

FOR LEASE
RETAIL / MIXED USE
MARKETING FLYER



422 E MAIN STREET
KINGWOOD, WV 26537



MCDONALD'S

KINGWOOD

DOLLAR GENERAL

AUTOZONE AUTO PARTS

7

422 E MAIN STREET

8,765 VEHICLES PER DAY

TRACTOR SUPPLY CO.

DAIRY QUEEN

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RETAIL / MIXED USE FOR LEASE

422 E MAIN STREET KINGWOOD, WV 26537

LEASE RATE / \$3.50 / SQ FT / YEAR

LEASE TYPE / MODIFIED GROSS

AVAILABLE SPACE / 6,000 [+/-] SQ FT

GROSS BUILDING SIZE / 10,000 [+/-] SQ FT

PROPERTY TYPE / RETAIL / WAREHOUSE

**PROPERTY FEATURES / OFF-STREET
PARKING LOT, OVERHEAD DOOR IN
WAREHOUSE SPACE, ROAD FRONTAGE
AND VISIBILITY, SECURITY SYSTEM**

Located in Preston county, 422 E Main Street offers a total of 6,000 (+/-) square feet of retail/mixed-use space. Formerly home to a cell-phone providers store, the front retail section offers 1,500 (+/-) square feet of open, adaptable space, ideal for a store front, office, or showroom. Additionally, there is a spacious 4,500 (+/-) square feet of open warehouse space in the back, perfect for inventory, production, or storage. The retail and warehouse space can be leased together or subdivided. With excellent road frontage along bustling E Main Street and convenient off-street parking, this property ensures maximum visibility and accessibility for your business.

The property is positioned inside of city limits of Kingwood, WV. Within Kingwood there are a number of hotels, restaurants, shops and more. Directly in front of the property, along Route 7 there is an average daily traffic count of 8,765 vehicles per day (provided by Esri and Data Axle, 2024).

PROPERTY SPECIFICATIONS

LEGAL DESCRIPTION / ZONING

Located inside of City Limits of Kingwood, this property is situated within the Kingwood District (11) of Preston County. The property is comprised of one parcel identified as Kingwood District, Map 9, Parcel 96. This can be referenced in Deed Book 803, Page 481. See the parcel map on page 4 for details. This property is zoned for commercial use.

SPECIFICATIONS

Built in 1960, the subject property is comprised of 6,000 (+/-) square feet of space across two sections; the retail space and the warehouse space. This property does have a security system installed. The warehouse space features an overhead door.

INGRESS / EGRESS / PARKING

The property currently offers one point of ingress and egress via E Main Street. There are roughly 5 off-street parking spaces available.

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Hope Gas
Water	Kingwood Water Works
Sewer	Kingwood Water Works
Trash	Republic Services
Cable/Internet	Multiple Providers



Open Retail Space.

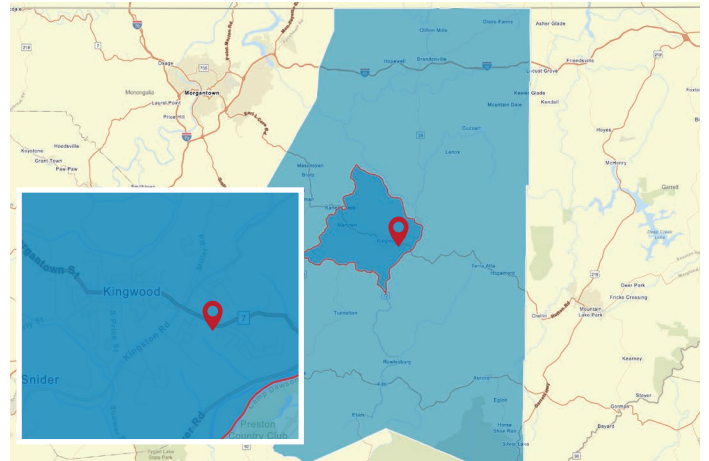
LOCATION ANALYSIS

Preston County is located in north central West Virginia, bordering Maryland and Pennsylvania. Its county seat is Kingwood which is in the heart of Preston County, and offers a small town life in a beautiful mountain community. Preston County's picturesque, rural setting is only a short distance to several major metropolitan areas. Preston County is part of the Morgantown, WV Metropolitan Statistical Area, and is the southernmost county of the Pittsburgh media market.

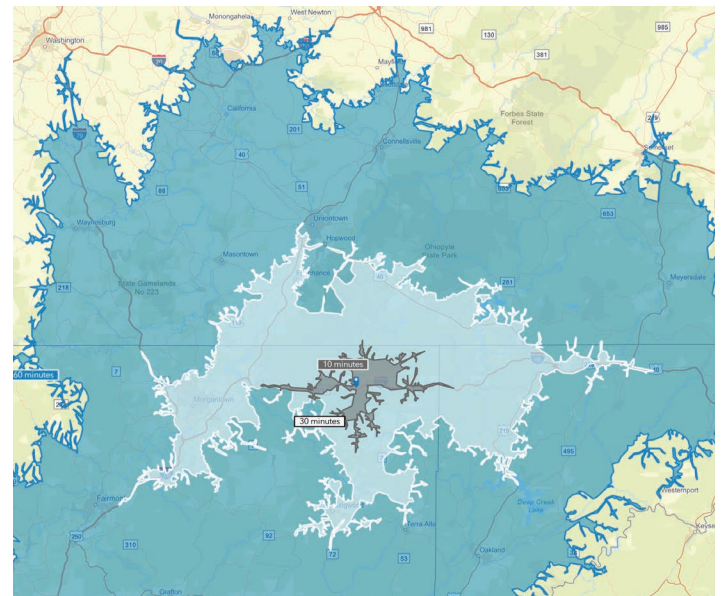
Preston County has a total population of 34,694 and a median household income of \$55,712. Total number of businesses is 756.

The **City of Kingwood** has a total population of 5,660 and a median household income of \$53,121. Total number of businesses is 269.

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



■ Preston County, WV ■ Kingwood City Limits 📍 Subject Location



Distance to nearby cities: Fairmont, WV - 35 miles, Bridgeport, WV - 39 miles, Uniontown, PA - 41 miles, Clarksburg, WV - 47 miles, Washington, PA - 71 miles, Pittsburgh, PA - 101 miles, Charleston, WV - 165 miles.

SUBJECT PROPERTY PARCEL MAP



FOR LEASE RETAIL / MIXED USE

422 E MAIN STREET · KINGWOOD, WV 26537 · 6,000 (+/-) SQ FT

SURROUNDING AMENITIES



The aerial above highlights several of the most popular surrounding locations. The subject property, 422 E Main Street has been referenced with a yellow star.

- 1 McDonald's
- 2 Circle K
- 3 Dollar General
- 4 United States Postal Service
- 5 AutoZone Auto Parts
- 6 Advance Auto Parts
- 7 Clear Mountain Bank
- 8 Hardee's
- 9 Burger King
- 10 Ace Hardware
- 11 Walgreens
- 12 Shop 'n Save, Pizza Hut, Subway, Tractor Supply Co
- 13 Dairy Queen Grill & Chill

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



4,693

Total Population



257

Businesses



5,780

Daytime Population



\$61,387

Median Home Value



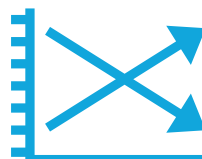
\$32,487

Per Capita Income



\$61,387

Median Household Income



-0.51%

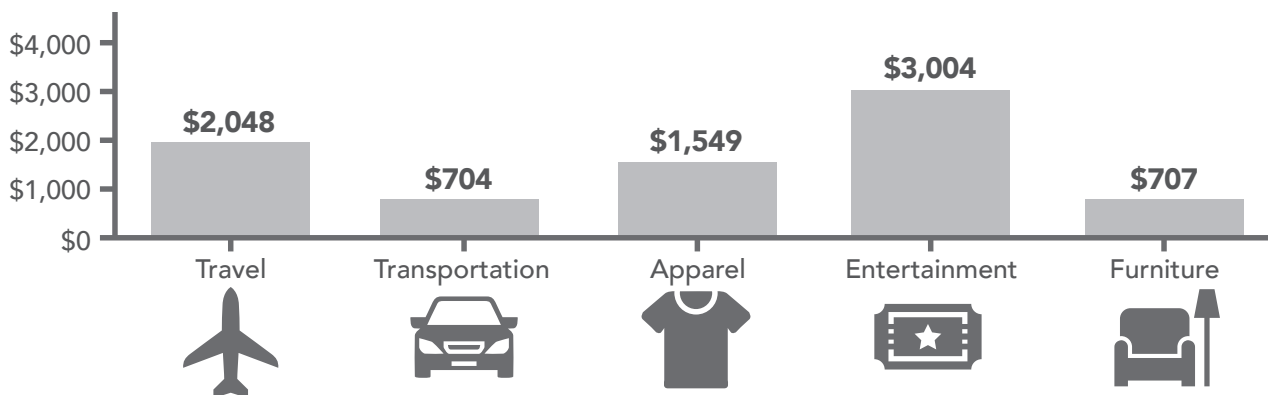
2024-2029 Pop Growth Rate



2,293

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



6,260

Total Population



301

Businesses



7,050

Daytime Population



\$176,714

Median Home Value



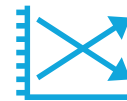
\$31,415

Per Capita Income



\$58,434

Median Household Income



-0.57%

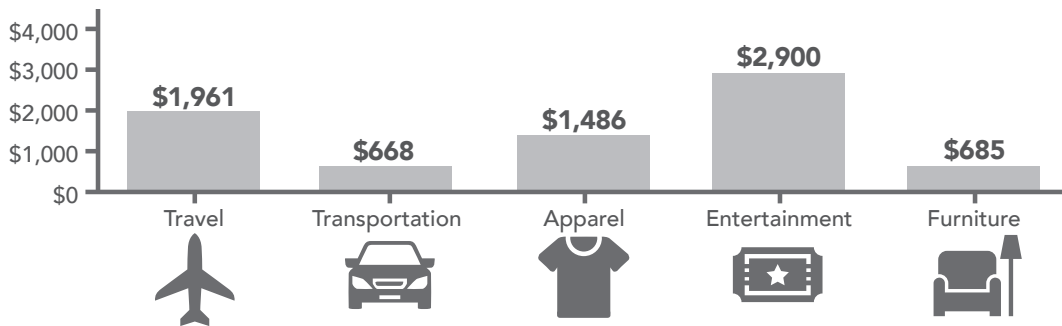
2024-2029 Pop Growth Rate



3,012

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



20,267

Total Population



583

Businesses



17,683

Daytime Population



\$169,351

Median Home Value



\$31,000

Per Capita Income



\$56,536

Median Household Income



-0.10%

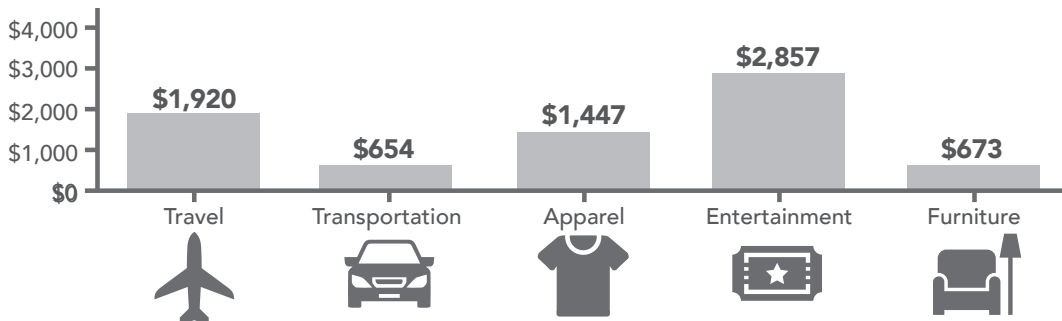
2024-2029 Pop Growth Rate



9,990

Housing Units (2020)

KEY SPENDING FACTS

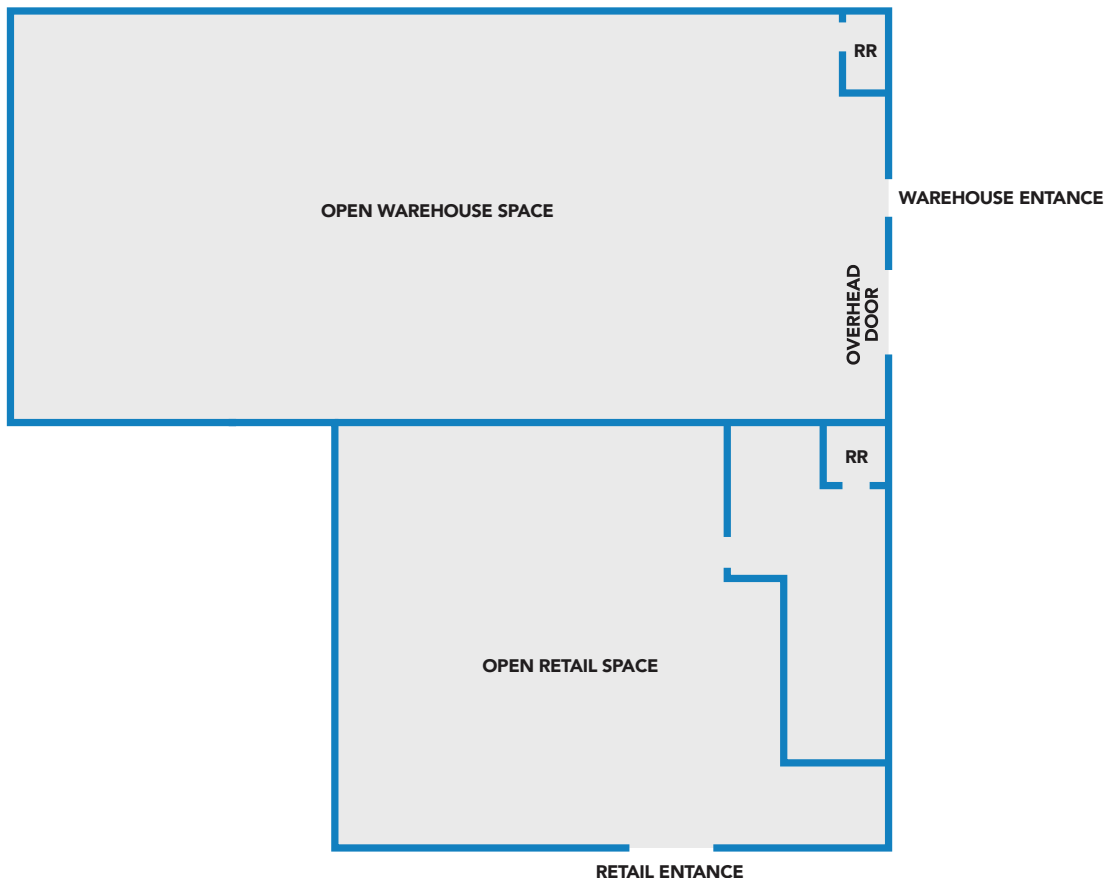


FLOOR PLAN

6,000 (+/-) SQUARE FEET

The front retail section offers 1,500 (+/-) square feet of open space. In the back warehouse space there is approximately 4,500 (+/-) square feet of largely open space, perfect for inventory, production, or storage. The retail and warehouse space can be leased together or subdivided. The floor plan is comprised of a large open retail space, office space and room

for storage. The warehouse space is largely open and features an overhead door. Both the warehouse and retail space have a restroom. Finishes to the space include drywall walls, drop ceilings in the retail section, a mixture of carpet and concrete flooring, and fluorescent lighting throughout.



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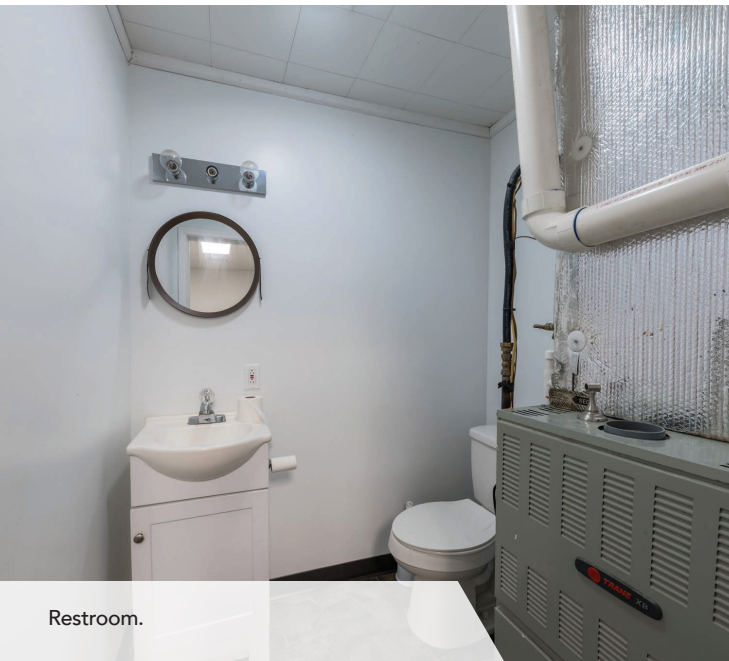


Open Retail Space.

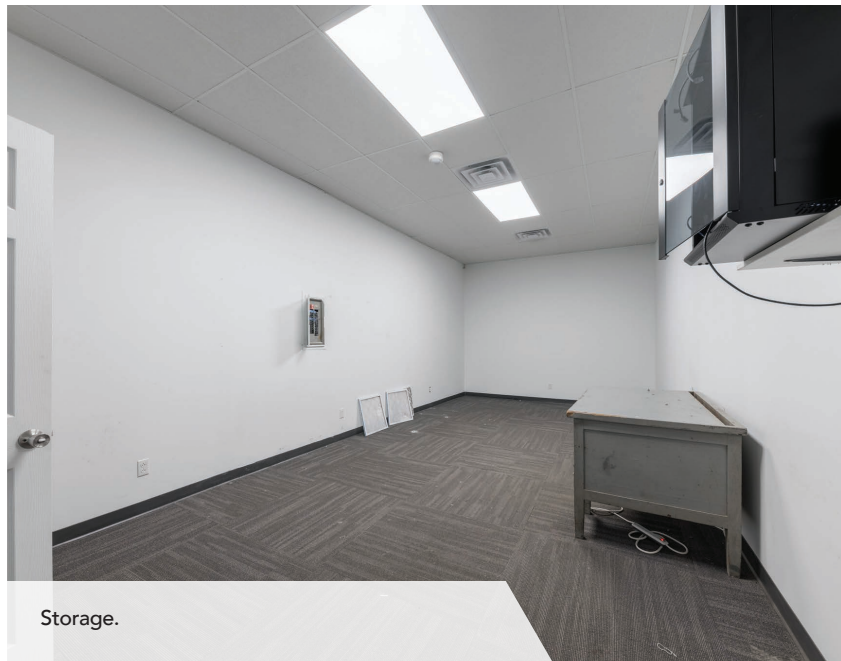
INTERIOR PHOTOS



Open Retail Space.



Restroom.



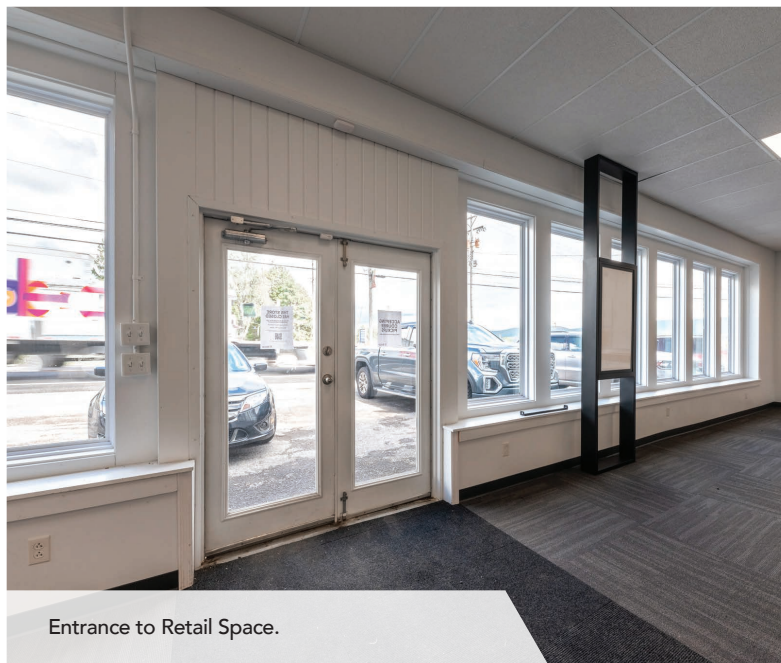
Storage.

FOR LEASE RETAIL / MIXED USE

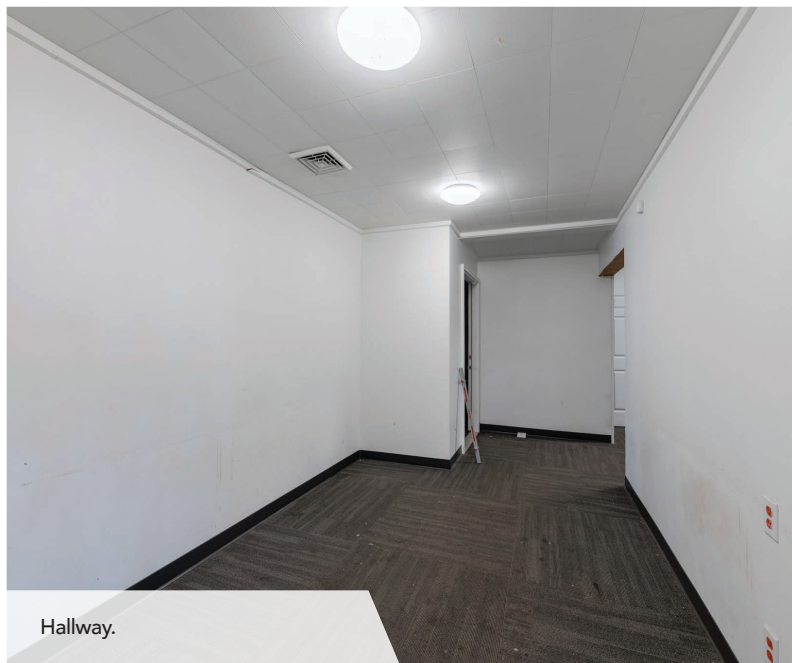
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Open Retail Space.



Entrance to Retail Space.



Hallway.

INTERIOR PHOTOS



Open Warehouse Space.

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Open Warehouse Space.



Entrance to Warehouse Space.

EXTERIOR PHOTOS



Front Entrance to Retail Space.



Overhead Door/Warehouse Space.



Front Entrance/Parking.

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Exterior Side/Entrance to Warehouse Space.



Exterior Front Entrance/Parking.

AERIALS



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Aerial Facing North.



Aerial Facing North.



Aerial Facing Southwest.



CONTACT

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