



**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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304.413.4350

BlackDiamondRealty.net

Jeff Stenger, Sr. Associate/Salesperson  
jstenger@blackdiamondrealty.net  
M. 301.237.0175



## OFFICE / RETAIL FOR SALE

## SPEEDWAY-BOULEVARD AVENUE FAIRMONT, WV 26554

**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**

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 locations position 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 been 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.





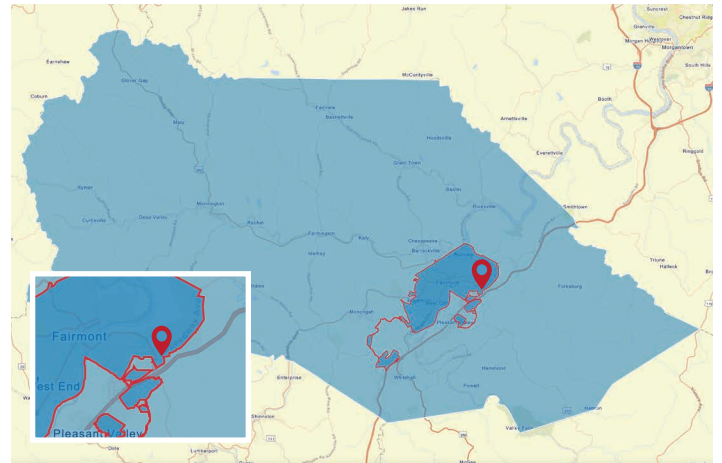
# LOCATION ANALYSIS

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.

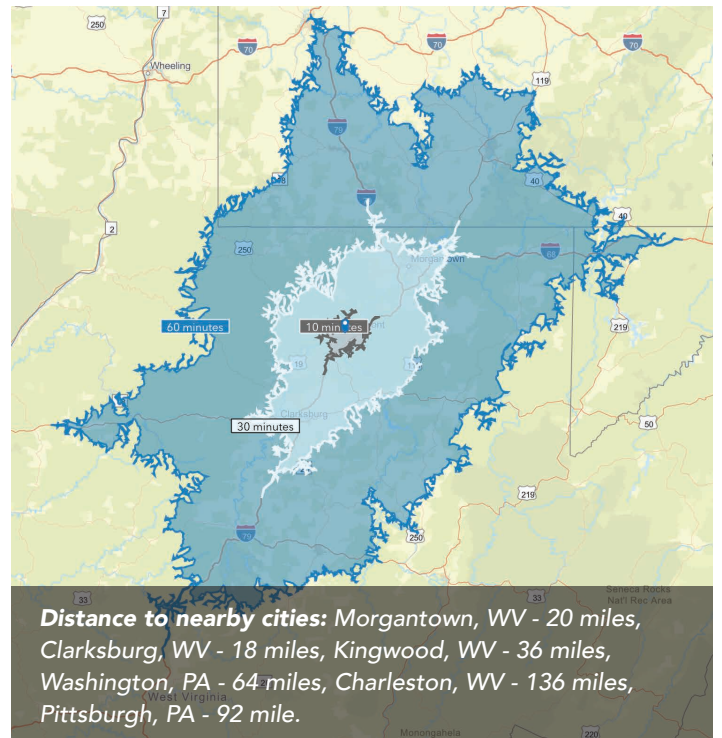
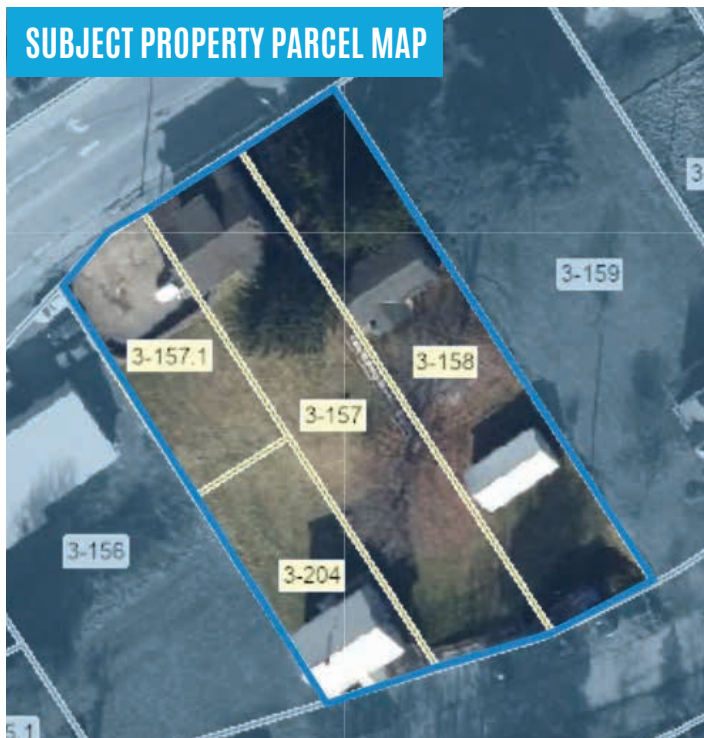
**Marion County** has a total population of 55,640 and a median household income of \$57,402. Total number of businesses is 1,685.

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.*



Marion County, WV Fairmont City Limits Subject Location





# 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                                | 22 U-Pack                         |
| 2 Shell Gas Station          | 13 Clarion Inn                                       | 23 GCR Tires & Service            |
| 3 Castle                     | 14 D&M Welding                                       | 24 Equipment Transport            |
| 4 Wendy's                    | 15 Lynch Hydr Manufacturing                          | 25 Northern Mountain State Metals |
| 5 Subway                     | 16 Coal Country Miniature Golf                       | 26 Novelis                        |
| 6 RPM Motors                 | 17 Family Dollar                                     | 27 The UPS Store                  |
| 7 BcBank                     | 18 Advance Auto Parts                                | 28 East Park Elementary School    |
| 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            |  |                                   |



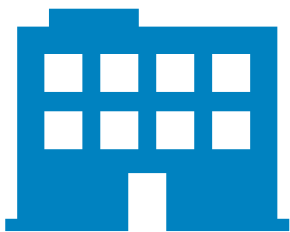
# DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



24,323

Total  
Population



889

Businesses



25,363

Daytime  
Population



\$147,391

Median Home  
Value



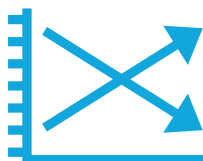
\$29,760

Per Capita  
Income



\$52,414

Median Household  
Income



-0.26%

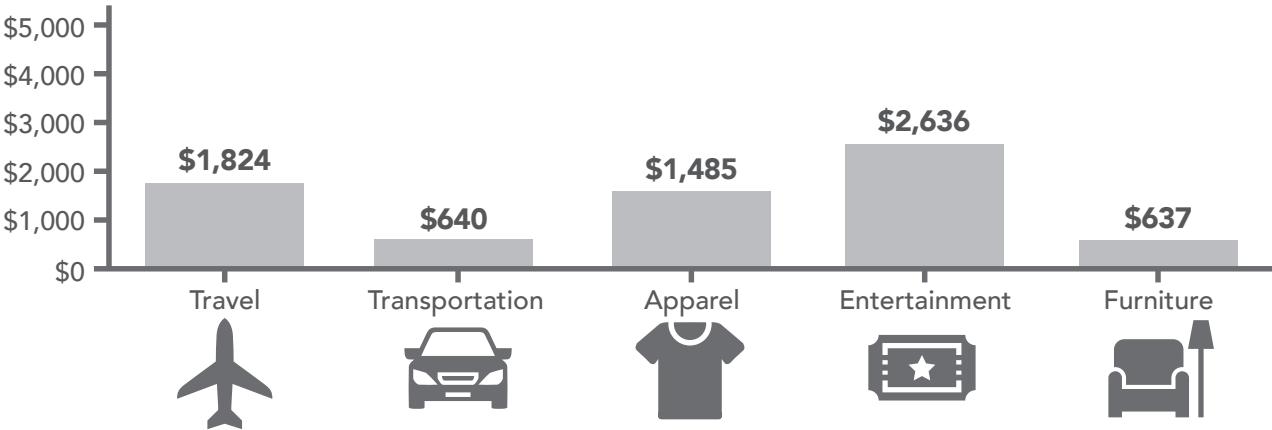
2024-2029  
Pop Growth Rate



11,807

Housing Units  
(2020)

## KEY SPENDING FACTS





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

## 5 MILE RADIUS



**37,054**

Total  
Population



**1,227**

Businesses



**35,727**

Daytime  
Population



**\$162,341**

Median Home  
Value



**\$31,927**

Per Capita  
Income



**\$56,037**

Median  
Household  
Income



**-0.12%**

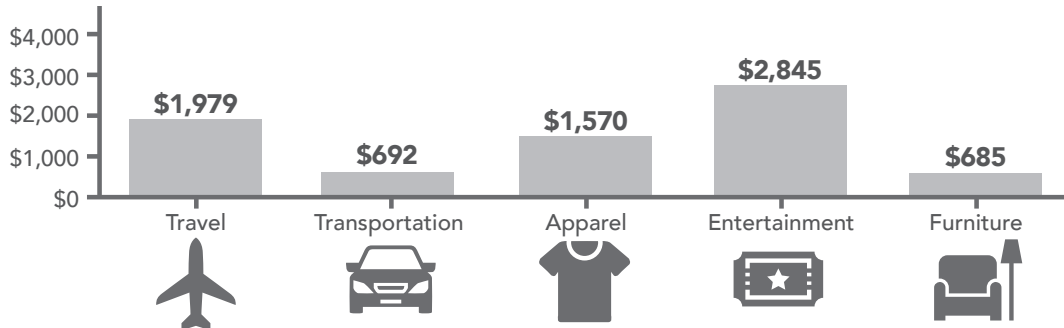
2024-2029  
Pop Growth  
Rate



**17,589**

Housing Units  
(2020)

### KEY SPENDING FACTS



## 10 MILE RADIUS



**62,427**

Total  
Population



**1,738**

Businesses



**56,574**

Daytime  
Population



**\$172,918**

Median Home  
Value



**\$34,038**

Per Capita  
Income



**\$60,283**

Median  
Household  
Income



**-0.09%**

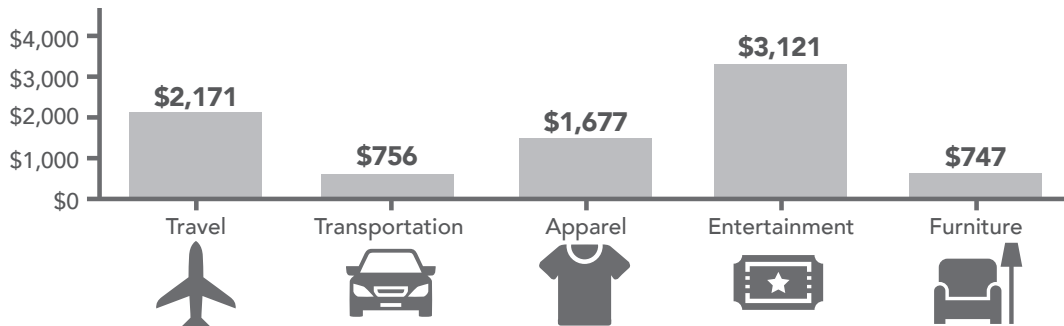
2024-2029  
Pop Growth  
Rate



**28,663**

Housing Units  
(2020)

### 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.





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# INTERIOR PHOTOS



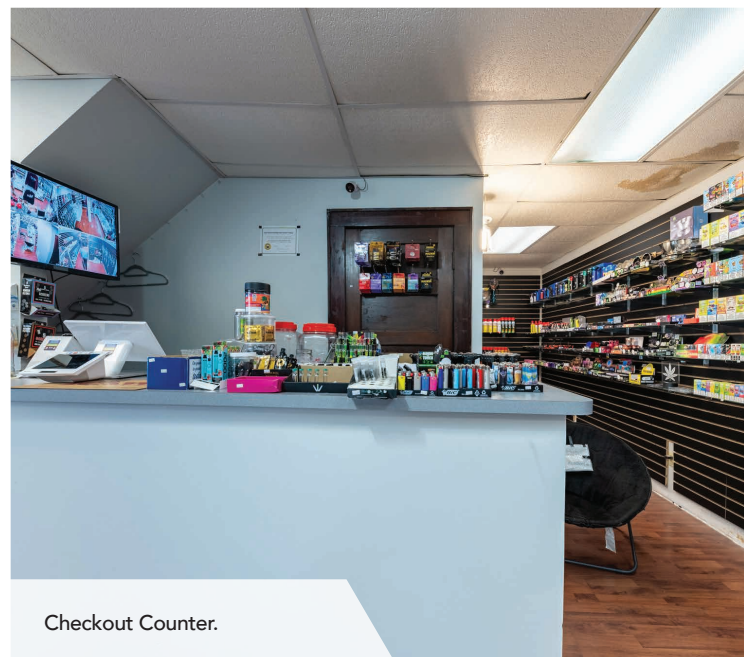
Apartment Third Floor.



Apartment Second Floor.



Retail Store Space.



Checkout Counter.



# EXTERIOR



1011 Speedway Parking.



Exterior of 1011 Speedway.



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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



Exterior of 1013 Speedway Avenue.



Exterior of 1013 Speedway Avenue.



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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.



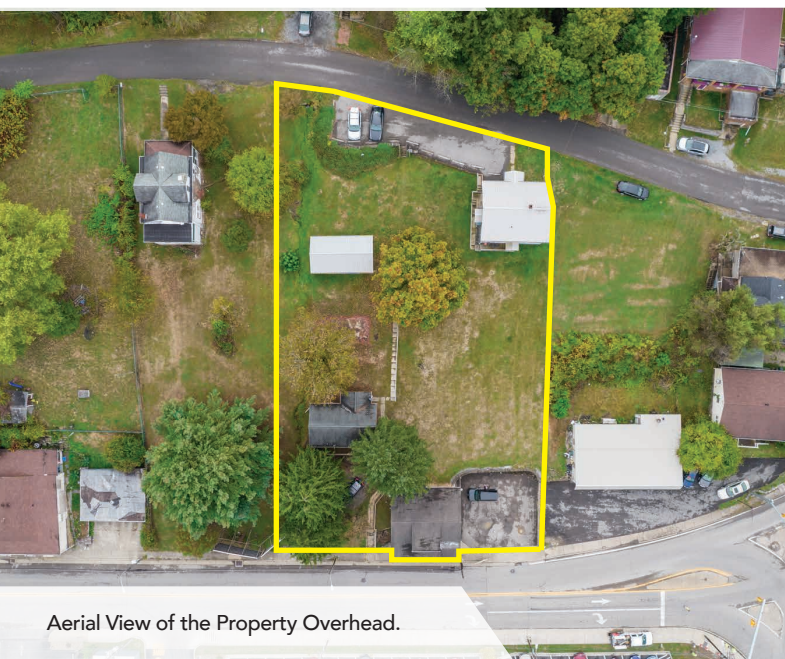
1010 Boulevard Parking.



# 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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# CONTACT

## BLACK DIAMOND REALTY

1399 Stewartstown Road, Suite 150  
Morgantown, WV 26505

P. 304.413.4350 | F. 304.599.3285

[BlackDiamondRealty.net](http://BlackDiamondRealty.net)

### PRIMARY CONTACT

**Jeff Stenger, Sr. Associate/Salesperson**

M. 301.237.0175

[jstenger@blackdiamondrealty.net](mailto:jstenger@blackdiamondrealty.net)

### SECONDARY CONTACT

**Caleb Wooldridge, Associate/Salesperson**

M. 681.209.6619

[cwooldridge@blackdiamondrealty.net](mailto:cwooldridge@blackdiamondrealty.net)