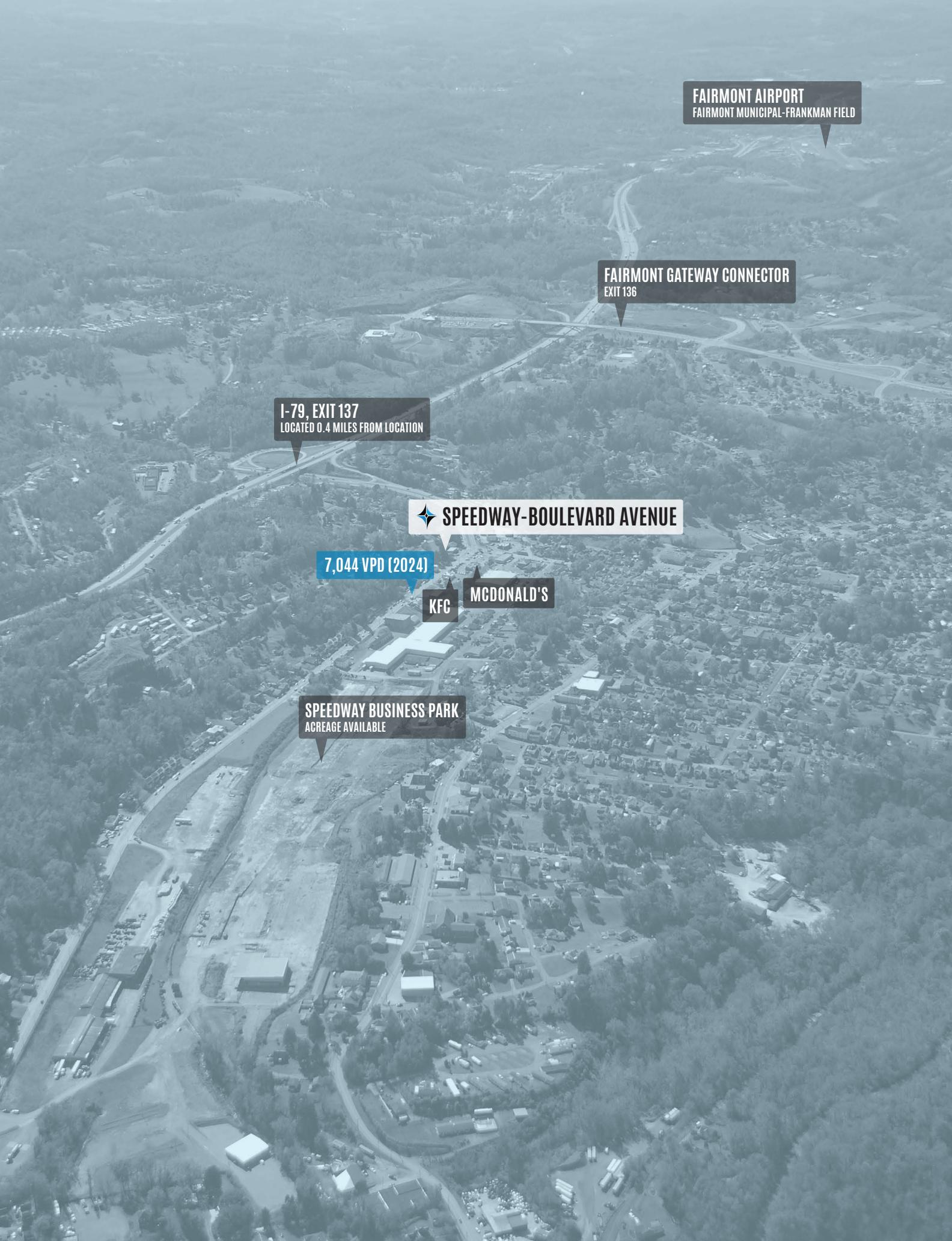




SPEEDWAY-BOULEVARD AVENUE

FAIRMONT, WV 26554



FAIRMONT AIRPORT
FAIRMONT MUNICIPAL-FRANKMAN FIELD

FAIRMONT GATEWAY CONNECTOR
EXIT 136

I-79, EXIT 137
LOCATED 0.4 MILES FROM LOCATION

 SPEEDWAY-BOULEVARD AVENUE

7,044 VPD (2024)

KFC

MCDONALD'S

SPEEDWAY BUSINESS PARK
ACREAGE AVAILABLE

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OFFICE / RETAIL FOR SALE

SALE PRICE / \$389,000

NUMBER OF BUILDINGS / 4

TOTAL SPACE AVAILABLE / 3,999 SQ FT

GROSS LOT SIZE / 0.54 ACRE

PROPERTY TYPE / OFFICE , RETAIL

**PROPERTY FEATURES / QUICK INTERSTATE
ACCESS, OFFICE SPACE, OFF-STREET
PARKING, IMMEDIATE REVENUE
POTENTIAL, EXCELLENT VISIBILITY**

SPEEDWAY-BOULEVARD AVENUE FAIRMONT, WV 26554

This unique asset features four buildings on 0.54 acre, two of which are fully leased, ensuring immediate revenue potential. Located just 0.4 miles from I-79, Exit 137, the property offers excellent visibility, frontage and direct access along Speedway Avenue. Furthermore, the property is surrounded by popular fast-food establishments such as McDonald's, KFC, and Subway making this location perfect for growth and development.

The property is located in a rapidly developing area of Marion County just 0.4 mile off I-79, Exit 137. Directly in front of the property, along Speedway Avenue there is a traffic count of 7,044 Vehicles Per Day. (Provided by Esri and Data Axle, 2024).

FOR SALE
OFFICE / RETAIL - LOCATED 0.4 MILE FROM I-79, EXIT 137
SPEEDWAY BOULEVARD AVENUE · FAIRMONT, WV 26554 · 3,999 (+/-) SQUARE FEET

PROPERTY SPECIFICATIONS

SPECIFICATIONS

1011 Speedway Avenue, is a three-story building containing approximately 1,764 (+/-) square feet. This building is fully leased. The first floor of this space is leased to a tobacco store and has street level access. The second and third floor are utilized as an apartment which contains three bedrooms and one bathroom. This building was built in 1927.

1013 Speedway Avenue is a two-story building containing 540 (+/-) square feet that is currently vacant. This building is a one bedroom and one bathroom apartment with an unfinished basement. There is also an outdoor utility shed for additional storage containing 480 (+/-) square feet. The home was built in 1025 and the utility shed was built in 1970.

1010 Boulevard Avenue is a two-story, single family home containing 1,215 (+/-) square feet that is currently being used as an accounting office. Originally built in 1941, the building was previously described as a three bedroom, two bathroom house. The building has bee converted to office and is fully leased.

LEGAL DESCRIPTION / ZONING

Located within the city limits of Fairmont, this property is positioned in the Union City District (5) of Marion County. The site is comprised of four (4) tax parcels of land consisting of a total area of 0.5418 (+/-) acre. The property is identified as District 5, Tax Map 3, Parcels 157, 157.1, 158 and 204. This can be referenced in Deed Book 1319, Page 885.

INGRESS / EGRESS / PARKING

This property offers two points of ingress/egress. One along Speedway Avenue and a second along Boulevard Avenue. The property offers roughly 15 (+/-) off street parking spaces between all buildings.

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	Multiple Providers

DIRECTIONS

See below for Directions from I-79, Exit 137.

The dark blue line shows how to access 1011, 1013 Speedway Avenue while the light blue line shows how to access 1010 Boulevard Avenue.



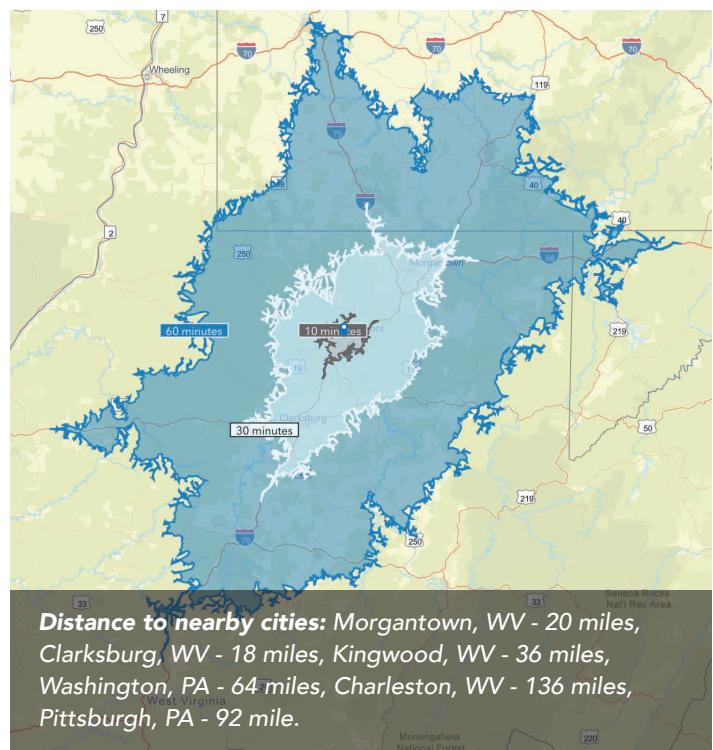
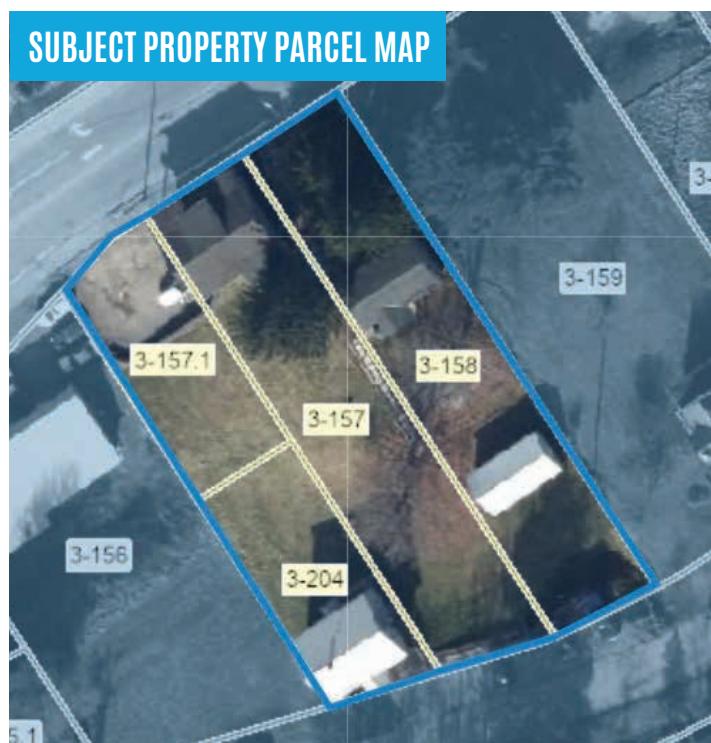
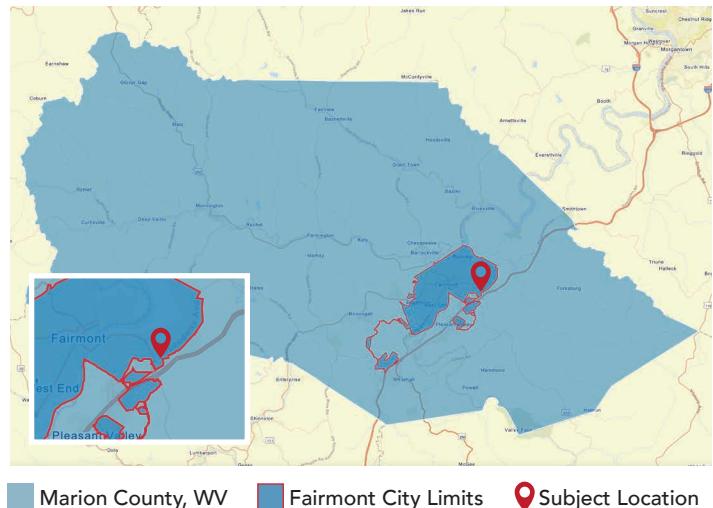
LOCATION ANALYSIS

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
OFFICE / RETAIL - LOCATED 0.4 MILE FROM I-79, EXIT 137
 SPEEDWAY BOULEVARD AVENUE · FAIRMONT, WV 26554 · 3,999 (+/-) SQUARE FEET

AERIAL PHOTO



*Aerial image taken in 2017

The aerial above highlights several of the most popular surrounding locations. The subject property, has been reference with a yellow star.

Along I-79, there is a daily traffic count of 51,390 vehicles per day (WVDOT GIS Data, 2018).

1	Dairy Creme Corner	12	Speedway Appliance
2	Shell Gas Station	13	Clarion Inn
3	Castle	14	D&M Welding
4	Wendy's	15	Lynch Hydr Manufacturing
5	Subway	16	Coal Country Miniature Golf
6	RPM Motors	17	Family Dollar
7	BcBank	18	Advance Auto Parts
8	McDonald's	19	Domino's Pizza
9	East Fairmont Price Cutter	20	Country Roads Physical Therapy and Rehabilitation
10	KFC	21	Crosby's K-9 Country Club
11	Dollar General	22	U-Pack
		23	GCR Tires & Service
		24	Equipment Transport
		25	Northern Mountain State Metals
		26	Novelis
		27	The UPS Store
		28	East Park Elementary School

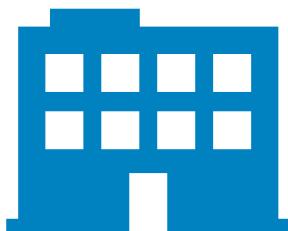
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



24,323

Total Population



889

Businesses



25,363

Daytime Population



\$147,391

Median Home Value



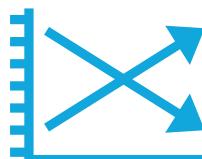
\$29,760

Per Capita Income



\$52,414

Median Household Income



-0.26%

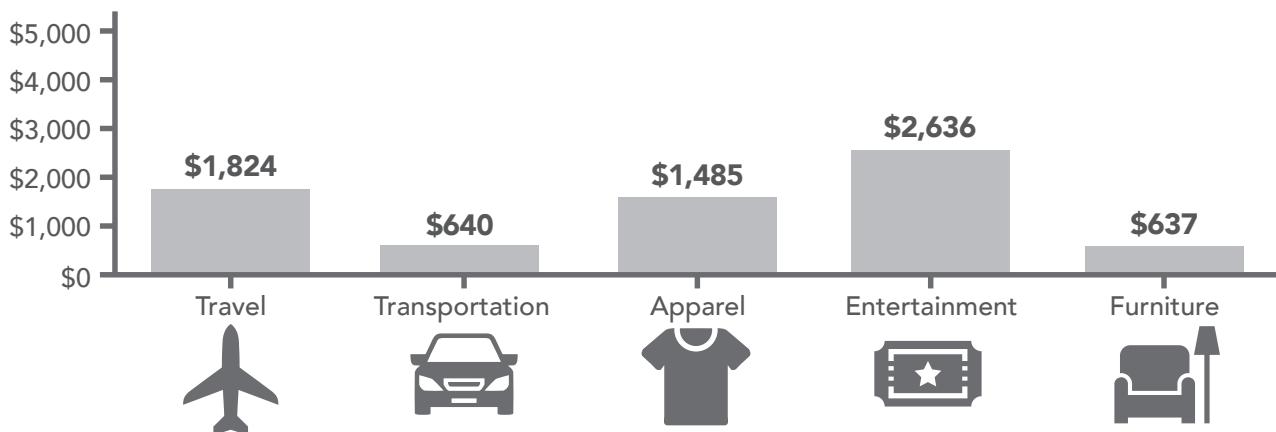
2024-2029 Pop Growth Rate



11,807

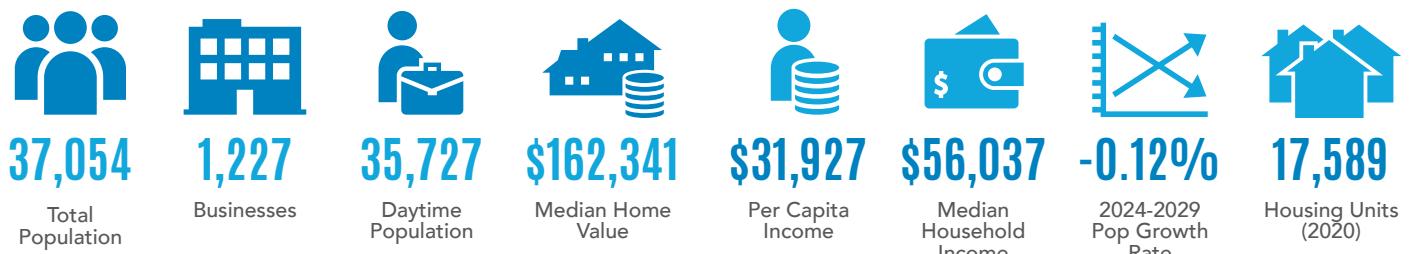
Housing Units (2020)

KEY SPENDING FACTS

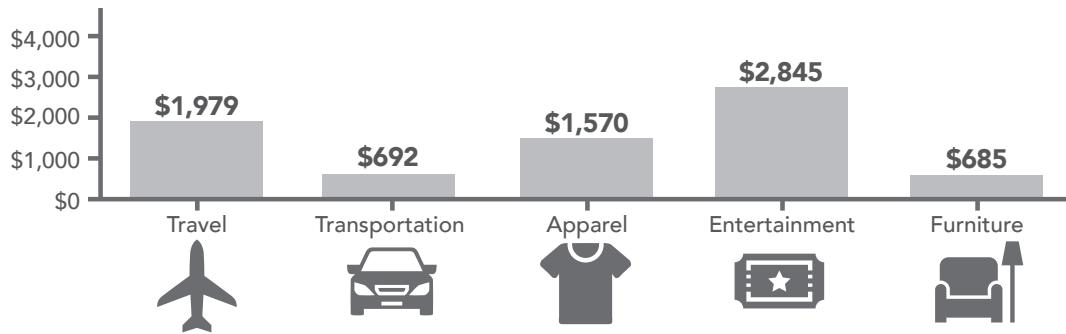


These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axe. The vintage of the data is 2024, 2029. Spending facts are average annual dollar per household.

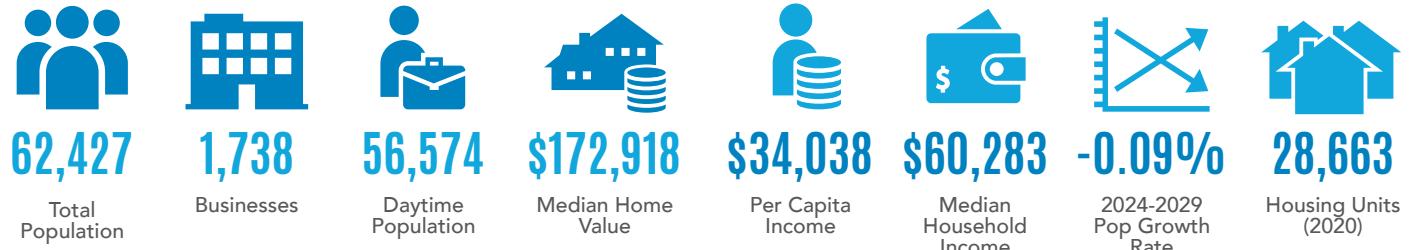
5 MILE RADIUS



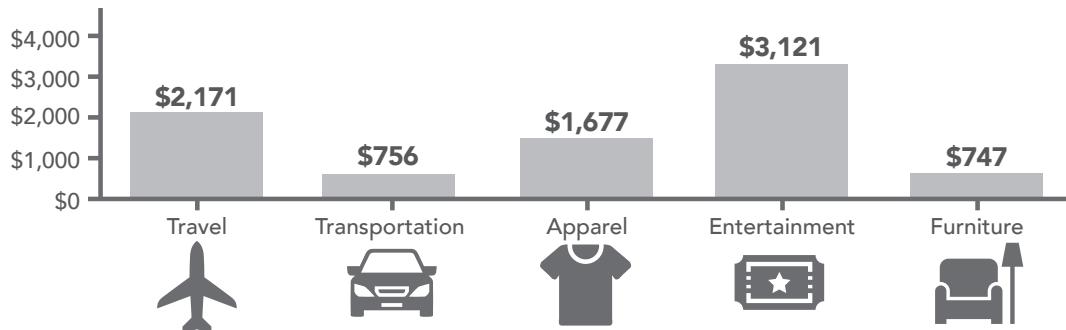
KEY SPENDING FACTS



10 MILE RADIUS



KEY SPENDING FACTS



1011 SPEEDWAY AVENUE

1,764 SQUARE FEET

1011 Speedway Avenue, is a three-story building containing approximately 1,764 (+/-) square feet. This building is fully leased. The first floor of this space is leased to a tobacco store and has street level access. The second and third floor are utilized as an apartment which contains three bedrooms and one bathroom.

Finishes to the space include drywall walls, drop ceilings, a mixture of tile and wooden flooring and fluorescent lighting throughout. This building is fully leased.

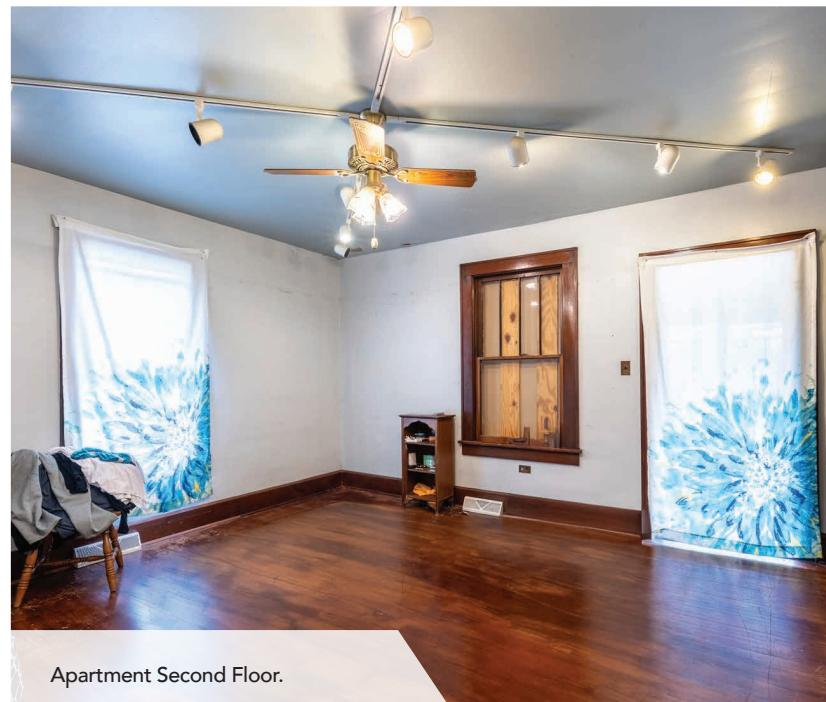


FOR SALE
OFFICE / RETAIL - LOCATED 0.4 MILE FROM I-79, EXIT 137
SPEEDWAY BOULEVARD AVENUE · FAIRMONT, WV 26554 · 3,999 (+/-) SQUARE FEET

INTERIOR PHOTOS



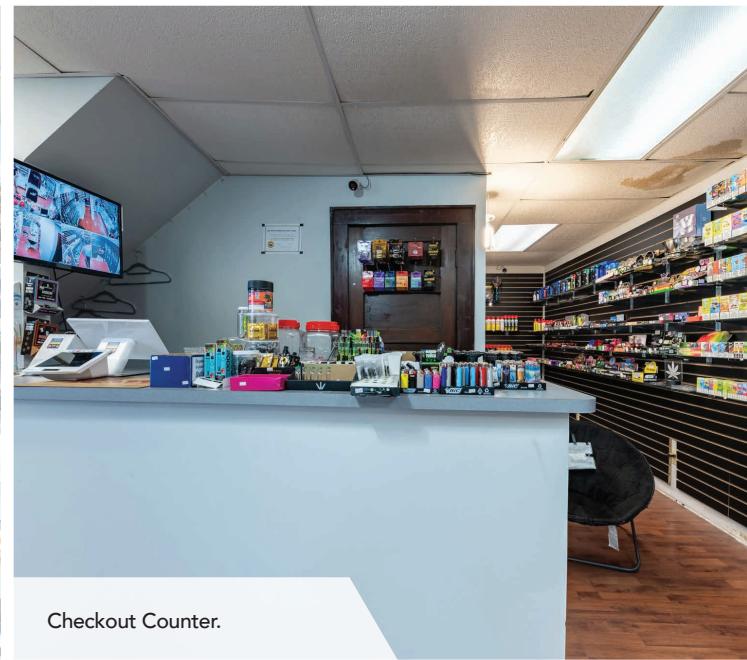
Apartment Third Floor.



Apartment Second Floor.



Retail Store Space.



Checkout Counter.

EXTERIOR



1011 Speedway Parking.



Exterior of 1011 Speedway.

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SPEEDWAY BOULEVARD AVENUE · FAIRMONT, WV 26554 · 3,999 (+/-) SQUARE FEET



Apartment Entrance.



Smoke Shop Entrance.



Exterior of 1011 Speedway.

1013 SPEEDWAY AVENUE

1,020 (+/-) SQUARE FEET

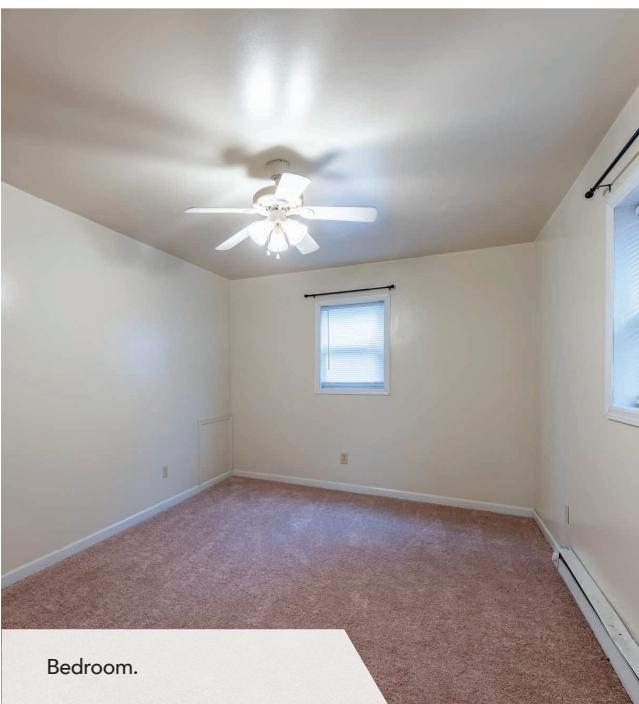
1013 Speedway Avenue is a two-story building containing 540 (+/-) square feet that is currently vacant. This building is a one bedroom and one bathroom apartment with an unfinished basement. There is also an outdoor utility shed for additional storage containing 480 (+/-) square feet. The home was built in 1025 and the utility shed was built in 1970.

Finishes to the space include drywall walls and a mixture of carpet and vinyl tile flooring and ambient lighting throughout.



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INTERIOR PHOTOS



Bedroom.



Kitchen.



Living Room.



Bathroom.

EXTERIOR



FOR SALE
OFFICE / RETAIL - LOCATED 0.4 MILE FROM I-79, EXIT 137
SPEEDWAY BOULEVARD AVENUE · FAIRMONT, WV 26554 · 3,999 (+/-) SQUARE FEET



Driveway for 1013 Speedway Avenue.



Additional Shed Storage Space.



Additional Shed Storage Space.

1010 BOULEVARD AVENUE

1,215 (+/-) SQUARE FEET

1010 Boulevard Avenue is a two-story, single family home containing 1,215 (+/-) square feet that is currently being used as an accounting office. Originally built in 1941, the building was previously described as a three bedroom, two bathroom house. The building has been converted to office and is fully leased. The floor plan includes a kitchen, file/storage room, two

offices, co-working space and a reception/waiting room. The basement of this building is primarily used as storage. Finishes to the space include drywall walls, a mixture of wooden, tile and concrete flooring and fluorescent/ambient lighting throughout. This building is fully leased.



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INTERIOR PHOTOS



File Room/Storage.



Reception.



Office.



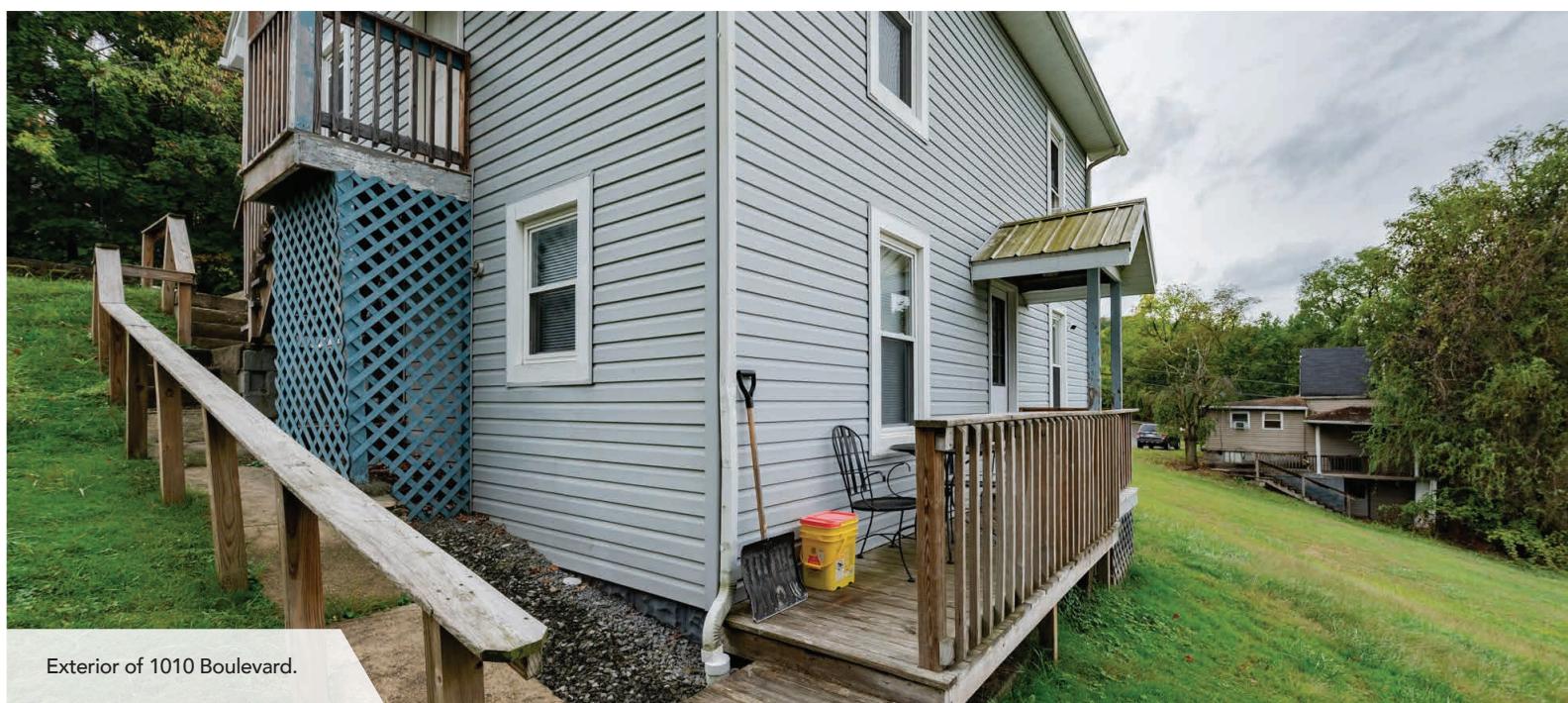
Office Space.

EXTERIOR



Exterior of 1010 Boulevard.

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Exterior of 1010 Boulevard.



1010 Boulevard Parking.

AERIALS



Aerial View of the Property Facing West.

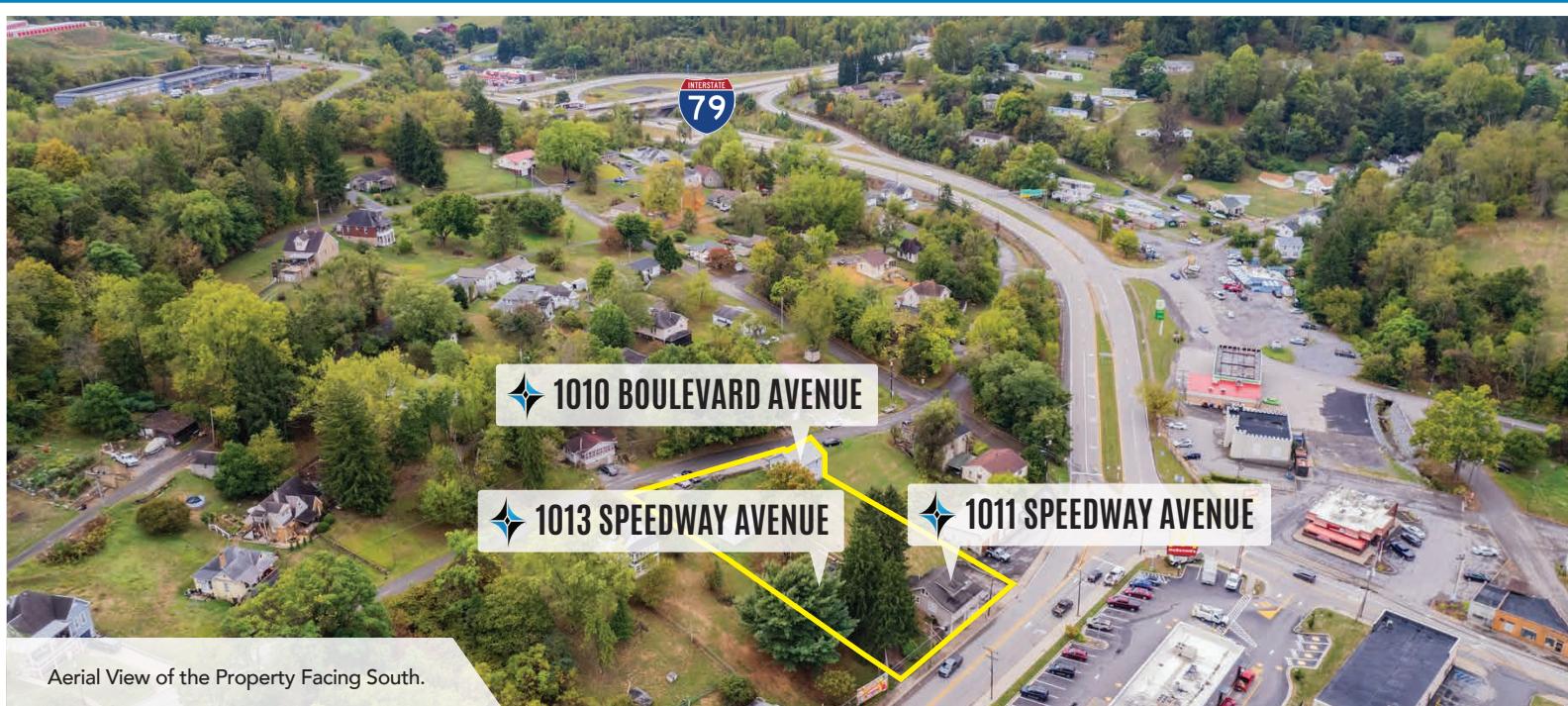


Aerial View of the Property Overhead.



Aerial View of the Property Facing Southeast.

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Aerial View of the Property Facing South.



Aerial View of the Property Facing Northeast.



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