOCATION TO MANY AMENITIES,  
ADDITIONAL PARKING LOT, AMPLE  
STORAGE SPACE, EXCELLENT VISIBILITY,  
SIGNAGE OPPORTUNITY**

Discover an extraordinary opportunity to own a piece of Fairmont's culinary history with this 3,712 (+/-) square feet of restaurant space at 1111 Fairmont Avenue. Boasting high visibility being on a corner lot and easy access, the property is perfectly positioned as both a neighborhood hotspot and a destination for travelers. The expansive interior offers ample space for hosting events, parties, and large gatherings, while the newer 48 x 22 rear deck provides an outdoor seating area. Included in the sale are two lots: one lot houses the restaurant, and the other is a dedicated parking area. Don't miss your chance to own this landmark property with endless potential!

The property is located inside the city limits of Fairmont and is within walking distance to many amenities. The building is positioned roughly 3 miles from I-79, Exit 136. Along Fairmont Avenue there is a daily traffic count of 12,468 vehicles per day. (This data is provided by Esri, Esri and Kalibrate Technologies 2024).

**FOR SALE**

**RESTAURANT - LOCATED 3 MILES OFF I-79, EXIT 136**

**1111 FAIRMONT AVENUE · FAIRMONT, WV 26554 · 3,712 (+/-) SQ FT · 0.84 ACRE**

# PROPERTY SPECIFICATIONS

## SPECIFICATIONS

1111 Fairmont Avenue is home to the iconic Poky Dot Restaurant. This charming establishment is renowned for its unique ambiance and delectable menu, making it a favorite among locals and visitors alike. The restaurant building is comprised of 3,712 (+/-) square feet spread across two floors and is situated on 0.84 (+/-) acre. The original structure was built in 1951. The building has a rubber roof, gas heat with central air.

## INGRESS / EGRESS / PARKING / DIRECTIONS

This parcel can be accessed via multiple locations including Gaston Avenue and 10th Street. Included in the sale are two lots: one lot houses the restaurant, and the other is a dedicated parking area. Together, these lots provide 30 (+/-) parking spaces, ensuring convenience for your guests. See directions to the property below from I-79, Exit 136.

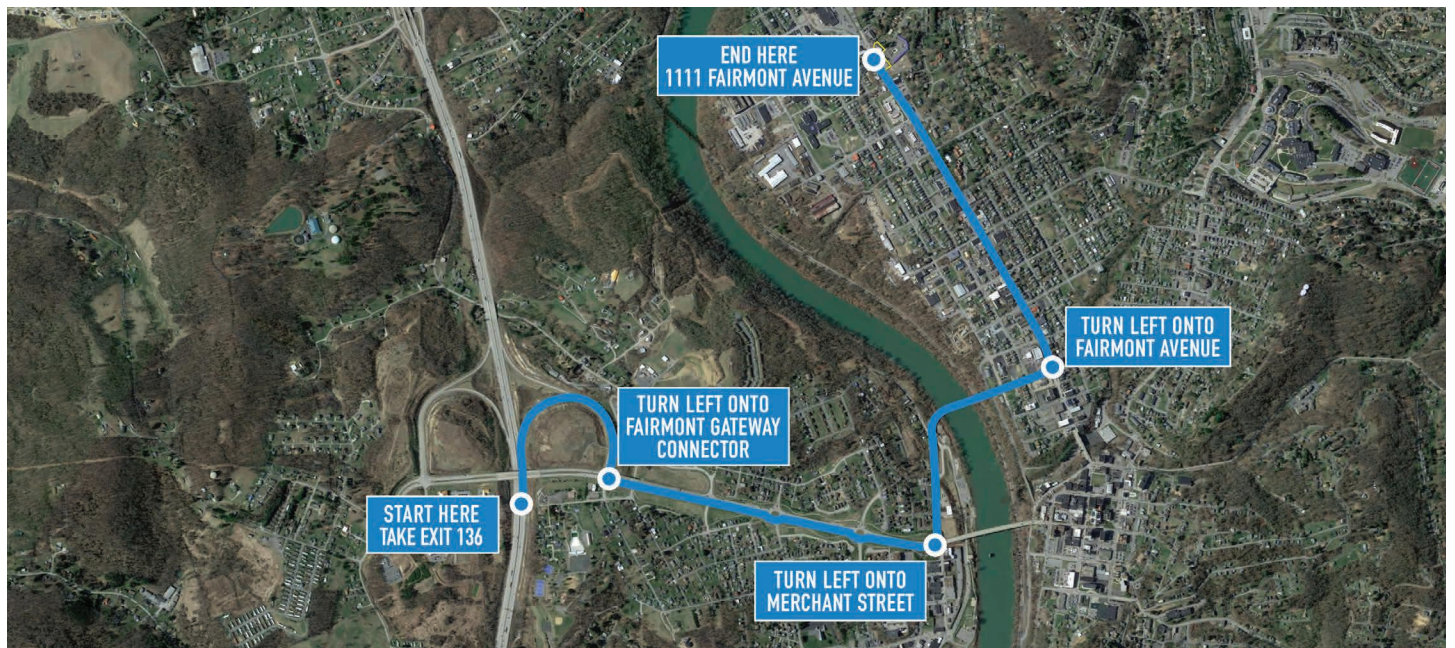
## LEGAL DESCRIPTION / ZONING

Located within City Limits, this property is situated within the Fairmont District of Marion County. The site is comprised of two parcels totaling 0.84 (+/-) acre. The property is identified as Fairmont District, Tax Map 15, Parcels 24.1 and 25.

## 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	Multiple Providers
Cable/Internet	Comcast/Xfinity and Frontier Communications



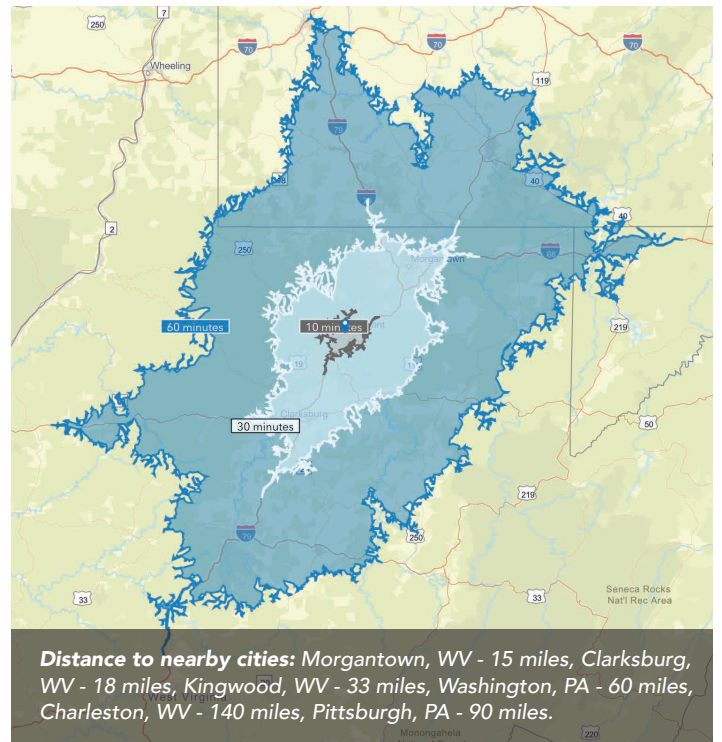
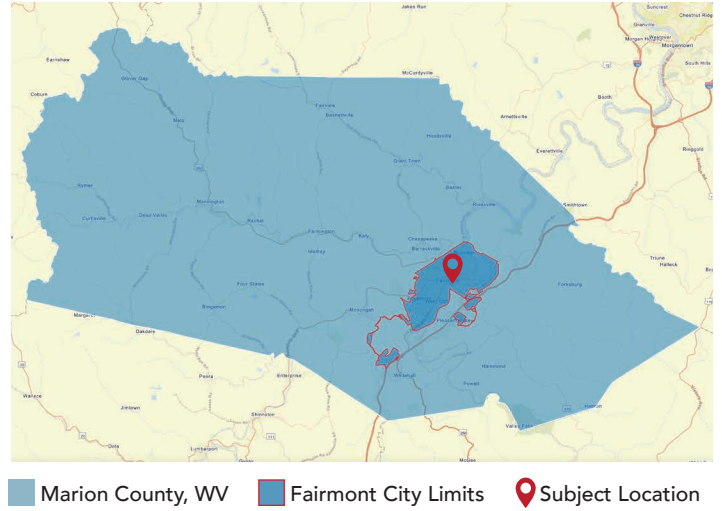
# LOCATION ANALYSIS

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 Fairmont** has a total population of 18,187 and a median household income of \$51,167. Total number of businesses is 808.

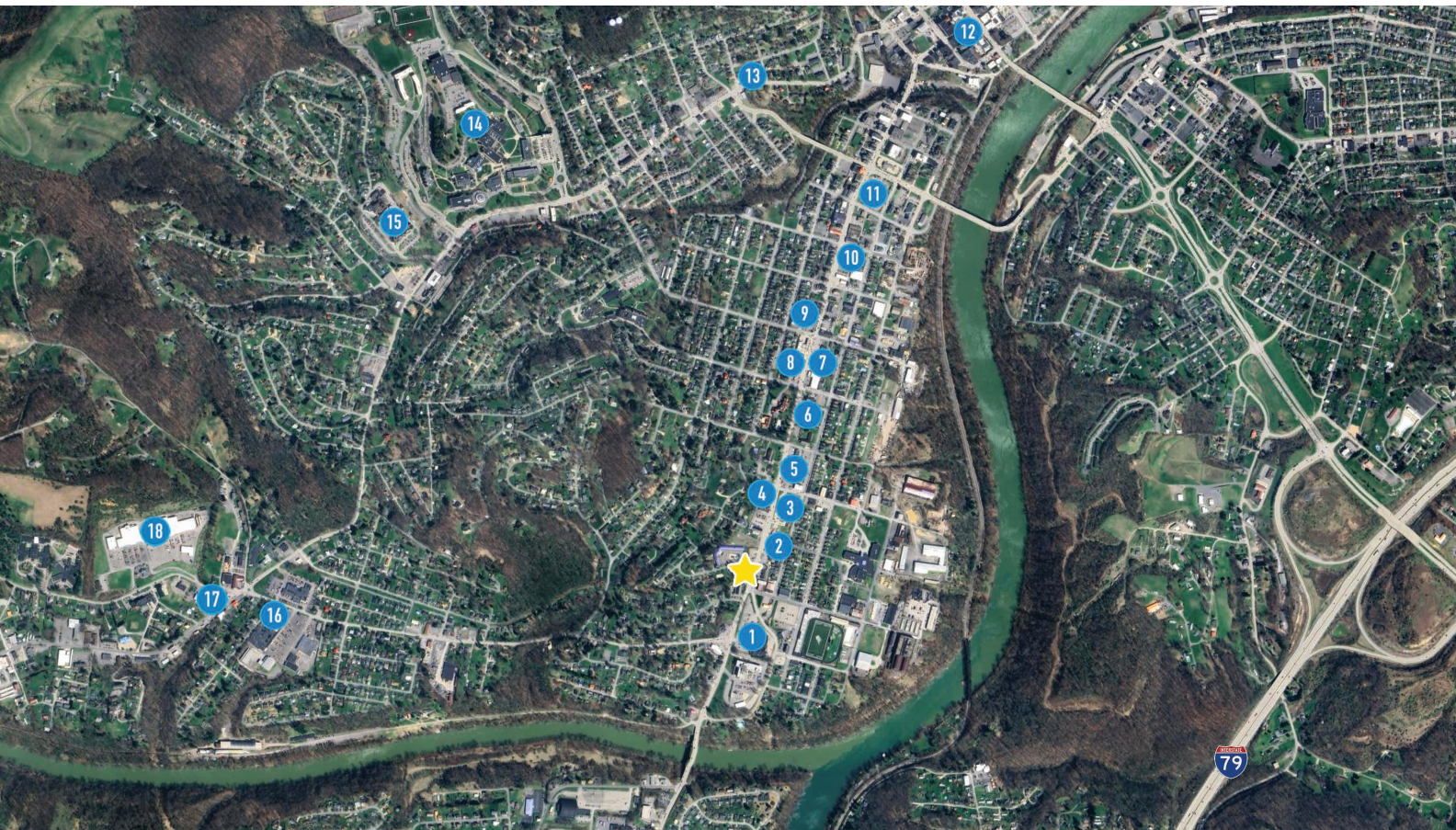
*Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2024.*



# FOR SALE

## RESTAURANT - LOCATED 3 MILES OFF I-79, EXIT 136 1111 FAIRMONT AVENUE · FAIRMONT, WV 26554 · 3,712 (+/-) SQ FT · 0.84 ACRE

# AERIAL PHOTO



The aerial above shows a Google Earth map. Several of the most popular surrounding locations have been highlighted. Referenced with a yellow star, 1111 Fairmont Avenue is located approximately one mile from I-79 (Exit 137).

- 1 Price Cutter, Little Caesars Pizza
- 2 Long John Silver's
- 3 Sheetz
- 4 Dunkin' Donuts
- 5 McDonald's
- 6 Burger King
- 7 Exxon
- 8 Go Mart
- 9 Walgreens
- 10 Papa Johns Pizza
- 11 CVS, Truist
- 12 Dollar General
- 13 Exxon
- 14 Fairmont State University
- 15 Fairmont Medical Center
- 16 Big Lots
- 17 Wendy's
- 18 Food Lion, Planet Fitness, O'Reilly Auto Parts

# DEMOGRAPHICS

## 3 MILE RADIUS

 Blue overlay area on the radius map on the following page.



**28,321**

Total  
Population



**1,011**

Businesses



**28,803**

Daytime  
Population



**\$156,572**

Median Home  
Value



**\$30,774**

Per Capita  
Income



**\$53,656**

Median  
Household  
Income



**-0.16%**

2024-2029  
Pop Growth  
Rate



**13,718**

Housing Units  
(2020)

## 5 MILE RADIUS

 Red overlay area on the radius map on the following page.



**39,531**

Total  
Population



**1,433**

Businesses



**39,752**

Daytime  
Population



**\$162,514**

Median Home  
Value



**\$32,359**

Per Capita  
Income



**\$56,643**

Median  
Household  
Income



**-0.14%**

2024-2029  
Pop Growth  
Rate



**18,780**

Housing Units  
(2020)

## 10 MILE RADIUS

 Green overlay area on the radius map on the following page.



**63,555**

Total  
Population



**1,837**

Businesses



**58,464**

Daytime  
Population



**\$167,594**

Median Home  
Value



**\$33,585**

Per Capita  
Income



**\$59,243**

Median  
Household  
Income



**-0.19%**

2024-2029  
Pop Growth  
Rate



**29,556**

Housing Units  
(2020)

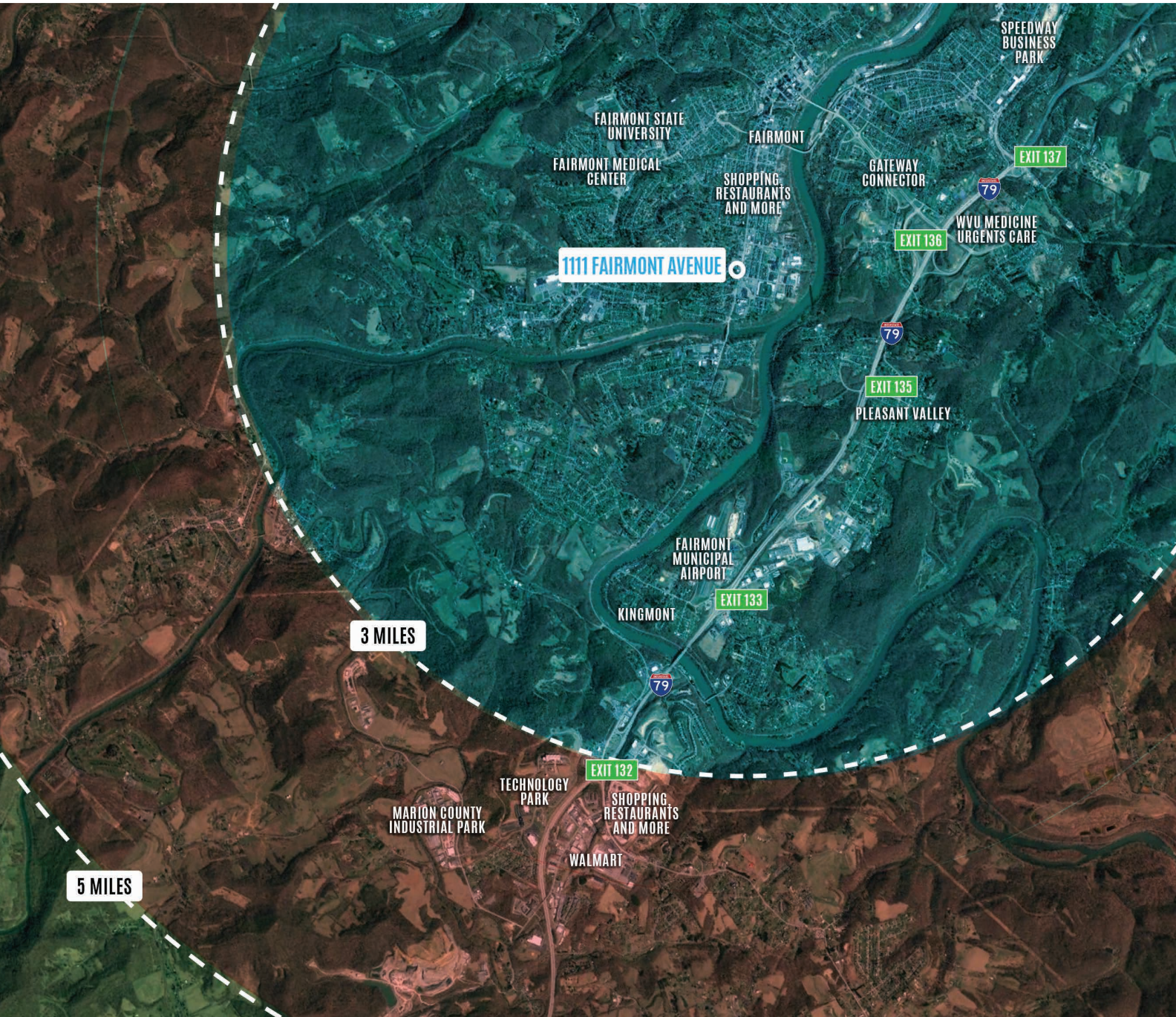


**FOR SALE**

**RESTAURANT - LOCATED 3 MILES OFF I-79, EXIT 136**

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*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.*



# DESCRIPTION

## 3,712 (+/-) SQUARE FEET

The subject property offers 3,712 (+/-) square feet of restaurant space. Additional parking is available via the lot on the other side of Laurel Drive. Both lots are outlined below in yellow. The acreage totals in 0.84 acre.

The restaurant includes two large open seating areas, one in the front of the building and one in the back. Additional seating is available via outdoor rear deck. The kitchen includes several appliances including; dishwasher, freezer, refrigerator, ice maker,

microwave, range, and trash compactor that will be sold with the property. There are two separate men's and women's restrooms. Below grade, there is a large basement with shelving for added storage. This restaurant building has multiple entrances/exit, one on each side of the building.

Finishes to the space include drywall walls throughout, flooring is a mixture of tile and concrete (basement) and fluorescent lighting throughout.



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# INTERIOR PHOTOS



Front Room Seating.

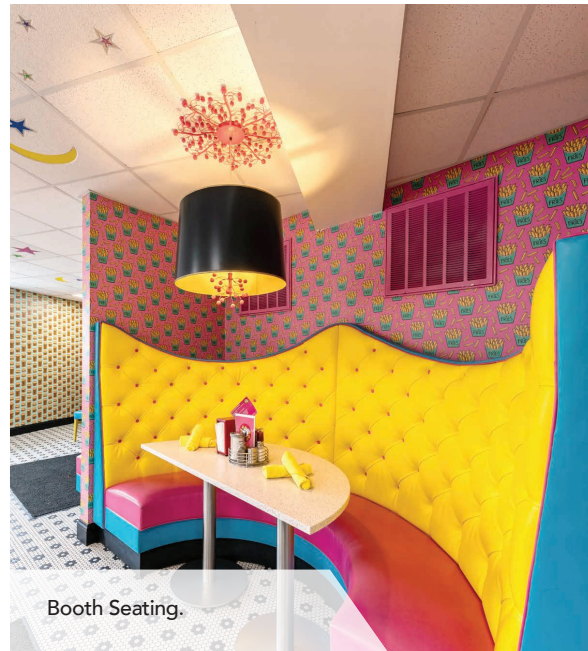
# INTERIOR PHOTOS



Back Room Seating.



Front Room Seating.



Booth Seating.

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Counter.



Restroom.



Back Room Seating.

# INTERIOR PHOTOS



Kitchen.



Kitchen.



Washing Station.

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Kitchen.



Kitchen.



Basement Storage.

# EXTERIOR PHOTOS



Back/Side of the Building.



Outside Seating.



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Front/Side of the Building with Parking.



Freezer.



Extra Parking.

# AERIALS



Aerial Photo Facing South.



Aerial Photo Facing North.

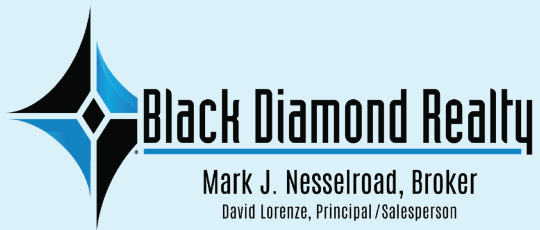


Aerial Photo Facing Southeast.

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Aerial Photo Facing North.



# CONTACT

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*\* All information is believed to be accurate but not guaranteed. More information is available upon request.*