

FOR LEASE
OFFICE SUITES
MARKETING FLYER



203-205 W. MAIN STREET
CLARKSBURG, WV 26301



ROUTE 50
2ND STREET

203-205 W. MAIN STREET

DOWNTOWN CLARKSBURG

BEVERAGE DISTRIBUTORS INC.

HARRISON COUNTY YMCA

HITE FIELD

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OFFICE SUITES FOR LEASE

203-205 W. MAIN STREET CLARKSBURG, WV 26301

TOTAL SPACE AVAILABLE / 8,832 SQ FT

203 W. MAIN STREET: 3,975 SQ FT
RENTAL RATE / \$12.00 / SQ FT / YEAR
LEASE STRUCTURE/ NNN

205 W. MAIN STREET: 4,857 SQ FT
RENTAL RATE / \$14.00 / SQ FT / YEAR
LEASE STRUCTURE/ NNN

PROPERTY TYPE / OFFICE

PARKING / YES, OFF-STREET

**PROPERTY FEATURES / OFF-STREET PAVED
PARKING LOT, LOCATED IN THE HEART OF
DOWNTOWN CLARKSBURG, EXCELLENT
VISIBILITY, PRIVATE OFFICES, EASY
ACCESS TO ROUTE 50**

Located within the heart of downtown Clarksburg, 203-205 W. Main Street offers a total of 8,832 (+/-) square feet of space spread across three suites. This property is separated by 203 and 205 W. Main Street. 203 W. Main Street which offers two levels of office space with 1,000 (+/-) square feet on the first floor and 2,975 (+/-) square feet on the second floor. These can be leased together or separately. 205 W. Main Street is an office building with 4,857 (+/-) square feet of space. The building has multiple exterior entrances, two along W. Main Street, and one at the back of the building out to the parking lot. There is a paved parking lot in the back of the building that can be used by the staff, tenants and guests.

The property is located inside the city limits of Clarksburg, 0.5 mile off of Route 50. This site is situated in a prime location within the heart of activity in the growing city of Clarksburg. It offers convenient access to essential government services, with the courthouse, tax office, DMV, annex building, and more all situated less than a block away. Along W. Main Street there is an average daily traffic count of 9,895 vehicles per day. Along Route 50 there is an average daily traffic count of 22,120 vehicles per day (provided by Esri and Data Axle, 2023).

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PROPERTY SPECIFICATIONS

SPECIFICATIONS

Built in 1925, the subject property has a brick and stone exterior. The property is eligible for Clarksburg Business District, 10 year B&O tax waiver. The property is located in a SBA Federal HUB Zone. Features of the property include sprinkler system and security system within 205 W. Main Street. Heating and air conditioning are forced air systems.

LEGAL DESCRIPTION

Located within the city limits of Clarksburg, this property is situated in the Clarksburg Corp District (3) of Harrison County. The site is comprised of one rectangular 0.3366 acre parcel. The property is identified as Clarksburg Corp District, Tax Map 24, Parcel 6. This can be found in Deed book 1725, page 240.

DIRECTIONS

From US Route 50, Northwest, take the 2nd Street Exit toward Downtown. Continue straight onto 2nd Street. The parking lot for 203 and 205 W. Main Street will be on your immediate right.

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Hope Gas
Water	City
Sewer	City
Trash	Waste Management
Cable/Internet	Multiple Providers

INGRESS / EGRESS / PARKING

The property currently offers two point of ingress and egress via W. Main Street and along S 2nd Street. Street parking is available. There is also 12 total parking spaces available in the back parking lot of the property, 6 are for 203 W. Main Street and 6 are for 205 W. Main Street. Both have exits to the back parking lot



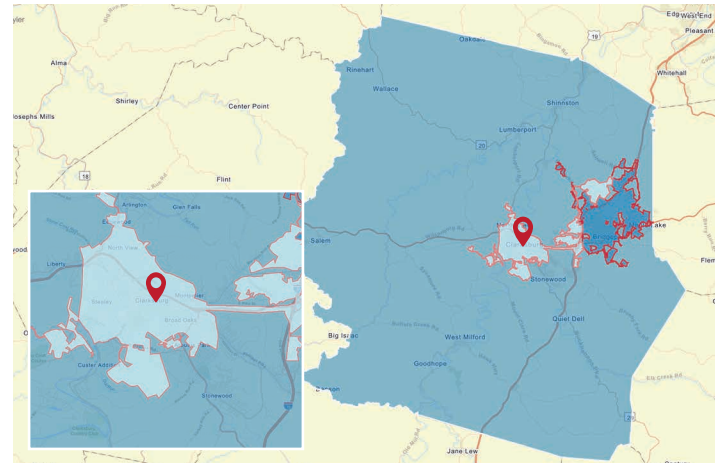
LOCATION ANALYSIS

The City of Clarksburg is located in the hills of north central West Virginia at the intersection of Interstate 79 and U.S. Route 50, the **second busiest** interchange in the state. Clarksburg is unique in that it is the largest city in the region, yet still has the advantages of a small hometown community. A rich mix of retail, industry, and government services, with a thriving business community exists, along with many recreational facilities and one of the best preserved historic downtowns in the state.

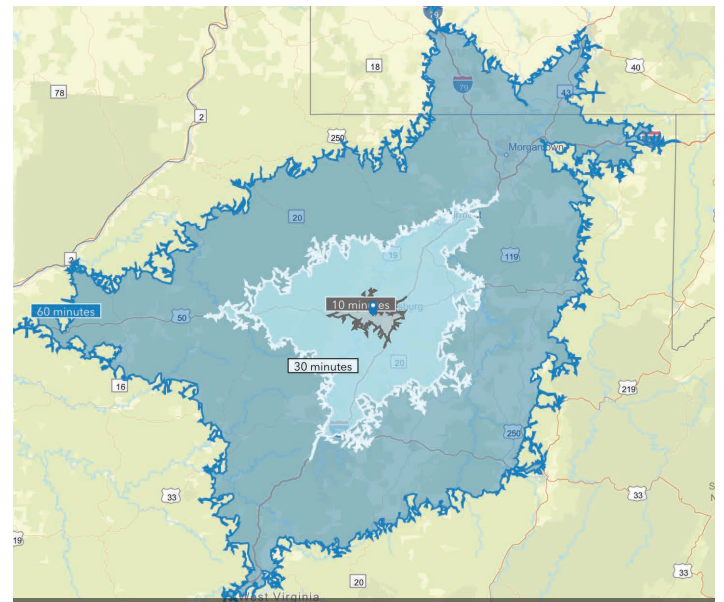
Harrison County has a total population of 64,773 and a median household income of \$53,087. Total number of businesses is 2,391.

The **City of Clarksburg** has a total population of 15,828 and a median household income of \$43,349. Total number of businesses is 747.

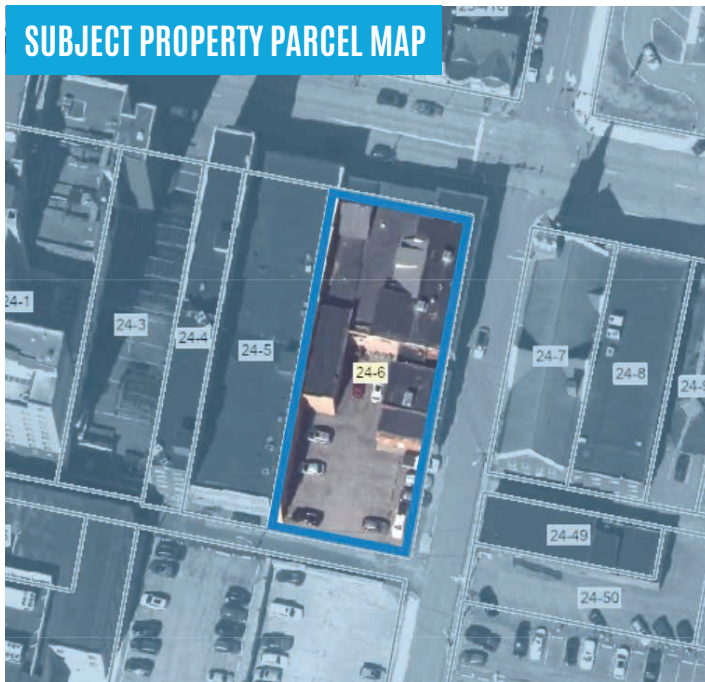
Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2023.



■ Harrison County, WV ■ Bridgeport City Limits
📍 Subject Location Clarksburg City Limits



Distance to nearby cities: Clarksburg, WV - 0.5 miles, Bridgeport, WV - 8 Miles, Fairmont, WV - 25 Miles, Morgantown, WV - 41 miles, Uniontown, PA - 67 miles, Pittsburgh, PA - 112 miles, Charleston, WV - 124 miles.



SUBJECT PROPERTY PARCEL MAP

FOR LEASE

OFFICE SUITES - LOCATED IN DOWNTOWN CLARKSBURG

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SURROUNDING AMENITIES



The aerial photo above highlights several of the most popular surrounding locations. The subject property at 203-205 W Main Street has been referenced with a yellow star.

Along W. Main Street there is an average daily traffic count of 9,895 vehicles per day. Along Route 50 there is an average daily traffic count of 22,120 vehicles per day (provided by Esri and Data Axle, 2023).

- 1 Dollar General
- 2 Genteel's Recycling
- 3 Little Caesars Pizza, Dairy Queen
- 4 Wendy's
- 5 WBOY - National Broadcasting Corporation
- 6 O'Reilly Auto Parts
- 7 McDonald's
- 8 Beverage Distributors Inc
- 9 Sutter Roofing & Metal Co
- 10 J T Martin Fire & Safety
- 11 Cardinal Sales & Services Inc.
- 12 Clarksburg Water Board
- 13 Louis A Johnson VA Medical Center
- 14 WV Veterans Nursing Facility
- 15 Clarksburg Splash Zone
- 16 Army National Guard
- 17 Food Lion
- 18 Rosebud Shopping Center
- 19 Robert C. Byrd High School
- 20 Downtown Clarksburg

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



23,283

Total Population



1,021

Businesses



27,077

Daytime Population



\$140,166

Median Home Value



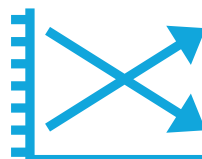
\$29,832

Per Capita Income



\$49,064

Median Household Income



-0.53%

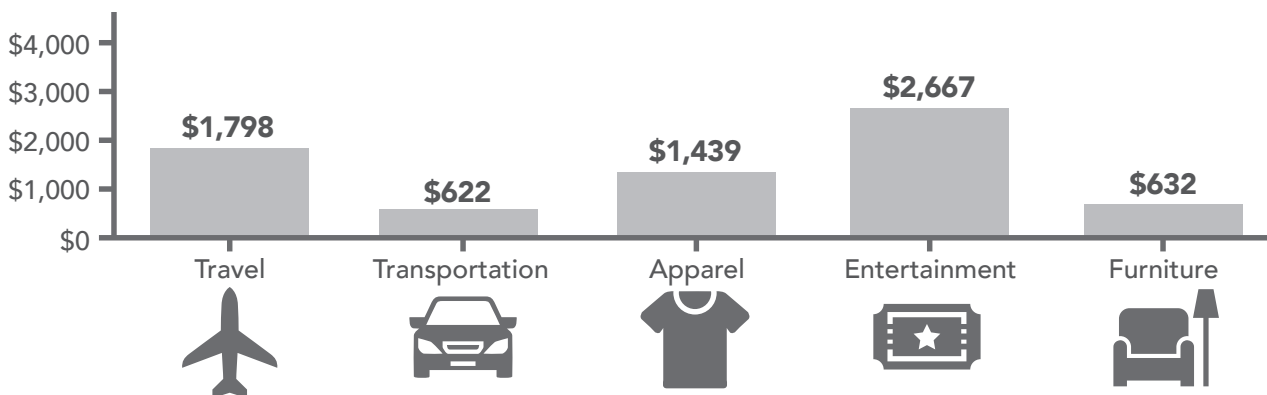
2024-2029 Pop Growth Rate



11,819

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



36,832

Total Population



1,775

Businesses



35,851

Daytime Population



\$173,314

Median Home Value



\$35,851

Per Capita Income



\$56,469

Median Household Income



-0.56%

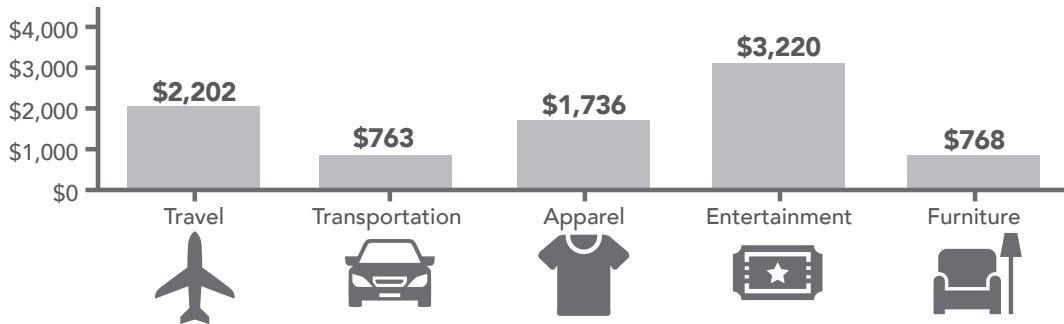
2024-2029 Pop Growth Rate



17,741

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



60,520

Total Population



2,404

Businesses



70,646

Daytime Population



\$184,463

Median Home Value



\$37,586

Per Capita Income



\$61,002

Median Household Income



-0.48%

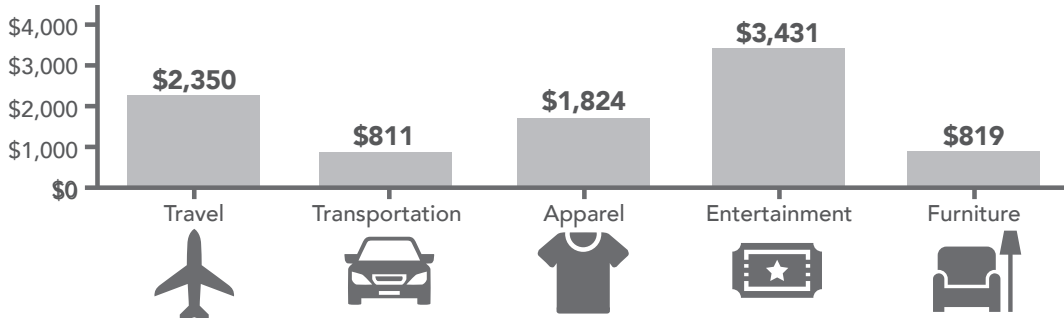
2024-2029 Pop Growth Rate



28,650

Housing Units (2020)

KEY SPENDING FACTS



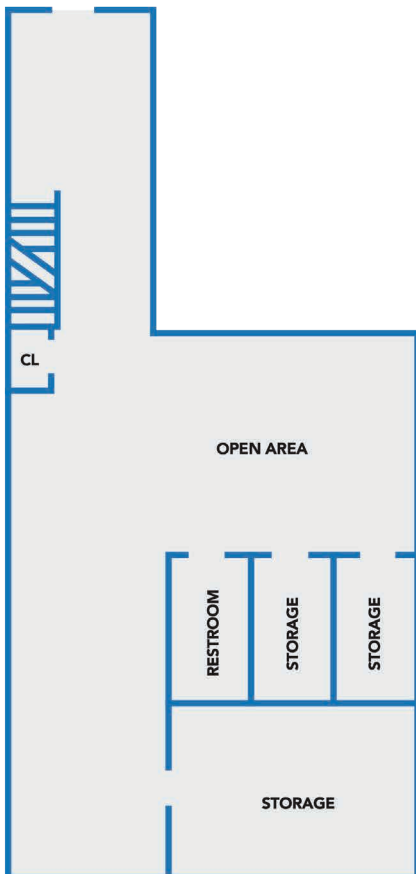
FLOOR PLAN - 203 W. MAIN STREET

3,975 (+/-) SQUARE FEET

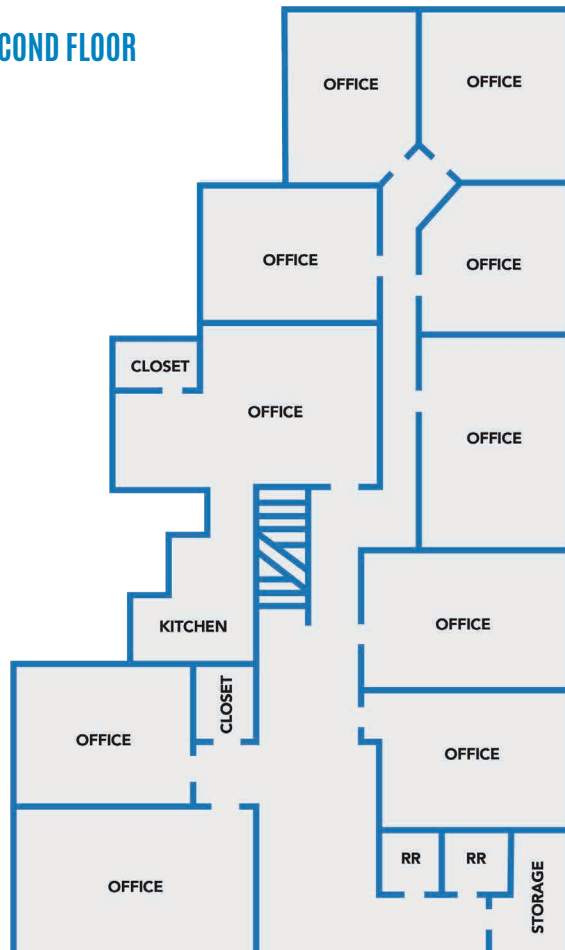
203 W. Main Street is comprised of 3,975 (+/-) square feet across two floors. The suite is ideal to traditional office users, attorneys, and medical/healthcare groups. The suite is accessed directly from street level. The first floor offers 1,000 (+/-) square feet of space and has a large open area, a restroom, a large room currently used as storage but could be converted to be a large private office, two storage closets,

and a restroom. The first floor has access to the second floor through a small set of stairs. The second floor offers 2,975 (+/-) square feet and has ten offices, storage closets, a kitchen, and two restrooms. Finishes to the space include drywall walls, drop ceilings, a mixture of tile flooring and carpet, and fluorescent lighting throughout.

FIRST FLOOR



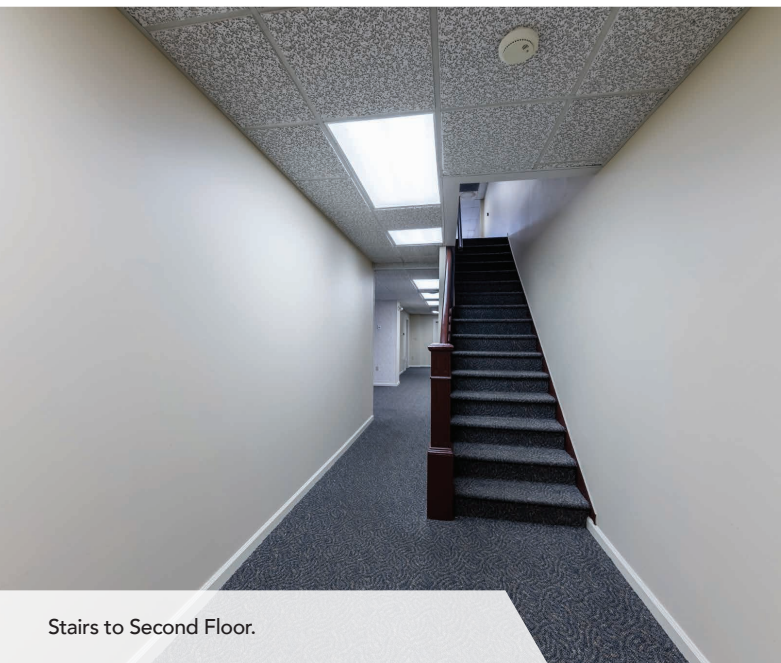
SECOND FLOOR



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Open Area.



Stairs to Second Floor.



Open Area.

INTERIOR PHOTOS



Private Office.



Restroom.



Private Office.

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Kitchenette.



Private Office.



Private Office.

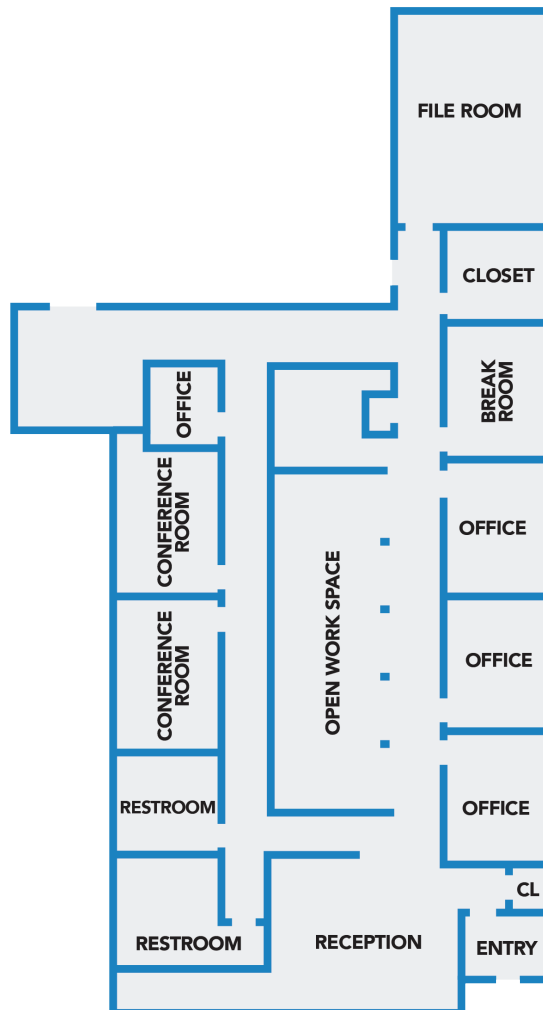
FLOOR PLAN - 205 W. MAIN STREET

4,857 (+/-) SQUARE FEET

205 W. Main Street is comprised of 4,857 (+/-) square feet. The suite is ideal to traditional office users, attorneys, and medical/healthcare groups. The suite is accessed directly from street level. The floor plan is comprised of an entryway, reception space, two conference rooms, an open area to occupy cubicles /allow for an open work space, four private

offices, multiple storage closets, a large file room, a break room/kitchenette space and two separate men's and women's restrooms.

Finishes to the space include drywall walls, drop ceilings, a mixture of tile flooring and carpet, and fluorescent lighting throughout.



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INTERIOR PHOTOS



Reception.



Entry.

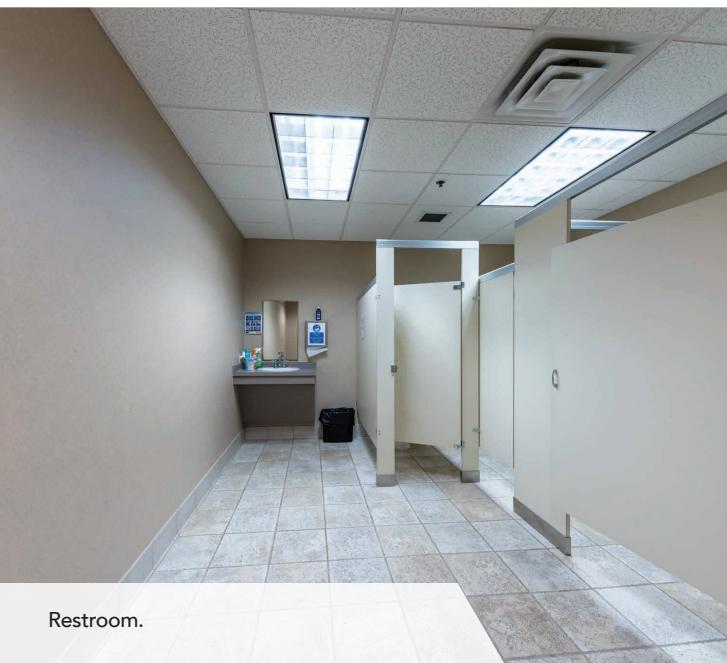


Reception.

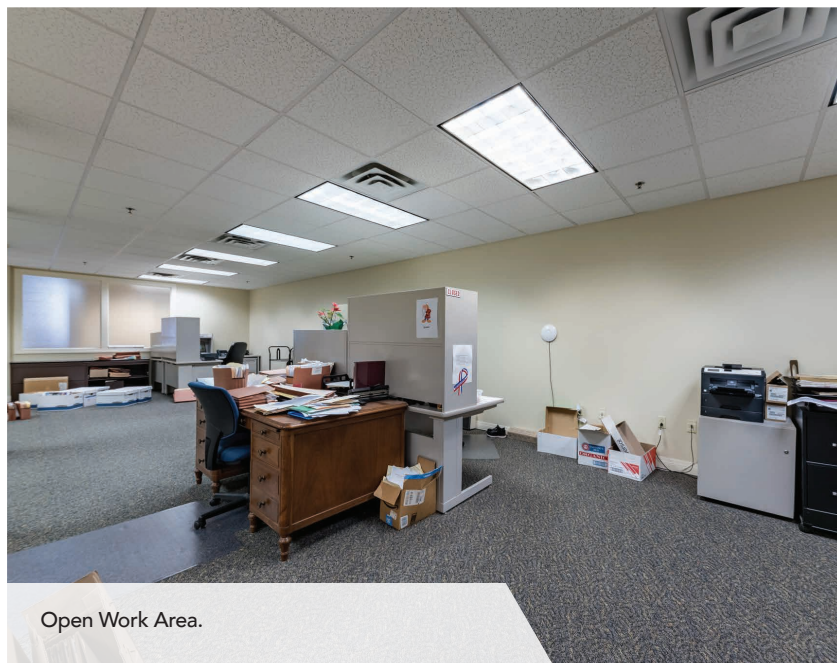
INTERIOR PHOTOS



Conference Room.



Restroom.



Open Work Area.

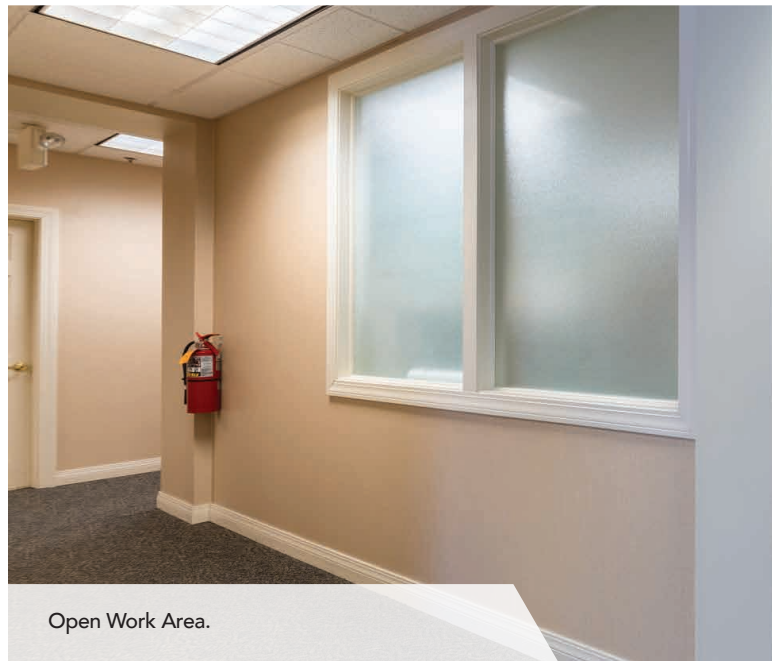
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Private Office.



Break Room.



Open Work Area.



EXTERIOR PHOTOS



Exterior Front of Building.



Exterior Front Entrance to 203 W. Main St.



Parking Lot.

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AERIALS



Aerial Facing South.



Aerial Facing North.



CONTACT

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