



FOR SALE
RETAIL / INDUSTRIAL PROPERTY
MARKETING FLYER



534 VIRGINIA AVE
FAIRMONT, WV 26554



DOWNTOWN FAIRMONT

FAIRMONT GATEWAY CONNECTOR

 **534 VIRGINIA AVE**

INTERSTATE
79

INTERSTATE
79
EXIT 136

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534 VIRGINIA AVE

RETAIL / INDUSTRIAL PROPERTY FOR SALE

534 VIRGINIA AVE FAIRMONT, WV 26554

SALE PRICE / \$680,000

GROSS BUILDING SIZE / 9,700 (+/-) SQ FT

GROSS LOT SIZE / 0.75 ACRE

PARKING / 10 (+/-) SPACES

PROPERTY TYPE / RETAIL / INDUSTRIAL

CITY LIMITS / INSIDE

**PROPERTY HIGHLIGHTS / OFF-STREET
PARKING, GATED ENTRANCE, LAYDOWN
YARD, AMPLE STORAGE AREAS, OVERHEAD
DOORS, LOADING DOCK**

Secure Retail / Industrial Property with Laydown Yard

Positioned on 0.75 (+/-) acre within the Fairmont city limits, 534 Virginia Avenue offers a versatile 9,700 (+/-) square foot retail/industrial building designed to accommodate a variety of commercial operations. The property includes approximately 4,000 (+/-) square feet of retail/showroom space, complemented by warehouse and industrial areas, making it well suited for businesses seeking a combination of customer-facing and operational space. Built in 1976, the site is enhanced by a remote-controlled gated entrance, creating a secure laydown yard ideal for contractors, distributors, fleet operations, or businesses requiring outdoor storage.

Equipped for efficient operations, the property features an overhead drive-in door, loading dock, covered outdoor storage shed, and security system. Conveniently located just 1.5 miles from I-79, Exit 136, the property offers excellent regional connectivity while remaining within Fairmont's commercial corridor, making it an exceptional opportunity for owner-users, investors, or expanding businesses.

FOR SALE

RETAIL / INDUSTRIAL PROPERTY - LOCATED 1.5 MILES OFF I-79, EXIT 136
534 VIRGINIA AVE • FAIRMONT, WV 26554 • 9,700 SQ FT

PROPERTY SPECIFICATIONS

PROPERTY HIGHLIGHTS

- 9,700 (+/-) square foot freestanding retail/ industrial building
- 4,000 (+/-) square foot retail/showroom space
- 0.75 (+/-) acre site
- Gated laydown yard with remote-controlled access
- Overhead drive-in door and loading dock
- Covered outdoor storage shed
- Security system installed
- 10 (+/-) parking spaces
- 85 (+/-) feet of direct frontage along Virginia Ave
- Built in 1976
- 1.5 miles to I-79, Exit 136

LEGAL DESCRIPTION / ZONING

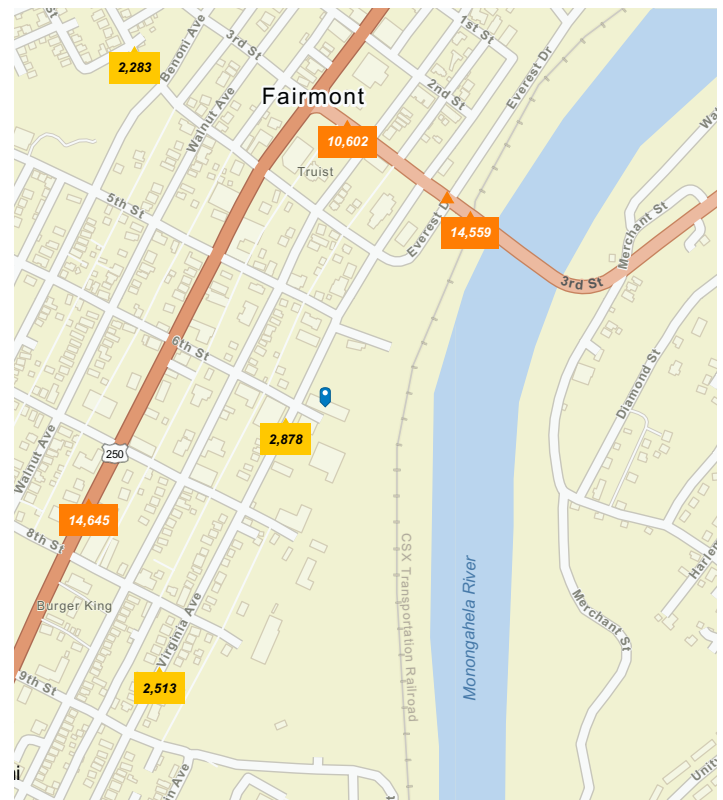
- Located within Fairmont city limits
- Parcel 268, 278 and 279.1, Tax Map 3, Fairmont Corp Tax District
- Deed Book 1341, Page 301
- Located within the city limits of Fairmont, this property may be subject to specific zoning rules

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Hope Energy
Water	City of Fairmont
Sewer	City of Fairmont
Trash	Multiple Providers
Cable/Internet	Multiple Providers

TRAFFIC COUNTS



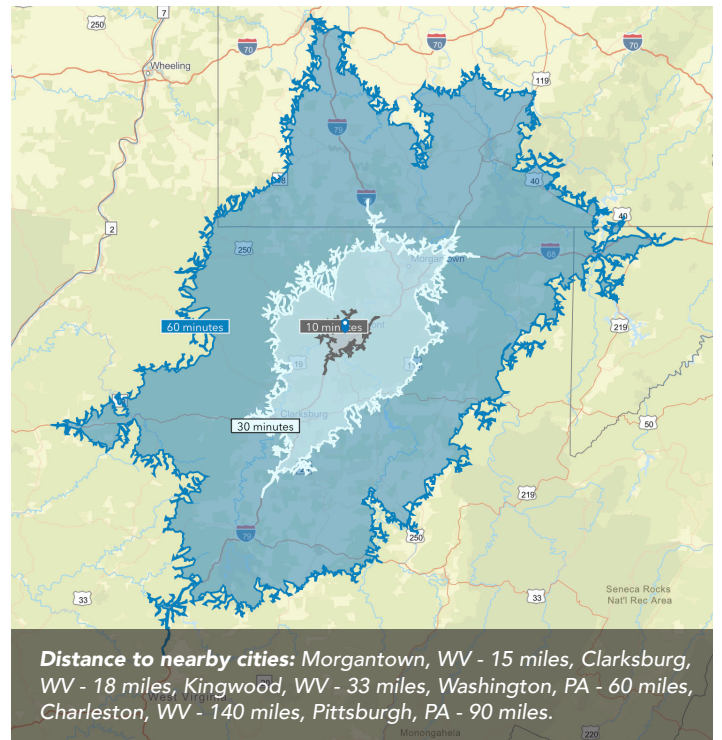
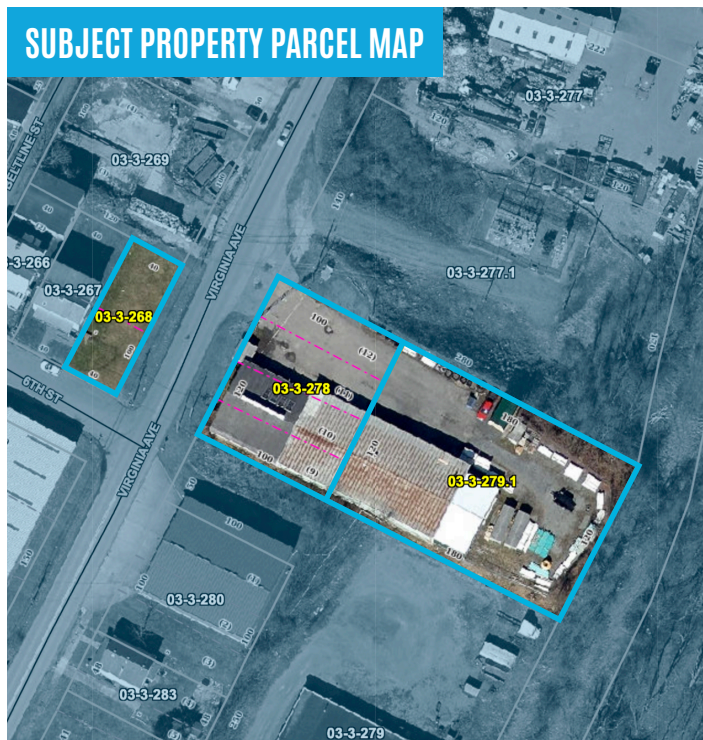
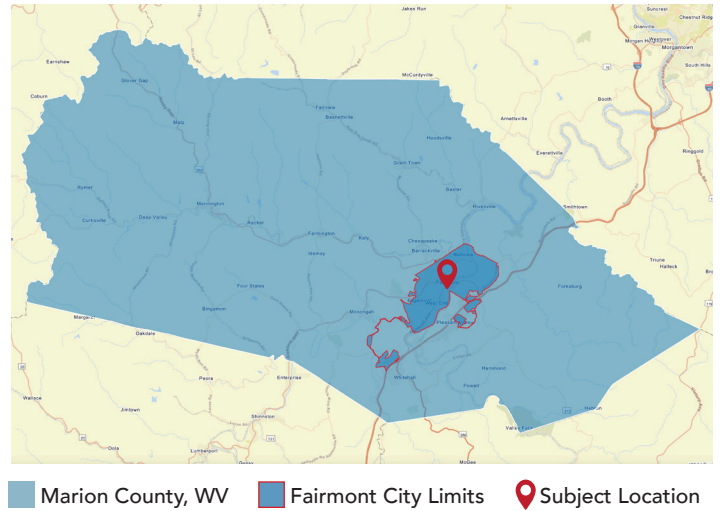
LOCATION ANALYSIS

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 55,018 and a median household income of \$64,873. Total number of businesses is 1,701.

The **City of Fairmont** has a total population of 18,031 and a median household income of \$58,103. Total number of businesses is 817.

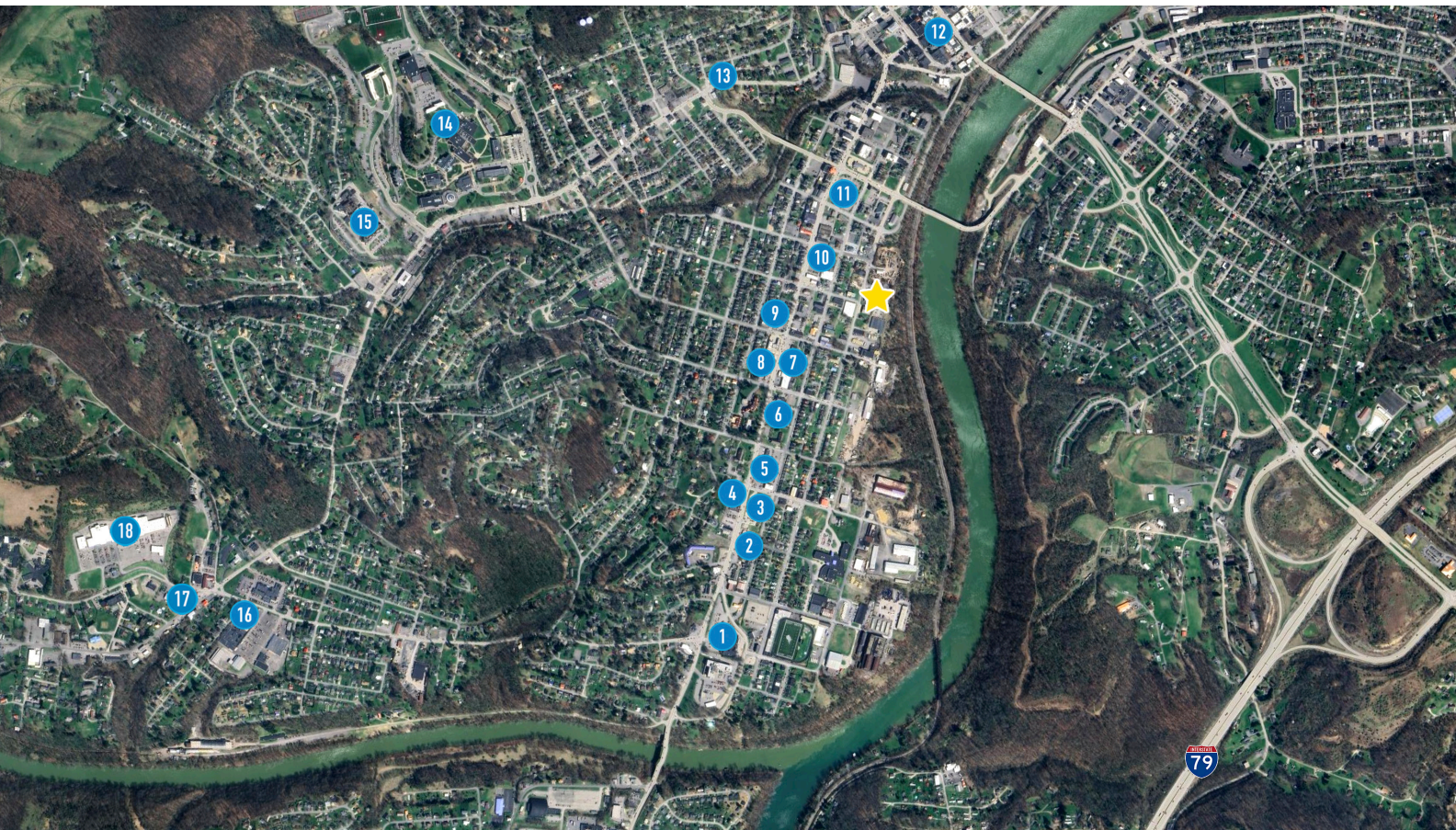
Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.



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AERIAL PHOTO



The aerial above shows a Google Earth map. Several of the most popular surrounding locations have been highlighted. Referenced with a yellow star, 534 Virginia Ave is located approximately 1.5 miles from I-79 (Exit 136).

- ① Price Cutter, Little Caesars Pizza
- ② Long John Silver's
- ③ Sheetz
- ④ Dunkin' Donuts
- ⑤ McDonald's
- ⑥ Burger King
- ⑦ Exxon
- ⑧ Go Mart
- ⑨ Walgreens
- ⑩ Papa Johns Pizza
- ⑪ CVS, Truist
- ⑫ Dollar General
- ⑬ Exxon
- ⑭ Fairmont State University
- ⑮ Fairmont Medical Center
- ⑯ Big Lots
- ⑰ Wendy's
- ⑱ Food Lion, Planet Fitness, O'Reilly Auto Parts

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



27,555

Total
Population



991

Businesses



26,849

Daytime
Population



\$172,352

Median Home
Value



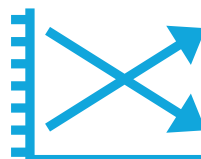
\$33,593

Per Capita
Income



\$62,833

Median Household
Income



-0.2%

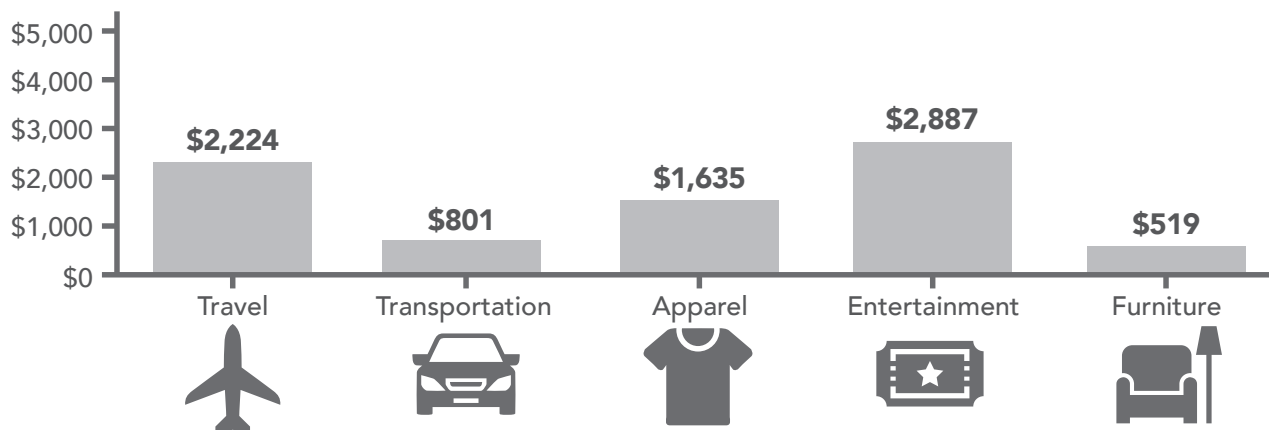
2026-2031
Pop Growth Rate



13,471

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 2026, 2031. Spending facts are average annual dollar per household.

5 MILE RADIUS



38,864

Total
Population



1,444

Businesses



38,375

Daytime
Population



\$180,573

Median Home
Value



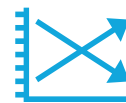
\$35,351

Per Capita
Income



\$66,708

Median
Household
Income



-0.2%

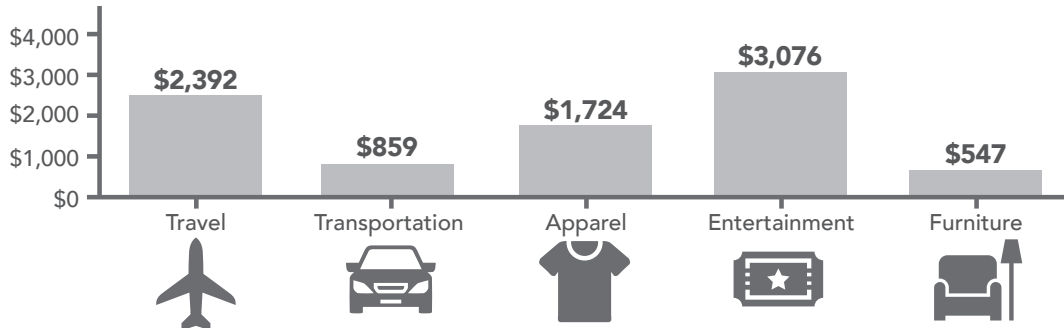
2026-2031
Pop Growth
Rate



18,671

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



61,641

Total
Population



1,790

Businesses



55,502

Daytime
Population



\$188,979

Median Home
Value



\$37,013

Per Capita
Income



\$69,945

Median
Household
Income



-0.2%

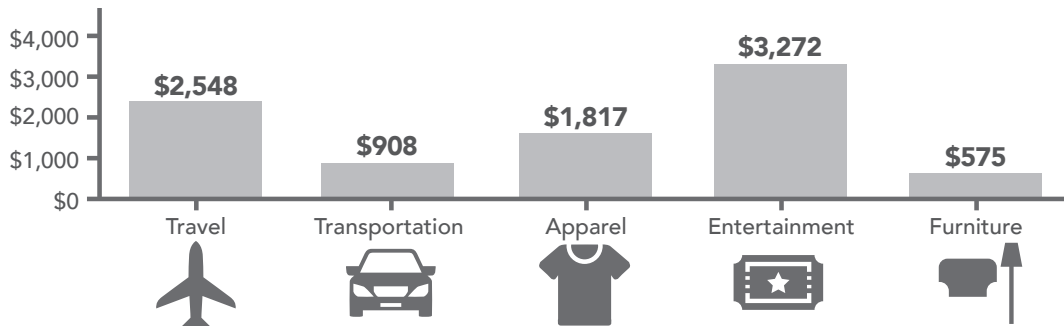
2026-2031
Pop Growth
Rate



29,034

Housing Units
(2020)

KEY SPENDING FACTS



INTERIOR PHOTOS



Retail Area.



Retail Area.



Retail Area.

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Retail Area.



Retail Area.

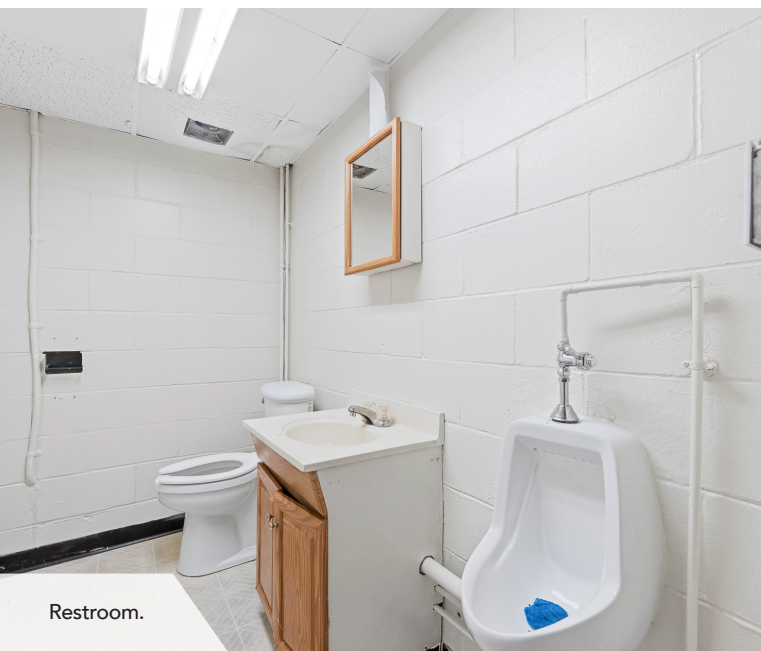
INTERIOR PHOTOS



Office.



Office.



Restroom.



Office.

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Storage Area.



Storage Area.

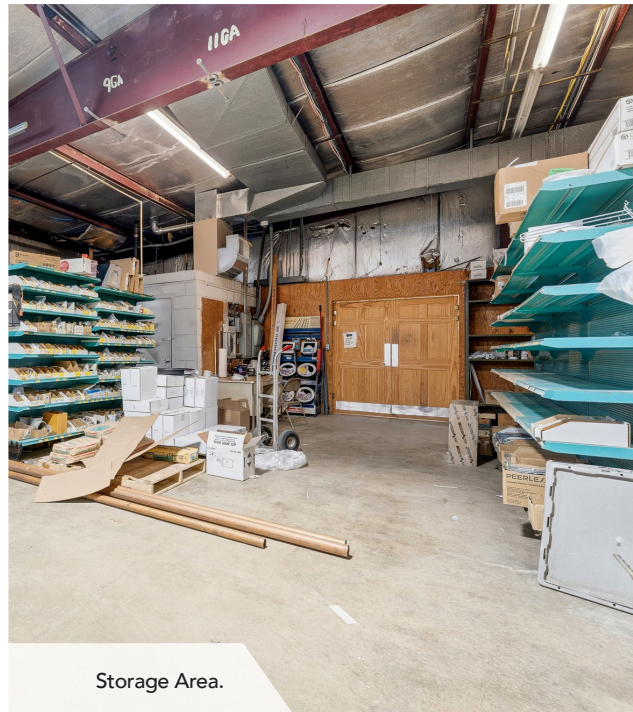


Storage Area.

INTERIOR PHOTOS



Storage Area.



Storage Area.



Storage Area.

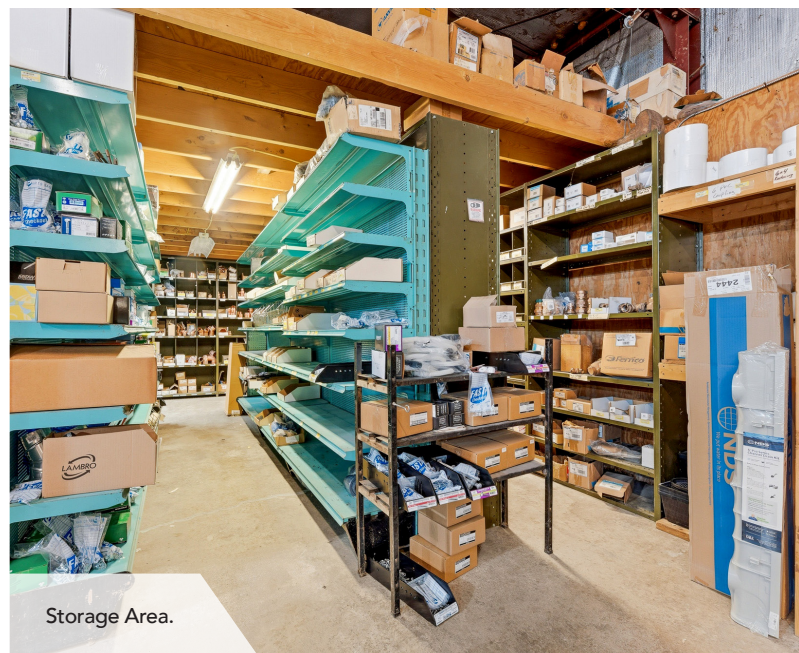
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Storage Area.



Storage Area.



Storage Area.

EXTERIOR PHOTOS



View of the Property From Virginia Ave.



Front of Building.

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Front of Building.

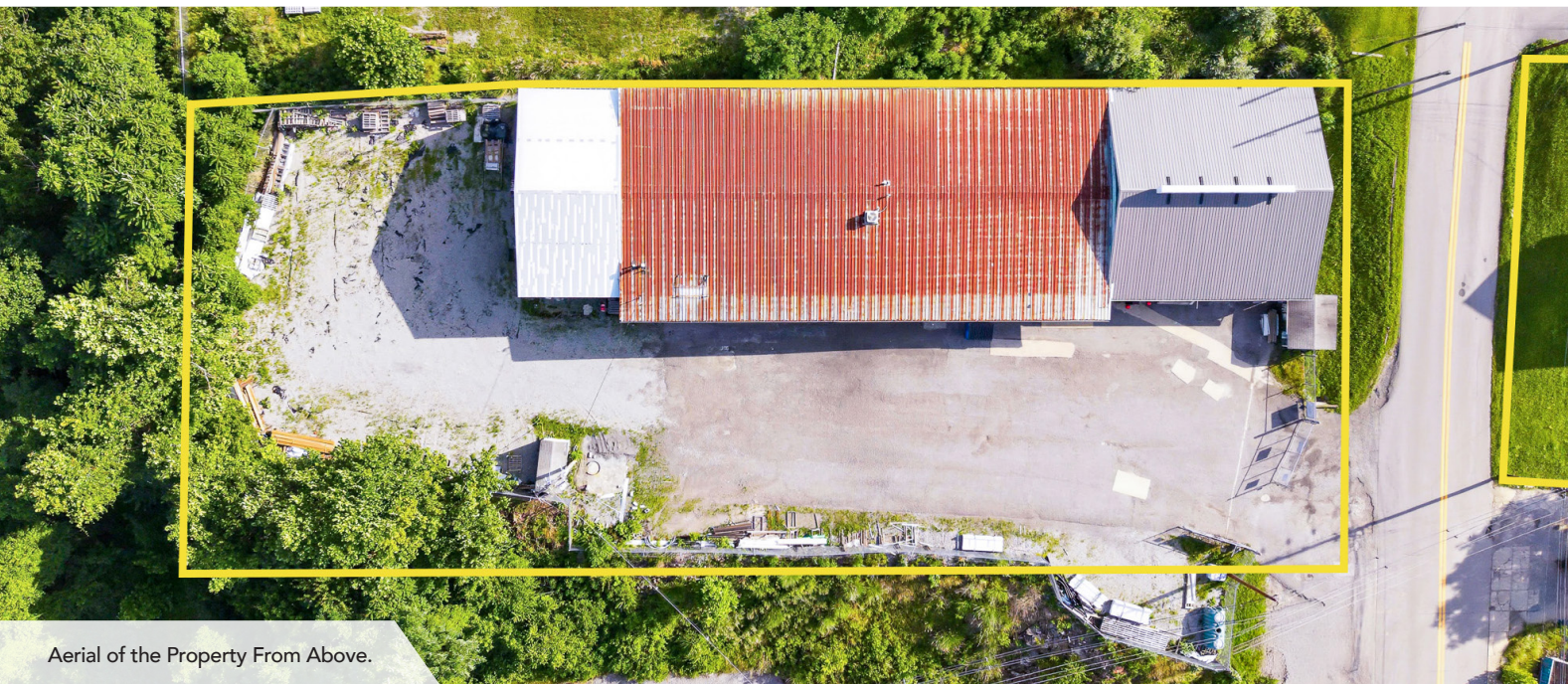


Laydown Yard.



View of Parking Lot and Property Entrance.

AERIAL PHOTOS



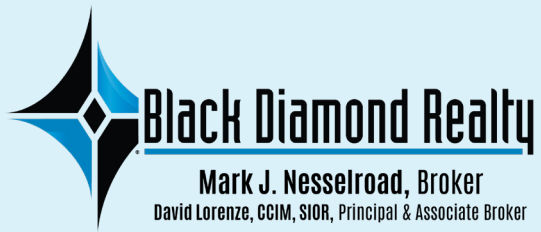
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Aerial of the Property Facing Northeast Towards Downtown Fairmont.



CONTACT

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