

Black Diamond Realty

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FOR SALE / LEASE
INDUSTRIAL / RETAIL
MARKETING FLYER



FAIRMONT GATEWAY CONNECTOR

303-305 MERCHANT STREET
FAIRMONT, WV 26554

I-79, EXIT 136

FAIRMONT GATEWAY CONNECTOR

◆ 303-305 MERCHANT STREET



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INDUSTRIAL / RETAIL FOR SALE / LEASE

303-305 MERCHANT STREET FAIRMONT, WV 26554

SALE PRICE / \$650,000

RENTAL RATE / \$5.00 / SQ FT / YEAR

GROSS BUILDING SIZE / 10,000 (+/-) SQ FT

GROSS LOT SIZE / 0.729 (+/-) ACRE

PROPERTY TYPE / INDUSTRIAL, RETAIL

CITY LIMITS / INSIDE

**PROPERTY HIGHLIGHTS / LARGE OFF-STREET
PARKING LOT, OVERHEAD DOORS, STORAGE,
EXCELLENT ACCESS AND VISIBILITY, 265' OF
ROAD FRONTAGE, NEW ROOF**

Located on the corner of Merchant Street and Market Street, 303-305 Merchant Street offers 10,000 (+/-) square feet of space available for sale or lease. This property offers excellent access to the Fairmont Gateway Connector and roughly 70' of road frontage along Merchant Street and 265' along Market Street. The property is conveniently located 1.4 miles to I-79, Exit 136 and 1.1 miles to downtown Fairmont.

The property is located inside the city limits of Fairmont and is within walking distance to many amenities. Along State Street there is a daily traffic count of 13,822 (+/-) vehicles per day (This data is provided by Esri, Esri and Kalibrate Technologies 2023).

FOR SALE / LEASE
INDUSTRIAL / RETAIL - LOCATED 1.4 MILES OFF I-79, EXIT 136
303-305 MERCHANT STREET · FAIRMONT, WV 26554 · 10,000 (+/-) SQUARE FEET

PROPERTY SPECIFICATIONS

SPECIFICATIONS

Formerly Riders Pharmacy, 303-305 Merchant Street is a one-story building with a full basement and office mezzanine comprised of 10,000 (+/-) square feet available for lease or sale. The building has a new roof as of spring 2025. Additionally there is 18,345 (+/-) square feet of a paved parking lot containing 50 (+/-) parking spaces.

LEGAL DESCRIPTION / ZONING

Located within City Limits, this property is situated within the Fairmont District of Marion County. The site is comprised of four parcels totaling 0.815 (+/-) acre. The property is identified as Fairmont Union Corp District (5), Tax Map 7, Parcels 40, 41, 42, and 80. This can be referenced in Deed Book 999, Page 599. See the parcel map on page 4 for details. This property is zoned CC - City Center.

INGRESS / EGRESS

This property can be accessed via Merchant Street, Market Street, Bridge Street, and Diamond Street.

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	Republic Service – Multiple Providers
Cable/Internet	Comcast/Xfinity and Frontier Communications

ADJACENT PROPERTIES AVAILABLE

Adjacent to the subject property at the corner of Market and Merchant Streets is a three-story, multi-tenant building for sale. The 6,632 (+/-) square foot building sits on 0.039 acres and features a strong anchor tenant, with the U.S. Postal Service occupying the first floor. A third-floor apartment is currently leased, providing existing residential income, while the second floor offers value-add potential for office or residential use once renovated. The property is offered for sale at \$240,000. The property is outlined in pink below and is located at 215 Market Street.

On the other side of the subject property is 307 Merchant Street, which includes a 2,800 (+/-) square foot one-story building occupied by BFS Liquor. The building is available for sale at \$225,000. The property is outlined in red below.



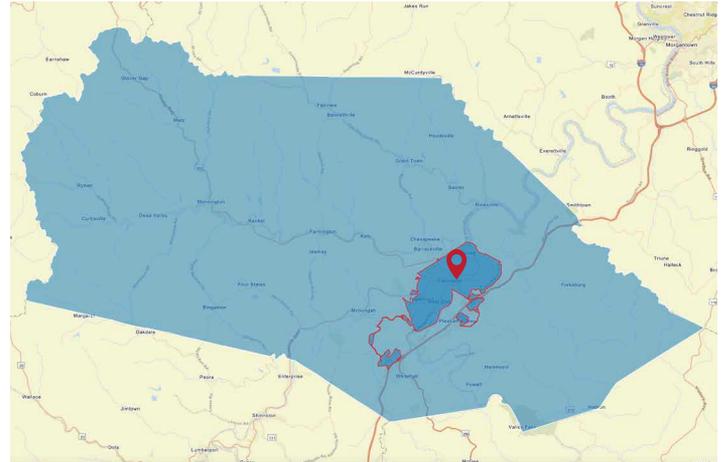
LOCATION ANALYSIS

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 55,586 and a median household income of \$53,483. Total number of businesses is 1,679.

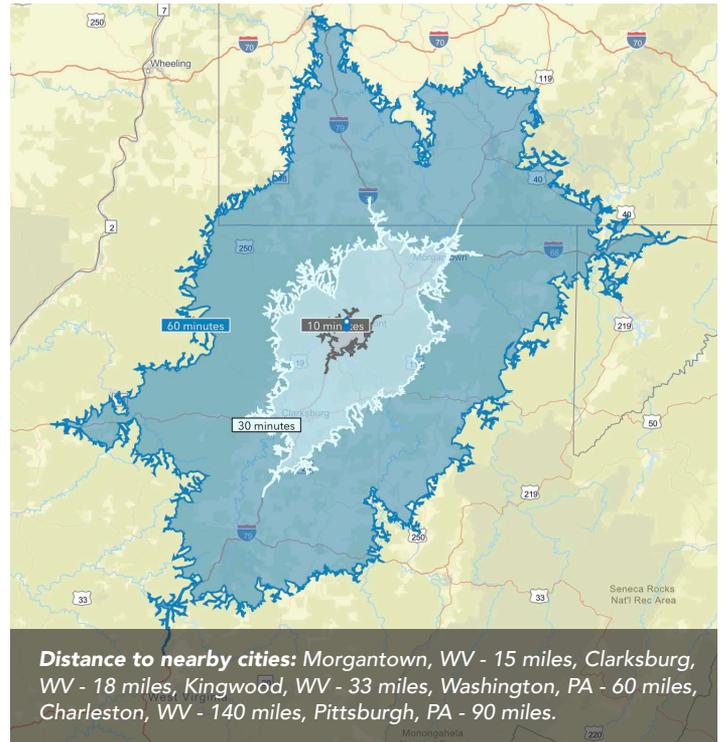
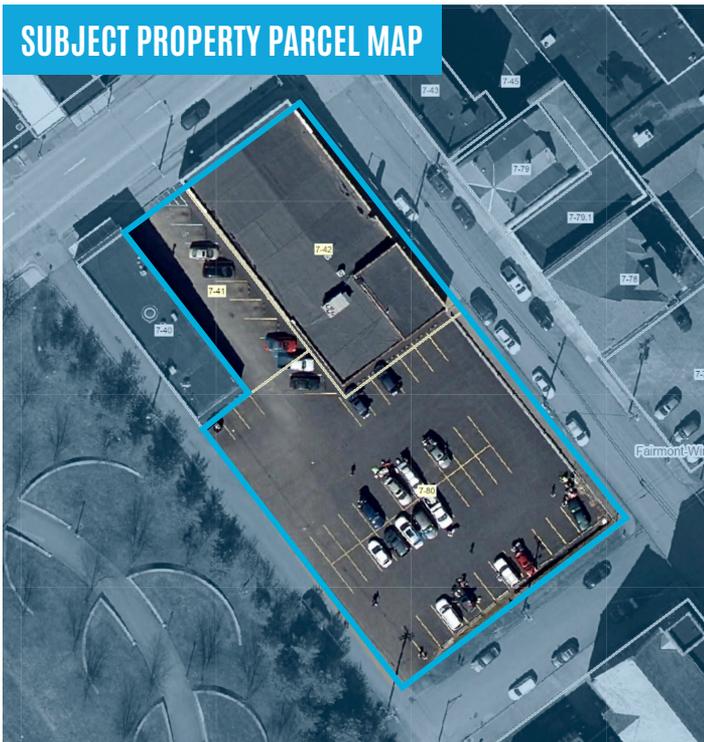
The **City of Fairmont** has a total population of 18,506 and a median household income of \$45,527. Total number of businesses is 801.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2021.



■ Marion County, WV ■ Fairmont City Limits 📍 Subject Location

SUBJECT PROPERTY PARCEL MAP



FOR SALE / LEASE
INDUSTRIAL / RETAIL - LOCATED 1.4 MILES OFF I-79, EXIT 136
303-305 MERCHANT STREET · FAIRMONT, WV 26554 · 10,000 (+/-) SQUARE FEET

AERIAL PHOTO



The aerial above highlights several of the most popular surrounding locations. The subject property, 303-305 Merchant Street has been referenced with a yellow star. The site is located 1.4 miles off I-79, Exit 136.

Along State Street there is a daily traffic count of 13,822 (+/-) vehicles per day (This data is provided by Esri, Esri and Kalibrate Technologies 2023).

Along The Fairmont Gateway Connector there is a daily traffic count of 17,394 (+/-) vehicles per day (This data is provided by Esri, Esri and Kalibrate Technologies 2023).

- 1 Fairmont Federal Credit Union
- 2 East Marion Park
- 3 Marion County DHSEM/911
- 4 Convention & Visitors Bureau of Marion County
- 5 Sunoco Gas Station
- 6 Exxon Gas Station
- 7 Clarion Inn
- 8 Dairy Creme Corner
- 9 Shell Gas Station
- 10 Wendy's
- 11 Subway
- 12 McDonald's
- 13 KFC
- 14 East Fairmont Price Cutter
- 15 Dollar General
- 16 Advance Auto Parts
- 17 East Fairmont Middle School
- 18 AutoZone
- 19 Dollar General
- 20 Fairmont State University
- 21 West Fairmont Middle School
- 22 Par Mar Stores
- 23 Valley Distributing
- 24 Republic Services
- 25 Marion County Board of Education
- 26 WVU Medicine Urgent Care

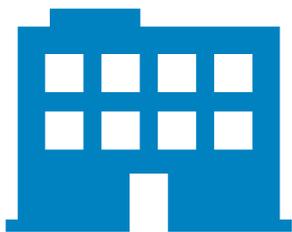
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



26,985

Total Population



966

Businesses



27,190

Daytime Population



\$164,616

Median Home Value



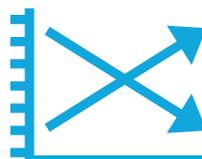
\$33,299

Per Capita Income



\$60,062

Median Household Income



-0.2%

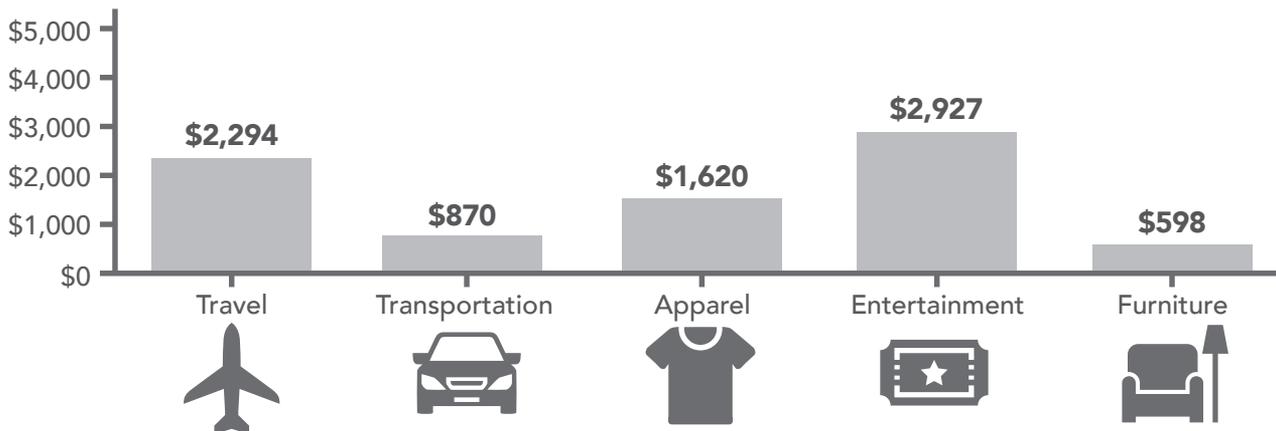
2025-2030 Pop Growth Rate



13,127

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 2025, 2030. Spending facts are average annual dollar per household.

5 MILE RADIUS



37,886

Total Population



1,348

Businesses



37,574

Daytime Population



\$173,203

Median Home Value



\$34,874

Per Capita Income



\$63,261

Median Household Income



-0.2%

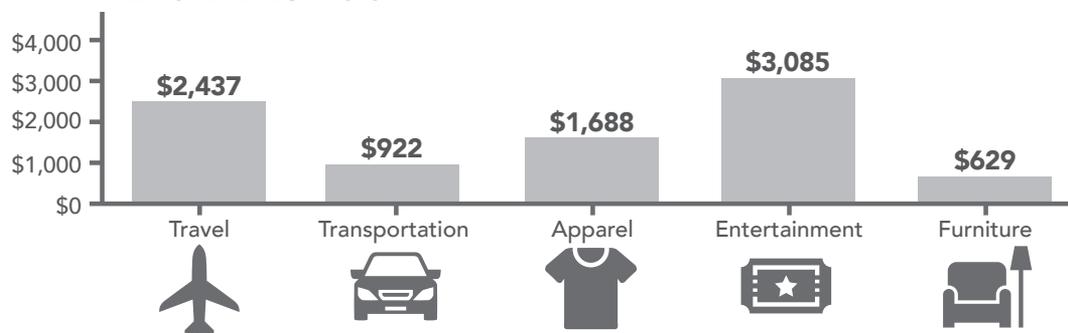
2025-2030 Pop Growth Rate



18,155

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



60,736

Total Population



1,763

Businesses



55,548

Daytime Population



\$182,387

Median Home Value



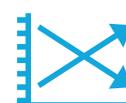
\$36,155

Per Capita Income



\$66,738

Median Household Income



-0.2%

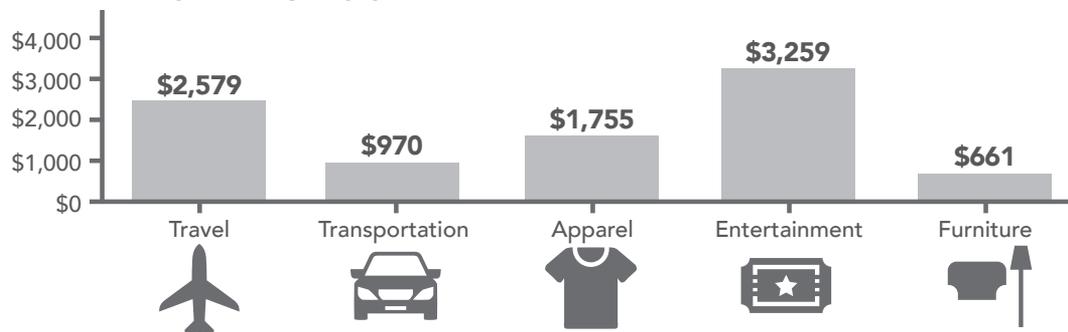
2025-2030 Pop Growth Rate



28,490

Housing Units (2020)

KEY SPENDING FACTS



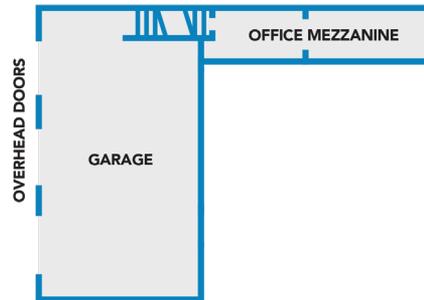
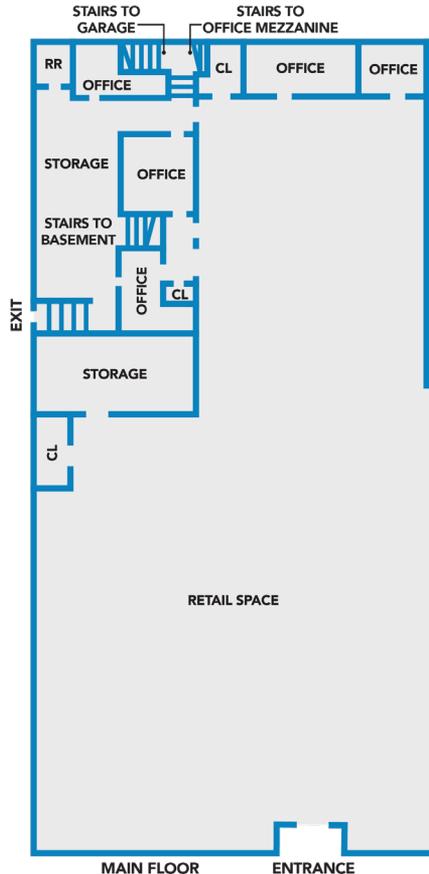
STREET FLOOR PLAN

10,000 (+/-) SQUARE FEET

Formerly the Riders Pharmacy, this building offers a total of 10,000 (+/-) square feet of industrial/retail space. The main floor consists of a large open retail space, several different offices/storage rooms, and one restroom. The basement of the building is a mostly open industrial/unfinished space used for storage. The overhead doors in the garage are on the same level as the office mezzanine. There is a set of stairs to access the office mezzanine on the main floor of the building.

The building offers one main entrance at the front of the building and an additional entrance/exit located on the side of the building with the overhead doors.

Finishes amongst all buildings include a mixture of slat wood walls, concrete block walls, drywall walls, drop ceilings, carpet, vinyl, and concrete flooring, and fluorescent lighting throughout. This space is available in the lease and/or sale of the portfolio.



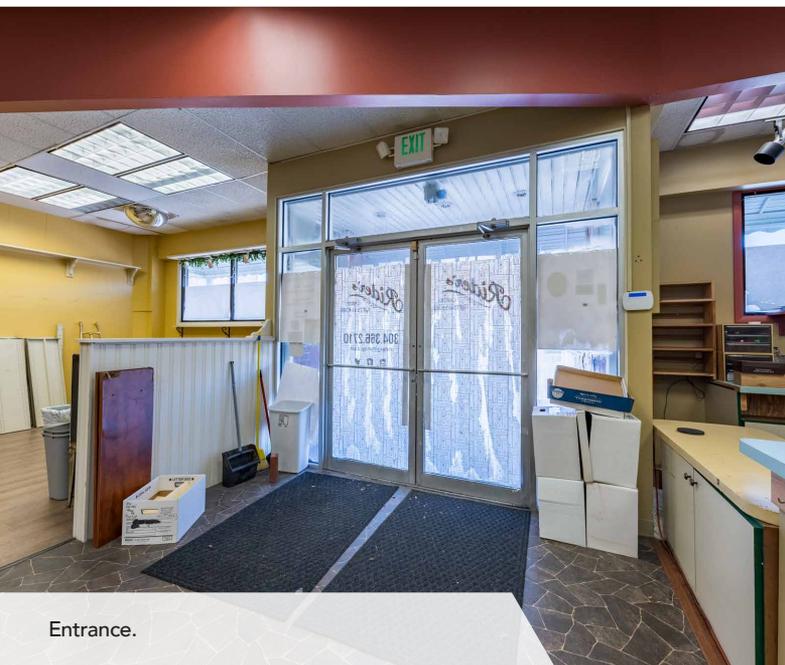
*Floor plan may not be drawn exact

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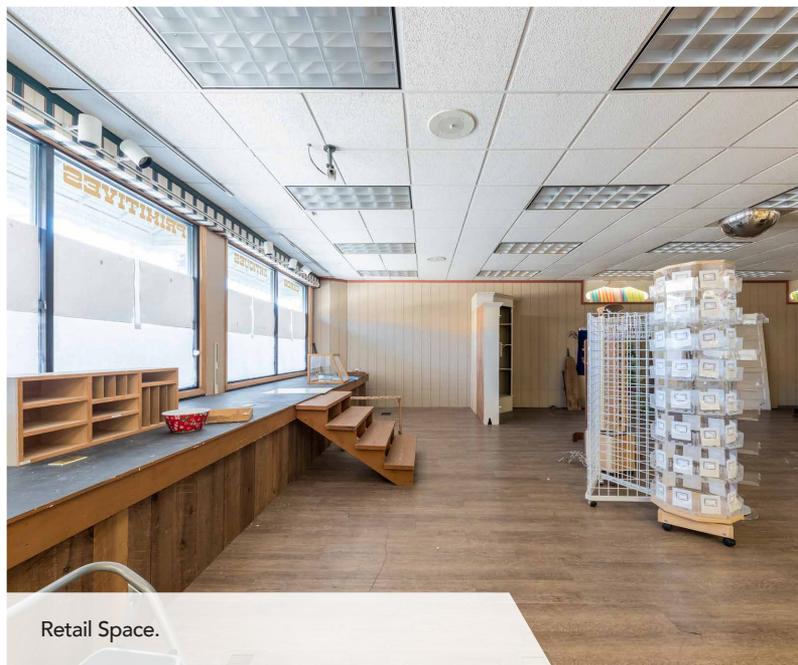
INTERIOR PHOTOS



Retail Space.



Entrance.

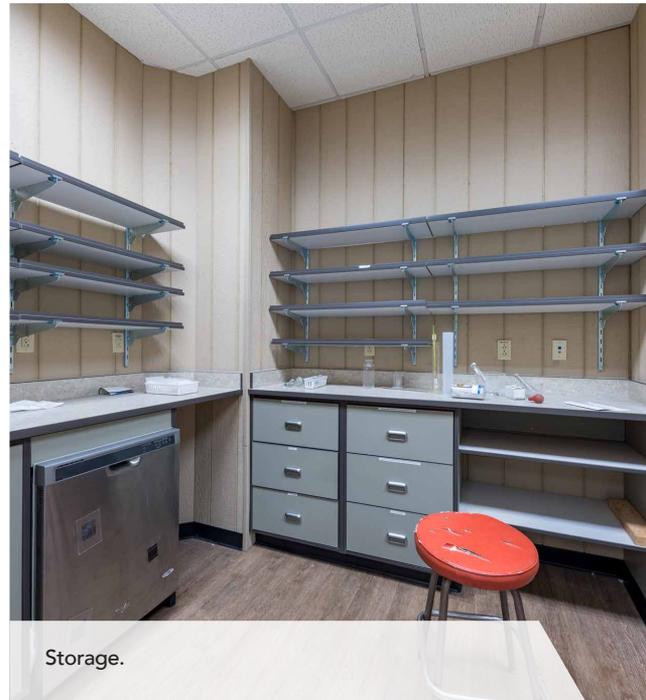


Retail Space.

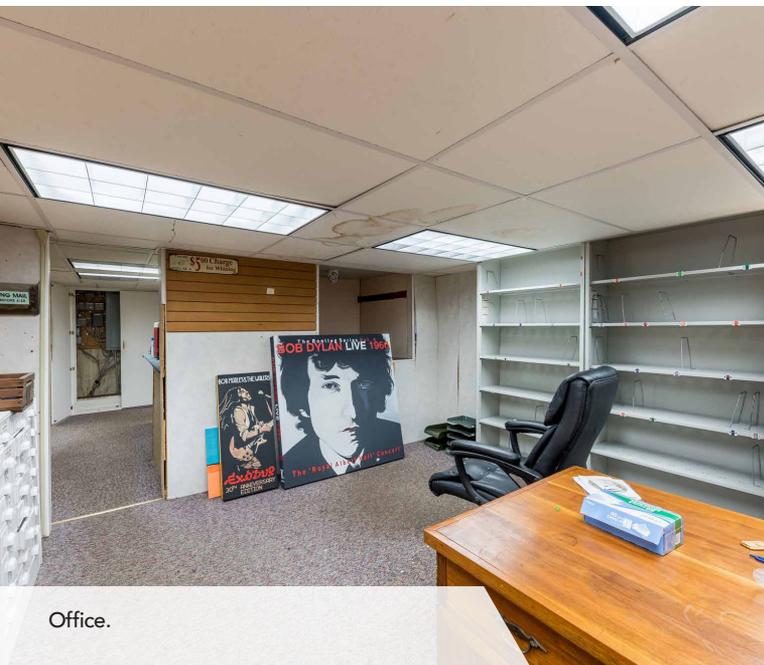
INTERIOR PHOTOS



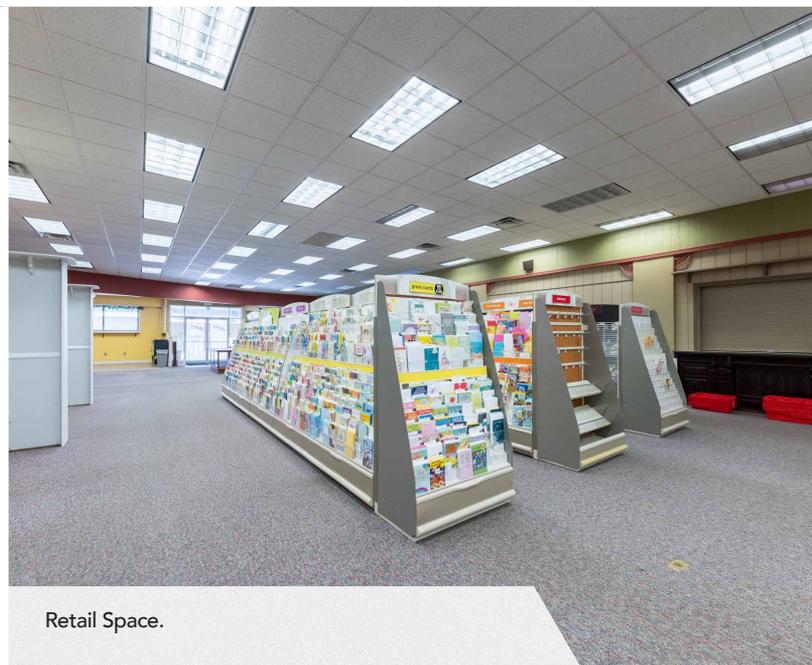
Hallway and Stairs to Office Mezzanine.



Storage.

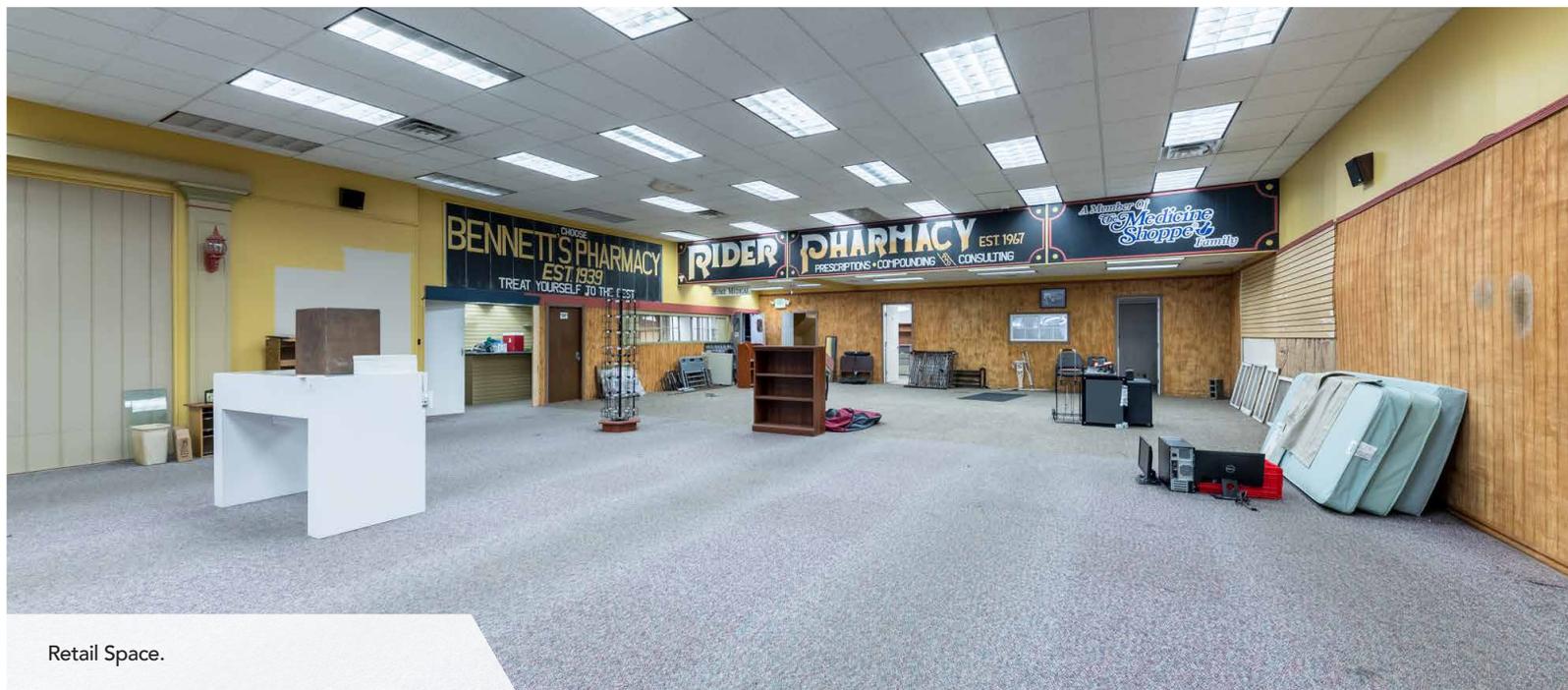


Office.



Retail Space.

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Retail Space.

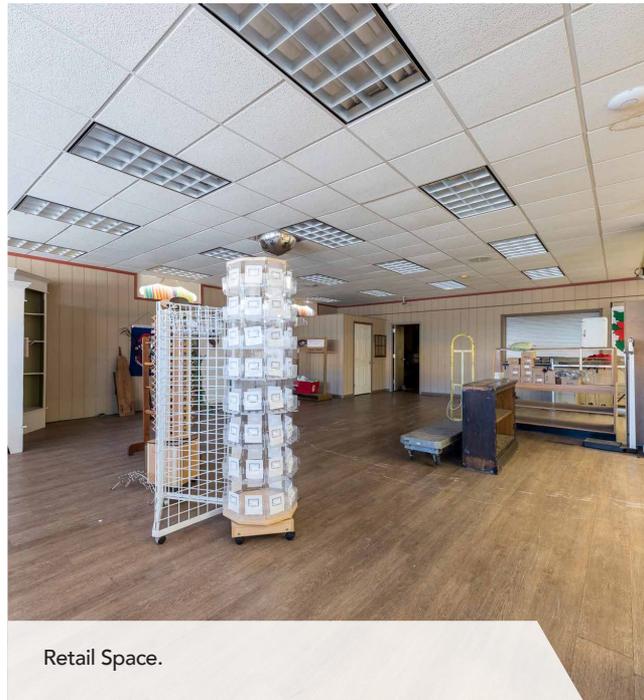


Storage.

INTERIOR PHOTOS



Office.

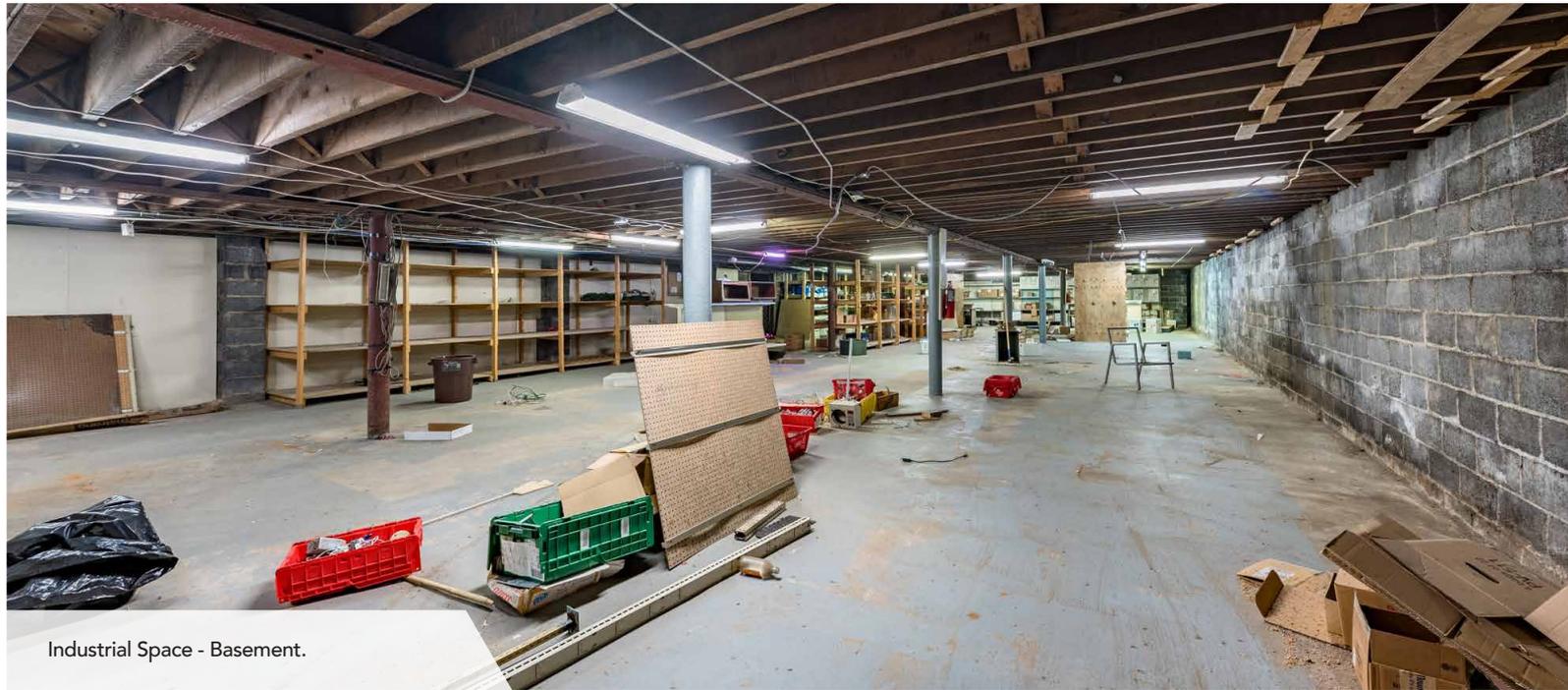


Retail Space.

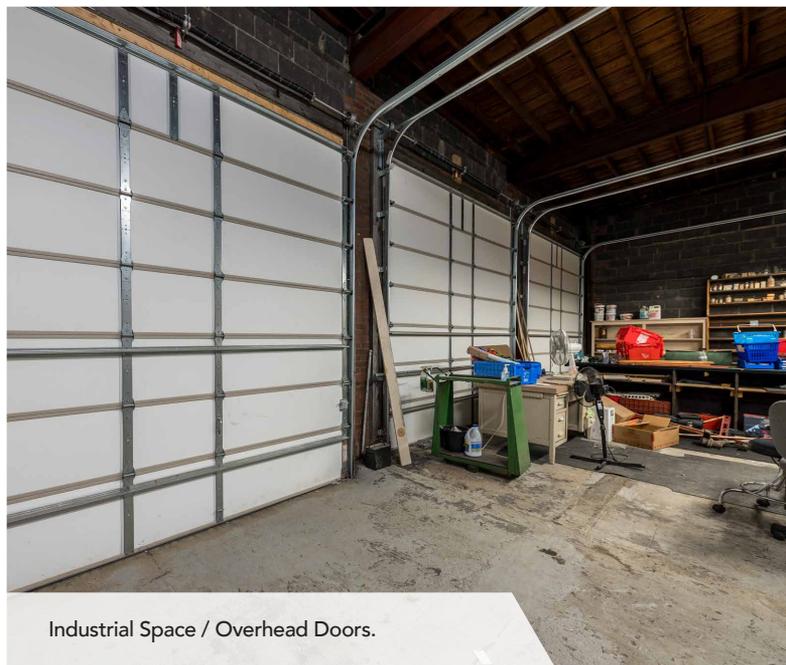


Storage/Kitchenette/Break Room.

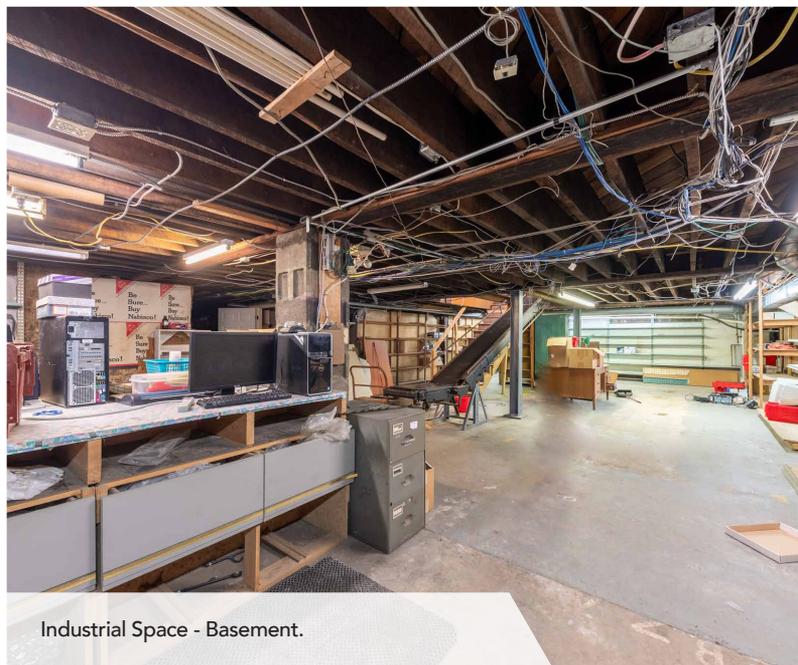
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Industrial Space - Basement.



Industrial Space / Overhead Doors.



Industrial Space - Basement.

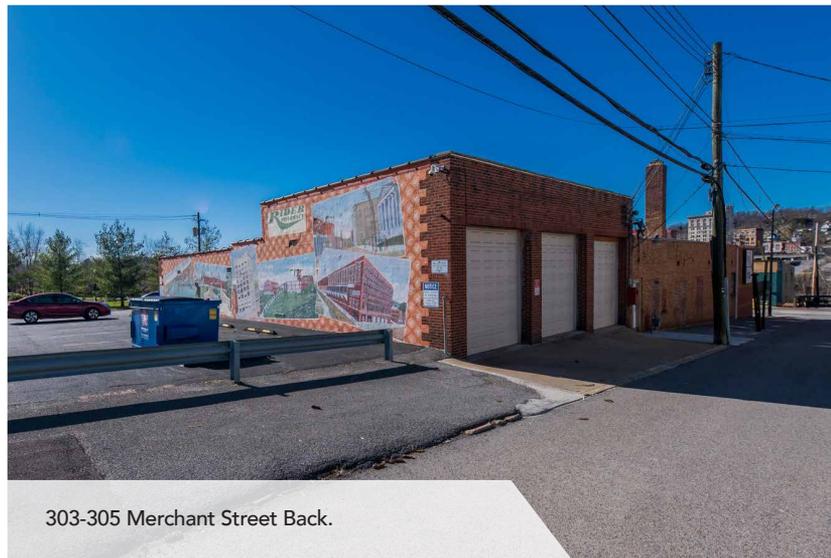
EXTERIOR PHOTOS



303-305 Merchant Street Front.



303-305 Merchant Street Side.



303-305 Merchant Street Back.

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AERIAL PHOTOS



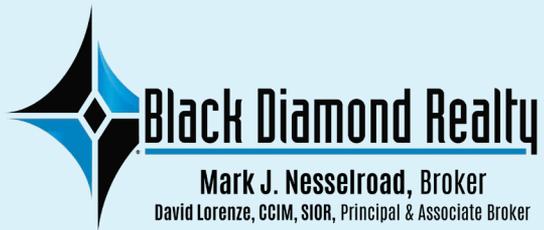
Aerial Facing East.



Aerial Facing West.



Aerial Facing Southeast.



CONTACT

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