



**Black Diamond Realty LLC**

Mark J. Nesselroad, Broker  
David Lorenze, Principal / Salesperson

**FOR SALE**

**LAND / RETAIL BUILDING  
MARKETING FLYER**



**414 CORBIN PLACE  
FAIRMONT, WV 26554**



I-79, EXIT 136

FAIRMONT GATEWAY CONNECTOR



414 CORBIN PLACE

# TABLE OF CONTENTS

---

<b>Property Overview / Specifications</b> Introduction of property and specifications of the buildings, utilities and access.	<b>02</b>
<b>Location Analysis / Google Map</b> Detailed description, Google Map photo of the location and its proximity to surrounding businesses.	<b>04</b>
<b>Demographics</b> Demographics and key facts pertaining to the property within a three, five and ten mile radius.	<b>06</b>
<b>Exterior Photos</b> Exterior photos of the property.	<b>08</b>
<b>Aerial Photos</b> Aerial photos of the property from various heights and angles.	<b>10</b>



## LAND / RETAIL BUILDING FOR SALE

## 414 CORBIN PLACE FAIRMONT, WV 26554

**SALE PRICE / \$849,000**

**GROSS BUILDING SIZE / 8,767 (+/-) SQ FT**

**GROSS LOT SIZE / 0.815 ACRE**

**TOTAL NUMBER OF BUILDINGS / 5**

**PROPERTY TYPE / MIXED-USE, LAND, RETAIL**

**CITY LIMITS / INSIDE**

**PROPERTY HIGHLIGHTS / OFF-STREET  
PARKING, STORAGE, EXCELLENT ACCESS  
AND VISIBILITY**

Formerly used as a gas/service station, 414 Corbin Place includes 1,997 (+/-) square foot building on 0.815 (+/-) acre. The building is situated in a convenient location within the bustling area of downtown Fairmont. In addition to the main gas station building, there are residential two houses and a storage building. The residential houses would require demolition. The gas station tanks and pumps are relatively new, hardly used and were replaced in Spring 2018. The immediate area offers restaurants, retail, service businesses, motels, convenience stores and more.

The property is located inside the city limits of Fairmont and is within walking distance to many amenities. The building is positioned roughly 1.2 miles from I-79, Exit 136. Along Jackson Street there is a daily traffic count of 8,718 vehicles per day (This data is provided by Esri, Esri and Kalibrate Technologies 2023).

**FOR SALE**  
**LAND / RETAIL BUILDING - LOCATED 1.2 MILES OFF I-79, EXIT 136**  
**414 CORBIN PLACE · FAIRMONT, WV 26554 • 0.815 ACRE**

# PROPERTY SPECIFICATIONS

## SPECIFICATIONS

Located within Fairmont WV, this commercial property is currently comprised of 8,767 (+/-) gross square feet between three buildings. The Jefferson House (5,098 square feet) and the Corbin House (1,672 square feet) would need to be demolished due to extreme poor condition. The gas/service station along Jackson Street includes 1,997 (+/-) square feet. There is a storage shop located at the north end of the property along Scott Place which measures 3,700 (+/-) square feet (approximated by aerial measuring tool).

## INGRESS / EGRESS

This parcel can be accessed via multiple locations including Jackson Street, Jefferson Street, Corbin Place and Scott Place. See the aerial view below labeling each building and street.

## LEGAL DESCRIPTION / ZONING

Located within City Limits, this property is situated within the Fairmont District of Marion County. The site is comprised of seven parcels totaling .815 (+/-) acre. The property is identified as Fairmont Corp. District (3), Tax Map 1, Parcels 5, 6, 7, 8, 283, 284 and 285. This property is zoned CC - City Center.

## 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	Republic Service – Multiple Providers
Cable/Internet	Comcast/Xfinity and Frontier Communications



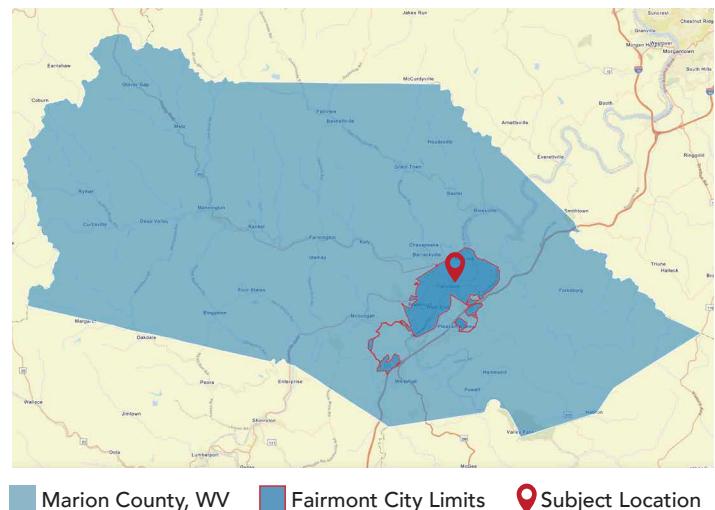
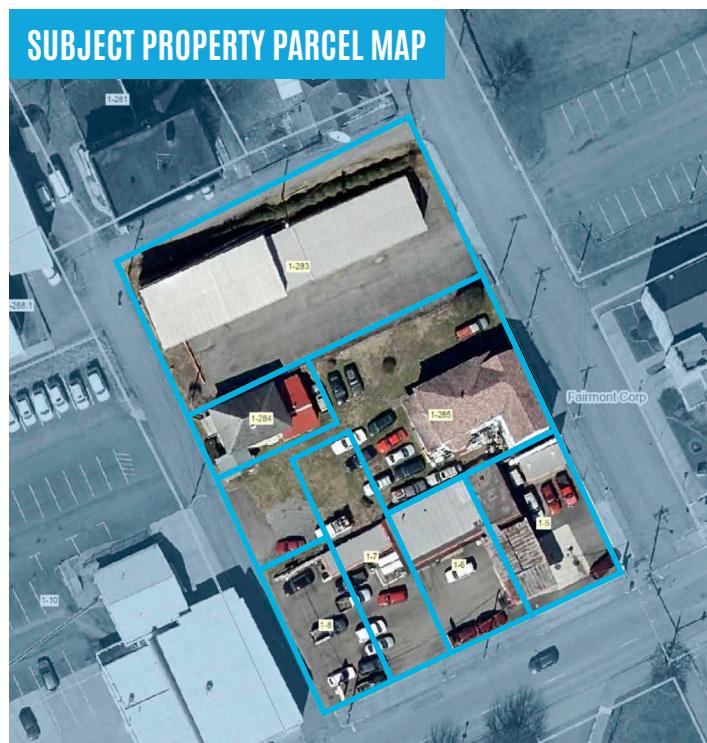
# LOCATION ANALYSIS

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.

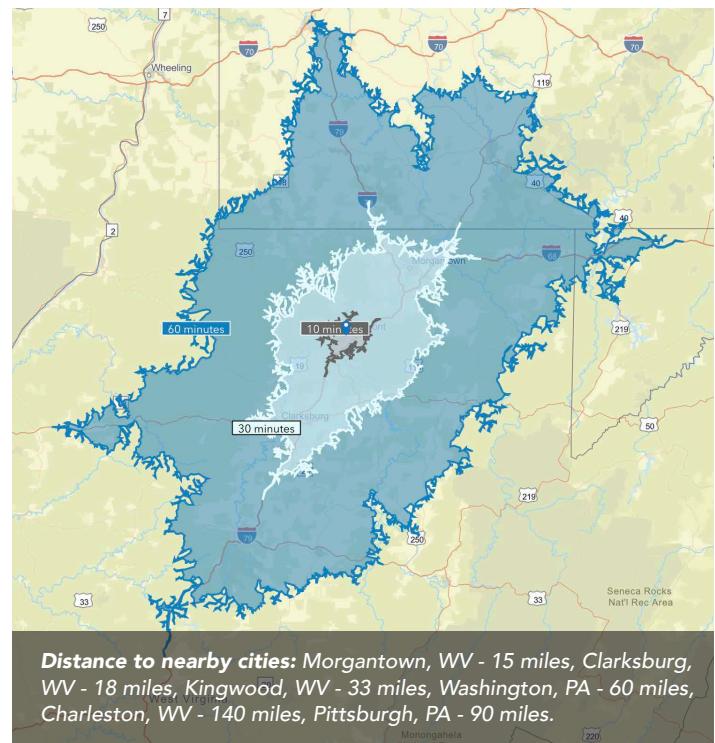
**Marion County** has a total population of 55,586 and a median household income of \$53,483. Total number of businesses is 1,679.

The **City of Fairmont** has a total population of 18,506 and a median household income of \$45,527. Total number of businesses is 801.

*Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axe, 2021.*



Marion County, WV      Fairmont City Limits      Subject Location



**Distance to nearby cities:** Morgantown, WV - 15 miles, Clarksburg, WV - 18 miles, Kingwood, WV - 33 miles, Washington, PA - 60 miles, Charleston, WV - 140 miles, Pittsburgh, PA - 90 miles.

**FOR SALE**  
**LAND / RETAIL BUILDING - LOCATED 1.2 MILES OFF I-79, EXIT 136**  
**414 CORBIN PLACE · FAIRMONT, WV 26554 • 0.815 ACRE**

# AERIAL PHOTO



The aerial above highlights several of the most popular surrounding locations. The subject property, 414 Corbin Place has been referenced with a yellow star. The site is located 1.2 miles off I-79, Exit 136.

Along Jackson Street there is a daily traffic count of 8,718 vehicles per day (This data is provided by Esri, Esri and Kalibrate Technologies 2023).

Along The Fairmont Gateway Connector there is a daily traffic count of 17,394 vehicles per day (This data is provided by Esri, Esri and Kalibrate Technologies 2023).

- ① Fairmont Federal Credit Union
- ② East Marion Park
- ③ Marion County DHSEM/911
- ④ Convention & Visitors Bureau of Marion County
- ⑤ Sunoco Gas Station
- ⑥ Exxon Gas Station
- ⑦ Clarion Inn
- ⑧ Dairy Creme Corner
- ⑨ Shell Gas Station
- ⑩ Wendy's
- ⑪ Subway
- ⑫ McDonald's
- ⑬ KFC
- ⑭ East Fairmont Price Cutter
- ⑮ Dollar General
- ⑯ Advance Auto Parts
- ⑰ East Fairmont Middle School
- ⑱ AutoZone
- ⑲ Dollar General
- ⑳ Fairmont State University
- ㉑ West Fairmont Middle School
- ㉒ Par Mar Stores
- ㉓ Valley Distributing
- ㉔ Republic Services
- ㉕ Marion County Board of Education
- ㉖ WVU Medicine Urgent Care

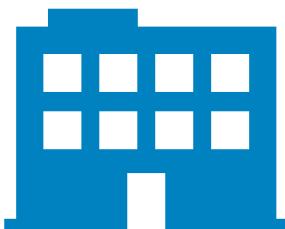
# DEMOGRAPHICS / KEY FACTS

## 3 MILE RADIUS



**26,838**

Total Population



**926**

Businesses



**27,310**

Daytime Population



**\$129,298**

Median Home Value



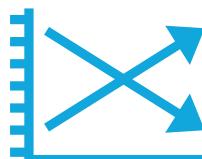
**\$30,522**

Per Capita Income



**\$50,058**

Median Household Income



**-0.33%**

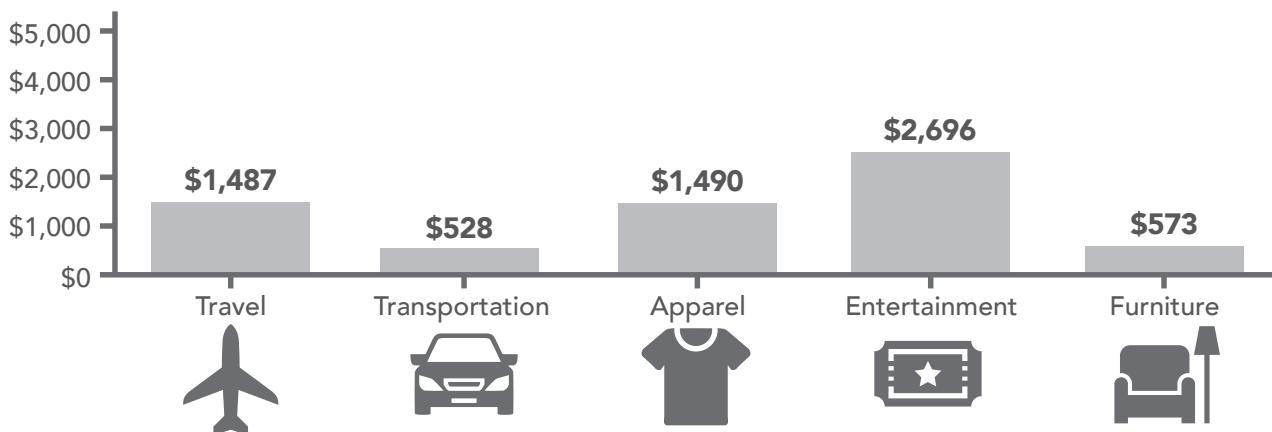
2020-2023 Pop Growth Rate



**12,957**

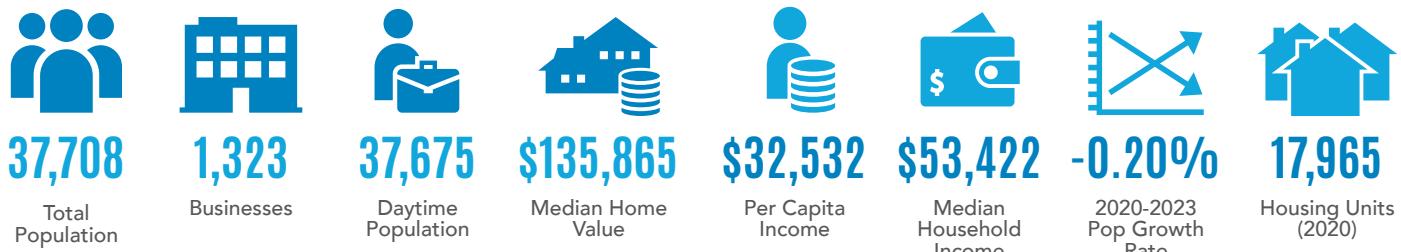
Housing Units (2020)

## KEY SPENDING FACTS

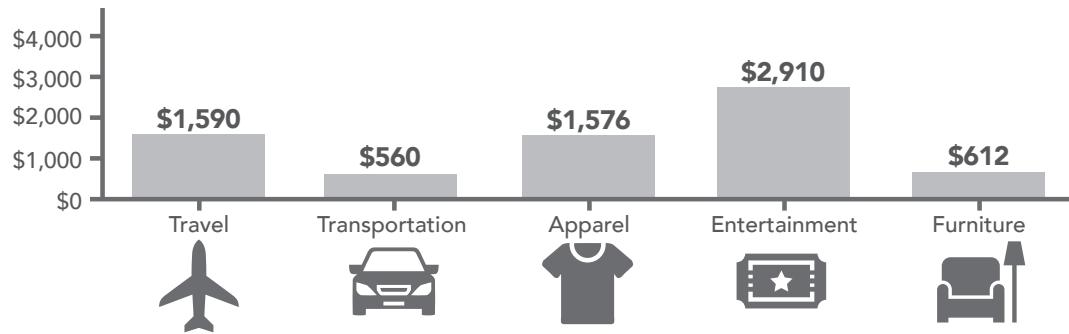


These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axe. The vintage of the data is 2023, 2028. Spending facts are average annual dollar per household.

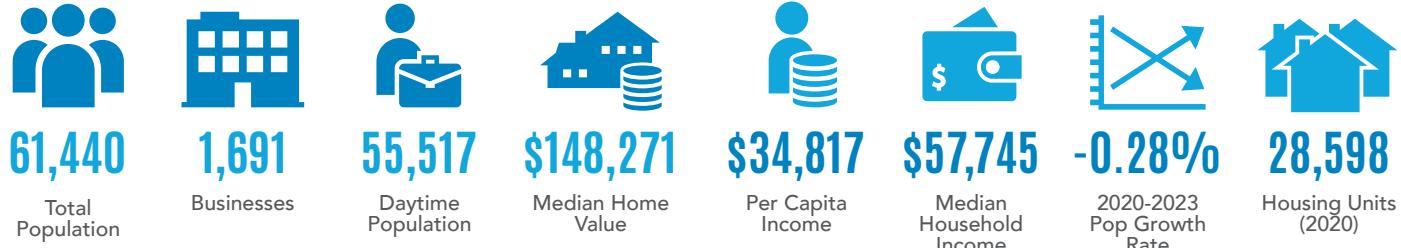
## 5 MILE RADIUS



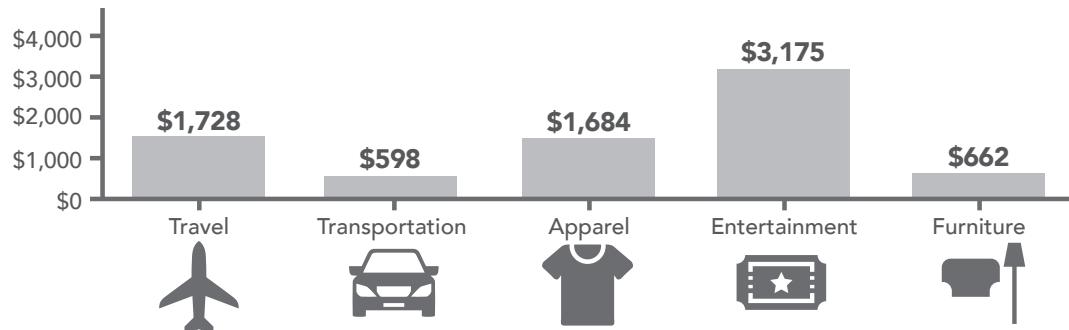
### KEY SPENDING FACTS



## 10 MILE RADIUS



### KEY SPENDING FACTS



# EXTERIOR PHOTOS



**FOR SALE**  
**OFFICE BUILDING - LOCATED 2.5 MILES OFF I-79, EXIT 136**  
**312 10TH STREET · FAIRMONT, WV 26554**



Gas/Service Station.



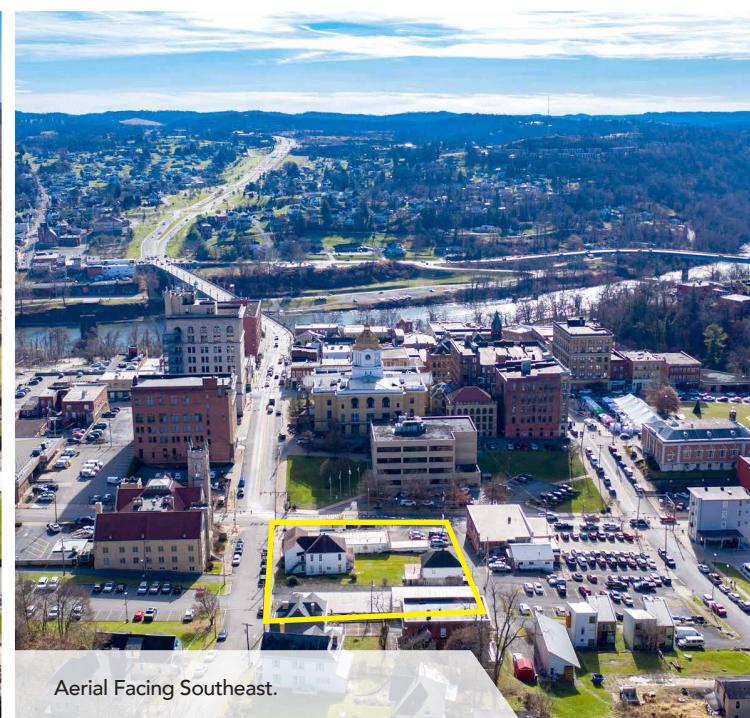
Storage.

# AERIAL PHOTOS

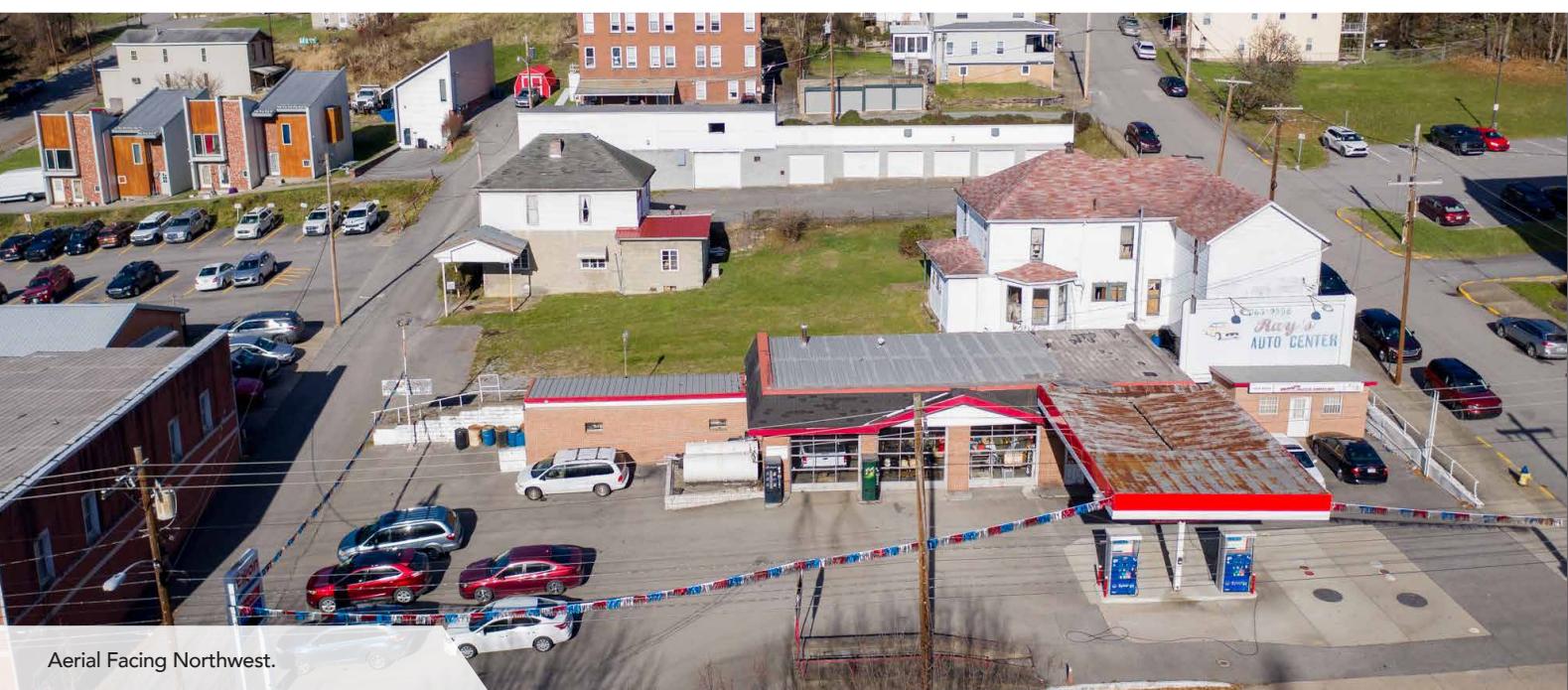
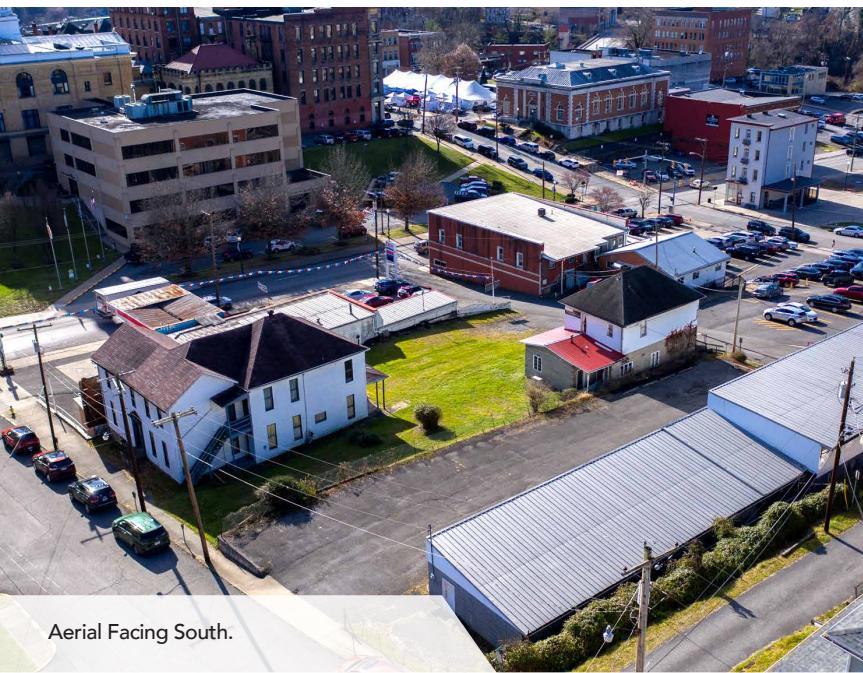


Aerial Facing East.

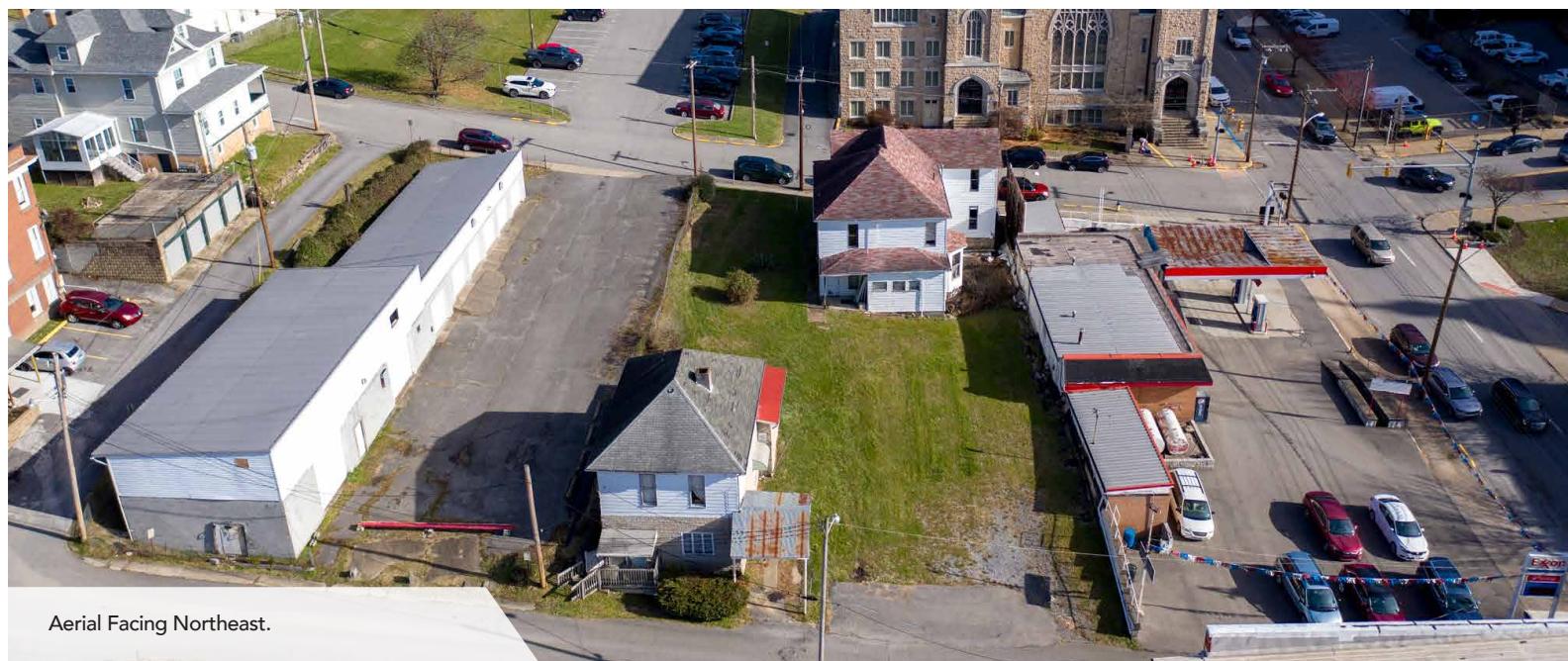
**FOR SALE**  
**OFFICE BUILDING - LOCATED 2.5 MILES OFF I-79, EXIT 136**  
**312 10TH STREET · FAIRMONT, WV 26554**



# AERIALS



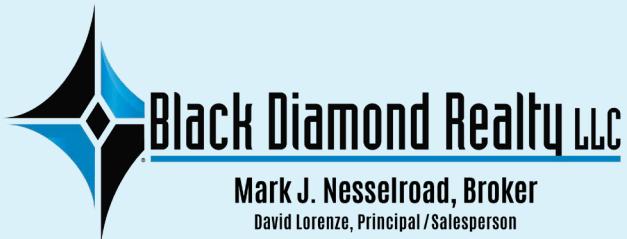
**FOR SALE**  
**OFFICE BUILDING - LOCATED 2.5 MILES OFF I-79, EXIT 136**  
**312 10TH STREET · FAIRMONT, WV 26554**



Aerial Facing Northeast.



Aerial Facing North.



# CONTACT

## BLACK DIAMOND REALTY LLC

1399 Stewartstown Road, Suite 150

Morgantown, WV 26505

**P.** 304.413.4350 | **F.** 304.599.3285

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

### PRIMARY CONTACTS

**Jeff Stenger, Senior Associate**

**M.** 301.237.0175

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

**Caleb Wooldridge, Associate**

**M.** 681.209.6619

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