



FOR LEASE
RETAIL / RESTAURANT
MARKETING FLYER



2803 WHITE HALL BLVD

WHITE HALL, WV 26554



INTERSTATE 79
EXIT 132

WALMART SUPERCENTER
SHOPPING

 **2803 WHITE HALL BLVD**
SUBJECT LOCATION

MIDDLETOWN MALL
SHOPPING CENTER

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RETAIL / RESTAURANT FOR LEASE

2803 WHITE HALL BLVD WHITE HALL, WV 26554

LEASE RATE / \$1,400 / MONTH

TOTAL SPACE AVAILABLE / 1,280 (+/-) SQ FT

LEASE STRUCTURE / MODIFIED GROSS

PROPERTY TYPE / RETAIL / OFFICE /
RESTAURANT

ZONING / NO ZONING

PROPERTY FEATURES / OFF-STREET
PARKING LOT, EASY ACCESS, CLOSE TO
MANY AMENITIES, GOOD VISIBILITY

Previously utilized as a restaurant/cafe, 2803 White Hall Blvd offers 1,280 (+/-) square feet of retail/restaurant space. The space could also be easily converted into office space. This suite is located second from the left when facing the front of the plaza. The suite has been newly renovated and is one of six suites within the retail/office plaza building. The building sits along a high traffic route with good visibility and provides off-street parking and signage opportunities.

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 0.5 mile northeast. Along Route 250, there is a daily traffic count of 29,356 vehicles per day (WVDOH, 14).

FOR LEASE

RETAIL / RESTAURANT - LOCATED 0.5 MILE OFF I-79, EXIT 132

2803 WHITE HALL BLVD · WHITE HALL, WV 26554 · 1,280 (+/-) SQ FT

PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

Located within a retail plaza, the subject retail/restaurant space consists of 1,280 (+/-) square feet. The retail plaza sits along Route 250 with visibility to traffic traveling in both directions. The plaza building exterior is metal with brick accents. The subject suite offers one main entrance door and three windows for natural light. There is an additional entrance door that walks directly into the kitchenette space.

INGRESS/ EGRESS / PARKING / DIRECTIONS

The site currently offers two points of ingress and egress via Fairmont Avenue. The plaza offers a paved parking lot with 16 shared lined spaces. Parking is first come first serve. From I-79, take Exit 132 and turn right on Fairmont Avenue. Continue 0.7 mile on this road until you have reached the destination on the right.

UTILITIES

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

UTILITY	PROVIDER
Electric	Allegheny Power
Natural Gas	Dominion
Water	City of Fairmont
Internet	Comcast



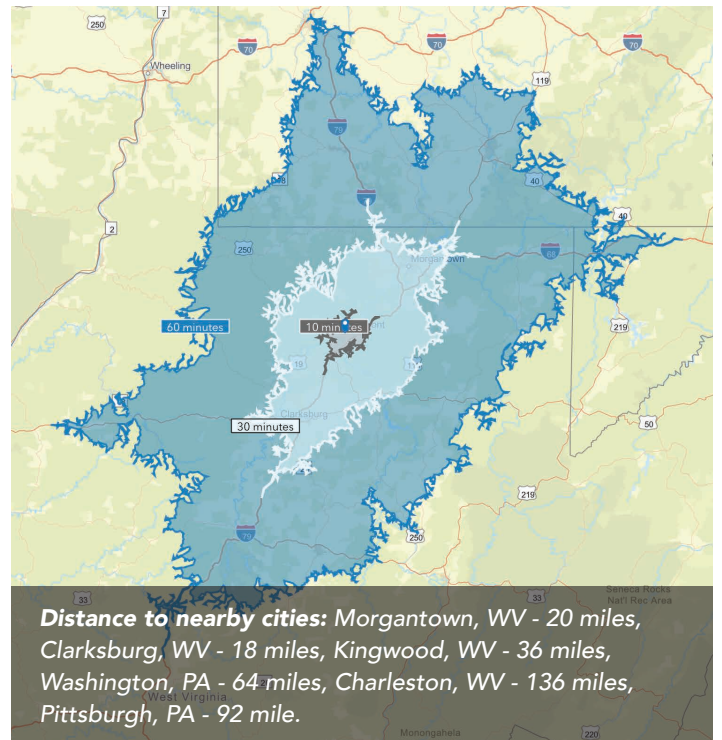
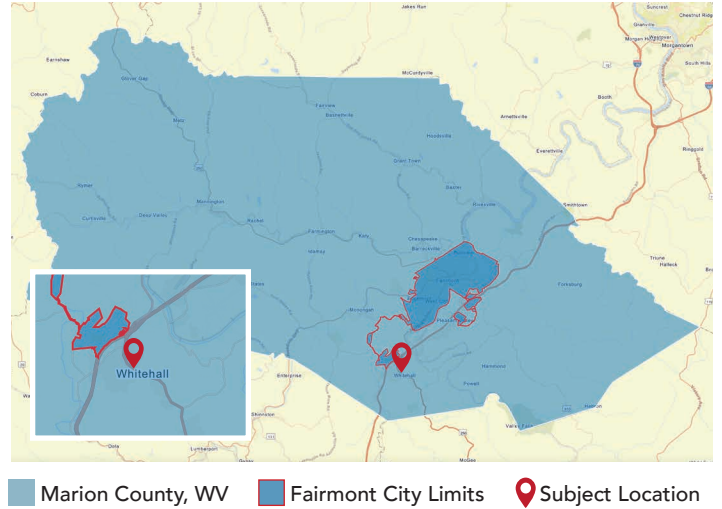
LOCATION ANALYSIS

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 55,553 and a median household income of \$55,483. Total number of businesses is 1,650.

The **City of Fairmont** has a total population of 18,234 and a median household income of \$46,978. Total number of businesses is 771.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2023.



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SURROUNDING AMENITIES



The aerial above was taken facing west. Several of the most popular surrounding locations have been highlighted. Referenced with a yellow star, 2803 White Hall Blvd is located approximately 0.5 mile from I-79 (Exit 132).

● Along Fairmont Ave, there is a daily traffic count of 29,365 vehicles per day (WVDOT, 2014).

- ① MPE Rentals
- ② Chipps Auto Repair
- ③ WCO Flooring America
- ④ Star Furniture & Mattress
- 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 Commons
- 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



11,108

Total Population



512

Businesses



11,889

Daytime Population



\$183,492

Median Home Value



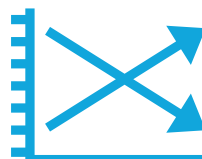
\$41,851

Per Capita Income



\$68,489

Median Household Income



-0.15%

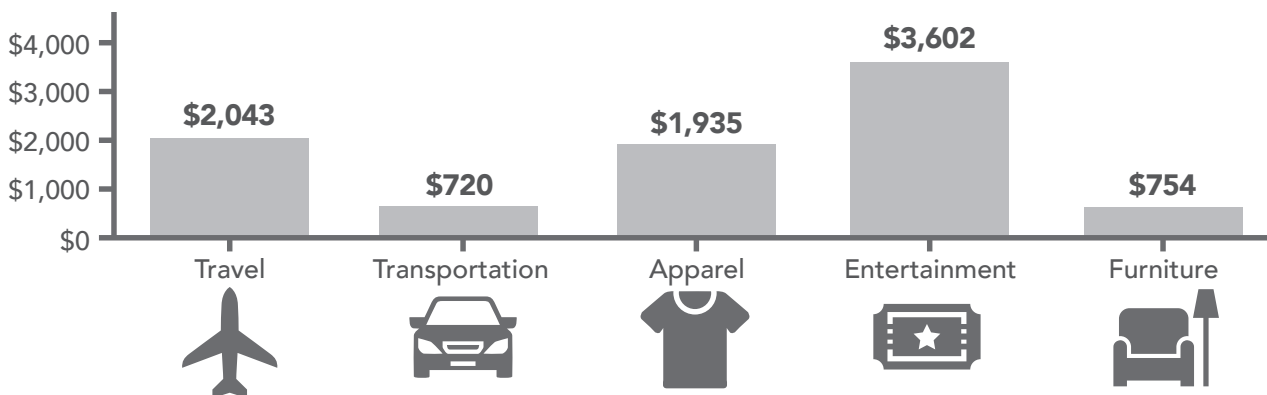
2020-2022 Pop Growth Rate



5,209

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 2023, 2028. Spending facts are average annual dollar per household.

5 MILE RADIUS



31,564

Total Population



1,219

Businesses



32,219

Daytime Population



\$154,980

Median Home Value



\$34,974

Per Capita Income



\$55,951

Median Household Income



-0.35%

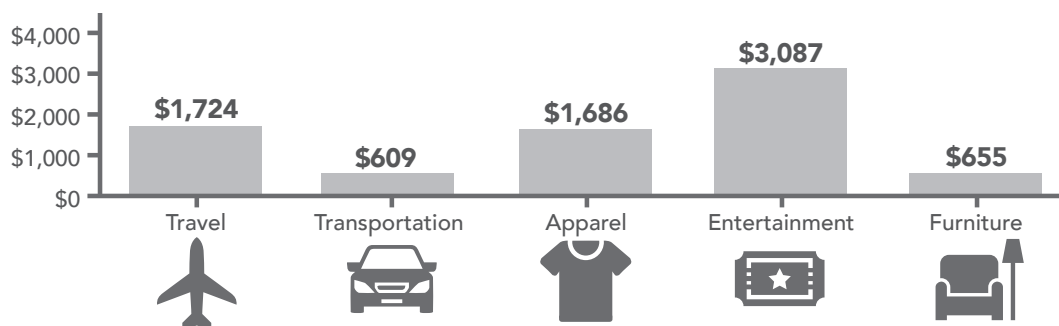
2020-2022 Pop Growth Rate



14,919

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



74,072

Total Population



2,323

Businesses



72,542

Daytime Population



\$148,810

Median Home Value



\$35,000

Per Capita Income



\$57,711

Median Household Income



-0.38%

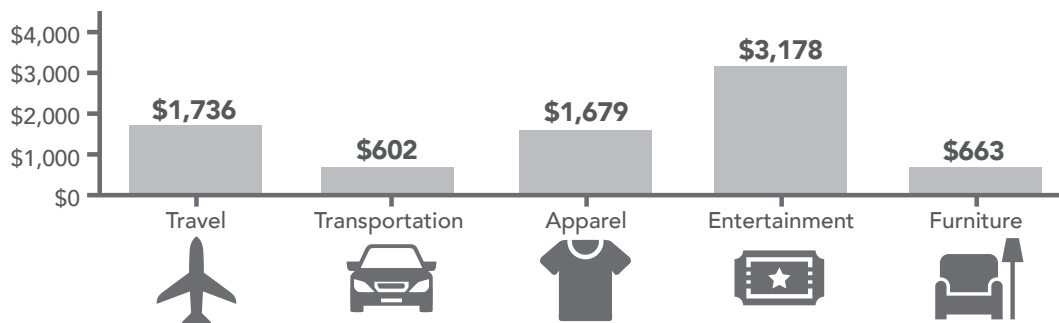
2020-2022 Pop Growth Rate



34,448

Housing Units (2020)

KEY SPENDING FACTS

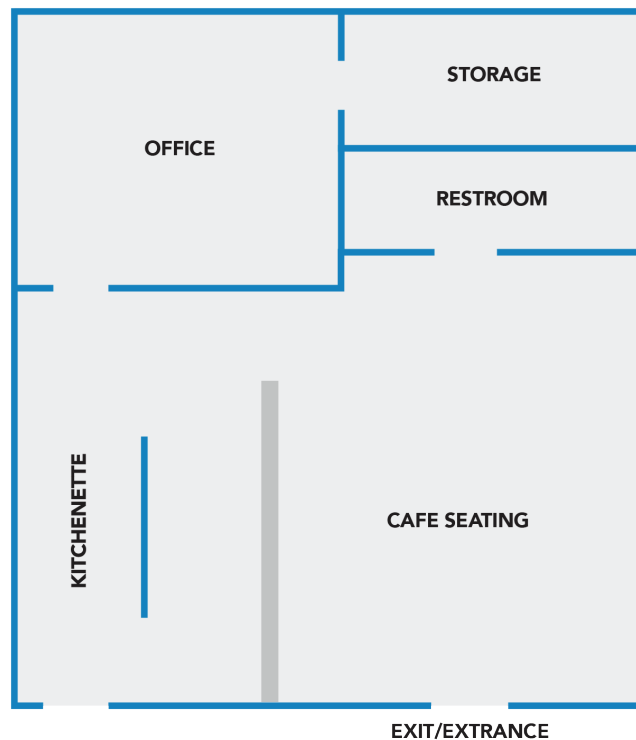


FLOOR PLAN

1,280 SQUARE FEET

The 1,280 (+/-) square foot inline suite is located second from the left when facing the front of the plaza. The space was previously used as a cafe and is built out for restaurant use. The space could also be easily converted into office space. The floor plan currently consists of a cafe seating area, kitchenette

and food preparation station, an office, space for storage, and a private restroom. Finishes to the suite include drywall walls, drop ceilings, laminate flooring throughout, and a mix of recessed and pendant light fixtures. The space can be modified for the installation of a commercial kitchen exhaust and ansul system.



*Floor Plan may not be exact.

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INTERIOR PHOTOS

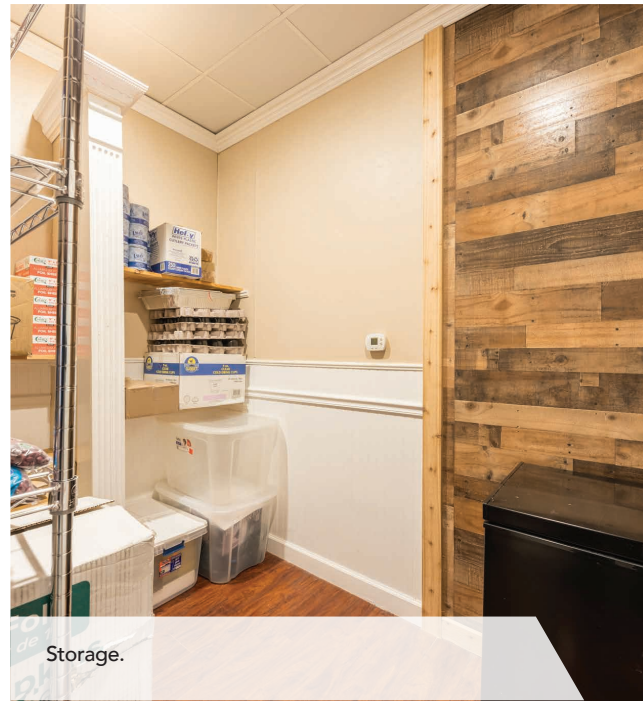


Cafe Seating and Counter.

INTERIOR PHOTOS



Office.



Storage.



Cafe Seating and Counter.

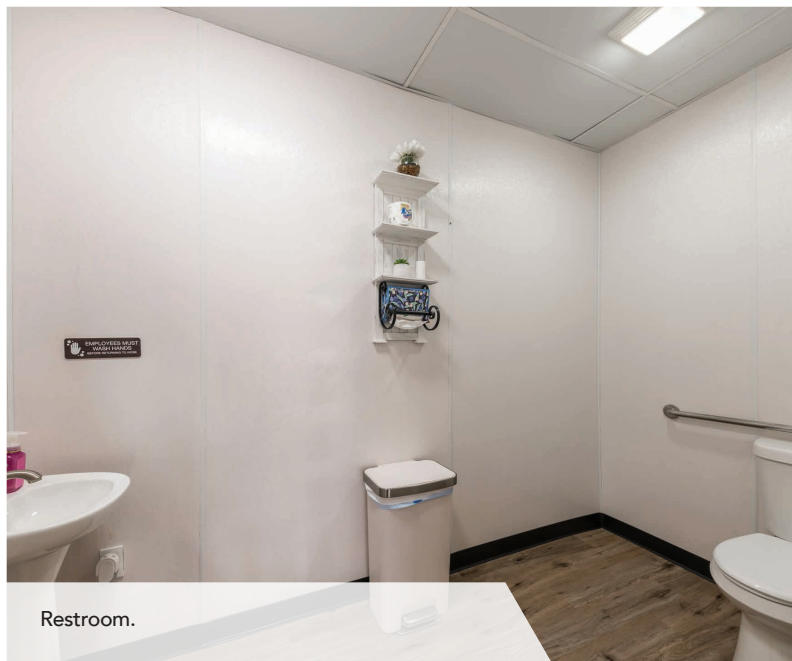
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Kitchenette.



Kitchenette.



Restroom.

EXTERIOR PHOTOS



Side Exterior.



Main Entrance and Parking in Front.



Additional Entrance to Suite.

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Front Exterior/Entrance to Suite.



Additional Parking.

AERIALS



Aerial Photo Facing North.

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Aerial Photo Facing West.



Aerial Photo Facing East.

AERIALS



Aerial Photo Facing South.

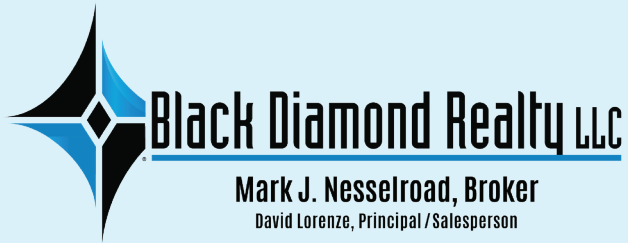


Aerial Photo Facing North.

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Aerial Photo Facing Northeast.



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