



FOR SALE
LAND / RETAIL BUILDING
MARKETING FLYER



414 CORBIN PLACE
FAIRMONT, WV 26554



I-79, EXIT 136

FAIRMONT GATEWAY CONNECTOR

◆ 414 CORBIN PLACE

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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



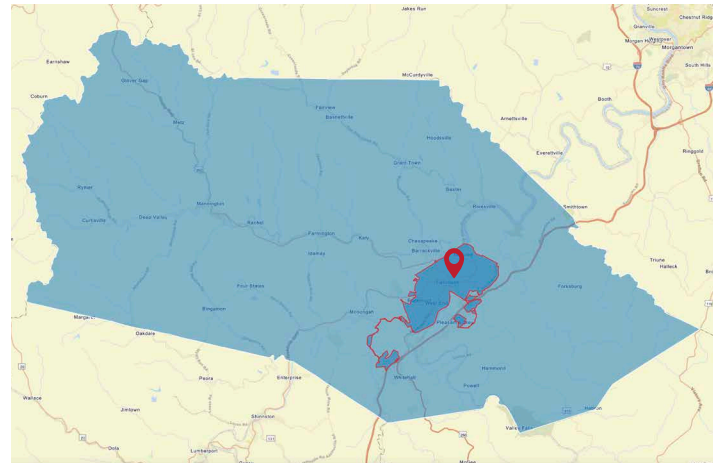
LOCATION ANALYSIS

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.

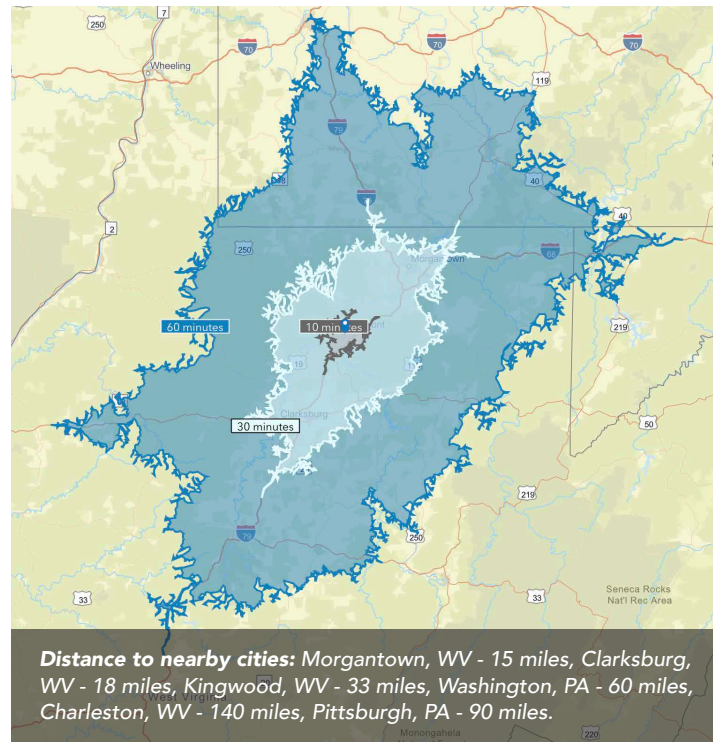
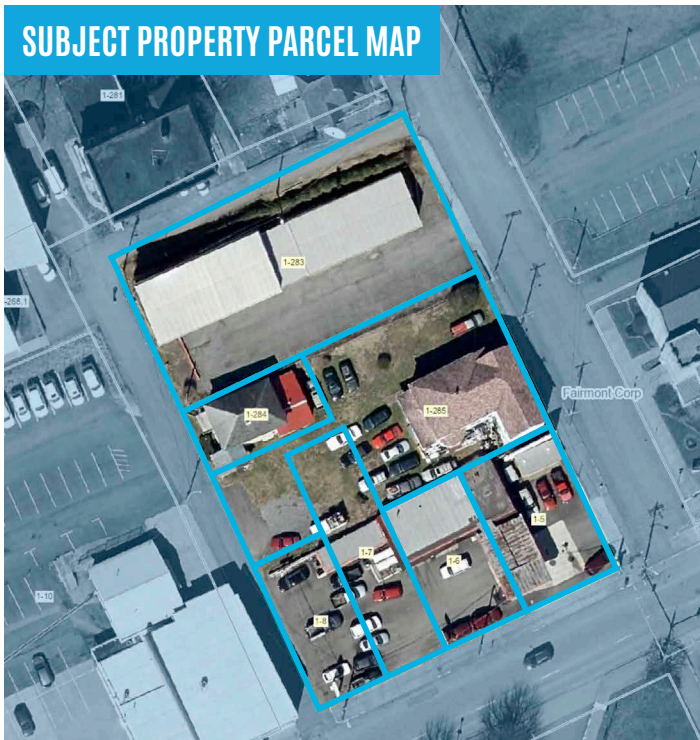
The **City of Fairmont** has a total population of 18,506 and a median household income of \$45,527. Total number of businesses is 801.

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



■ Marion County, WV ■ Fairmont City Limits ■ Subject Location

SUBJECT PROPERTY PARCEL MAP



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



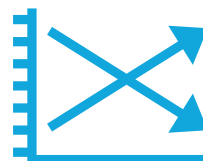
\$30,522

Per Capita
Income



\$50,058

Median Household
Income



-0.33%

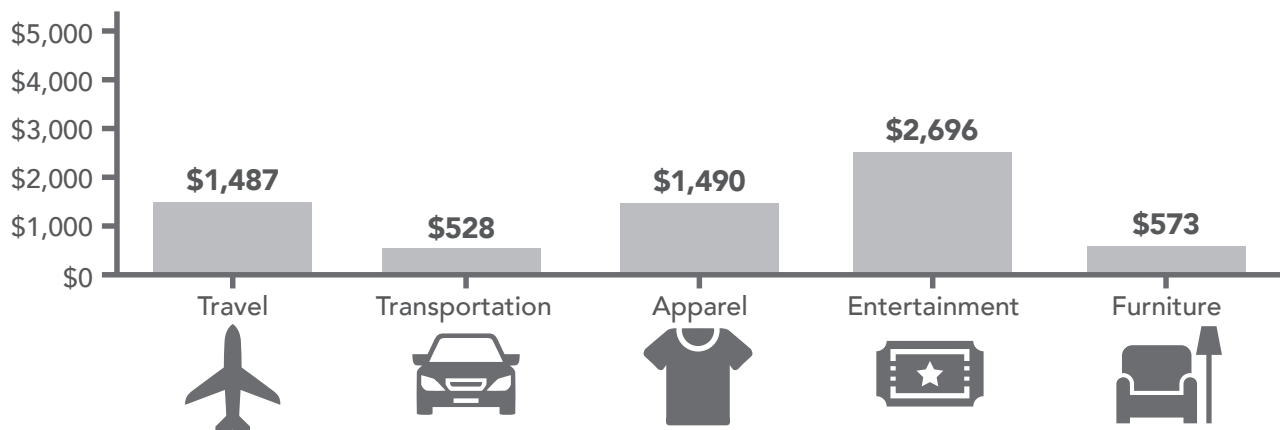
2020-2023
Pop Growth Rate



12,957

Housing Units
(2020)

KEY SPENDING FACTS



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

5 MILE RADIUS



37,708

Total
Population



1,323

Businesses



37,675

Daytime
Population



\$135,865

Median Home
Value



\$32,532

Per Capita
Income



\$53,422

Median
Household
Income



-0.20%

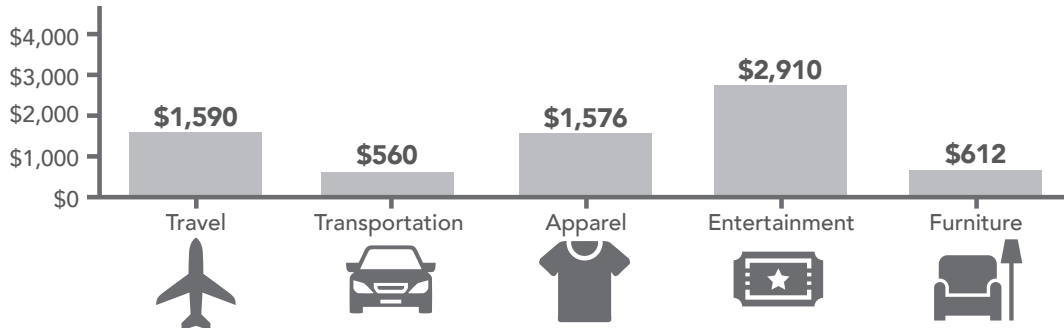
2020-2023
Pop Growth
Rate



17,965

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



61,440

Total
Population



1,691

Businesses



55,517

Daytime
Population



\$148,271

Median Home
Value



\$34,817

Per Capita
Income



\$57,745

Median
Household
Income



-0.28%

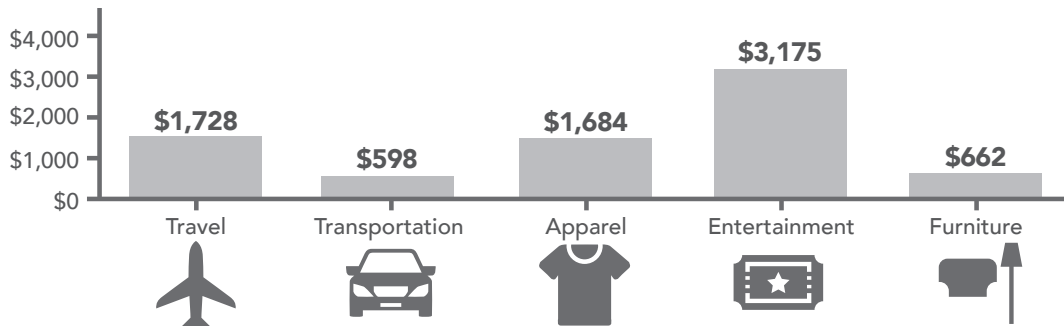
2020-2023
Pop Growth
Rate



28,598

Housing Units
(2020)

KEY SPENDING FACTS



EXTERIOR PHOTOS



Gas/Service Station.



Gas/Service Station.

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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.

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312 10TH STREET · FAIRMONT, WV 26554



Aerial Facing South.



Aerial Facing Southeast.



Aerial Facing Southwest.

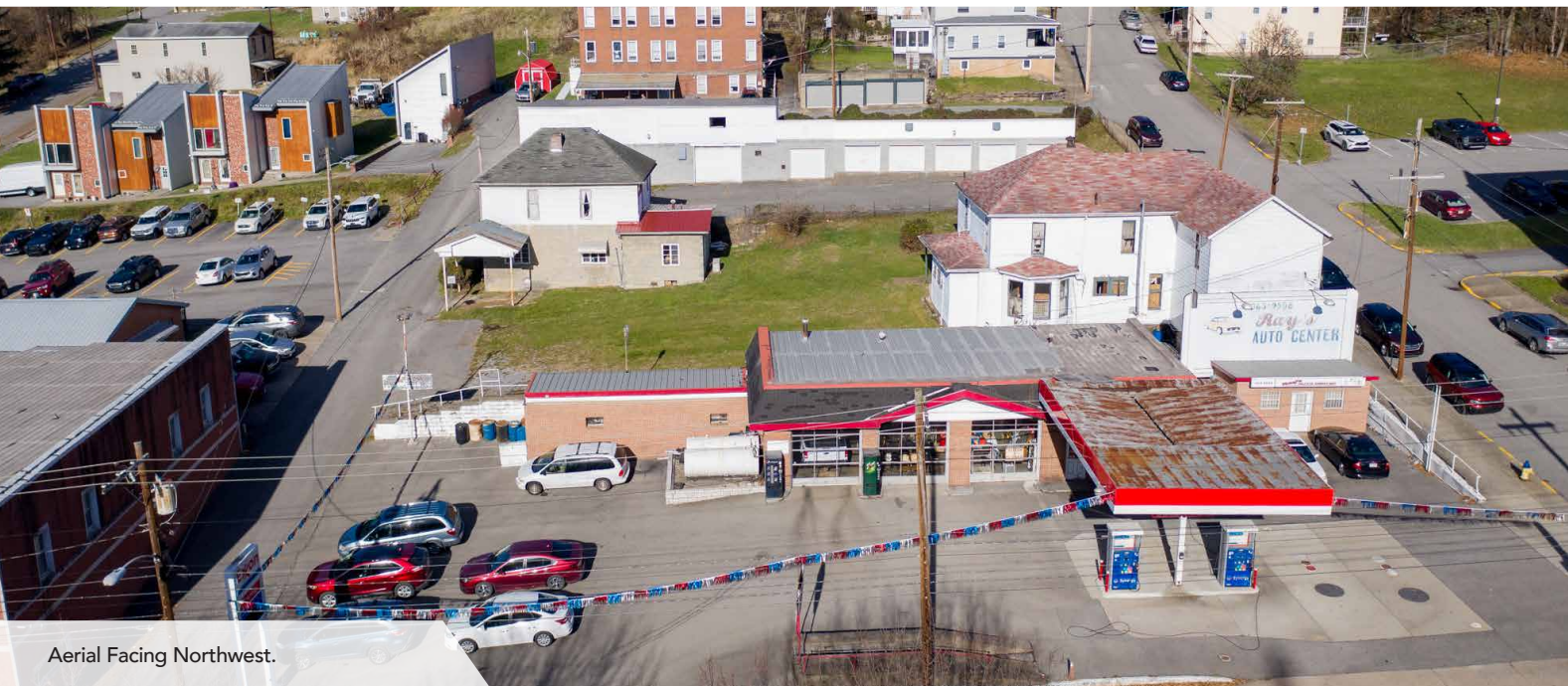
AERIALS



Aerial Facing South.

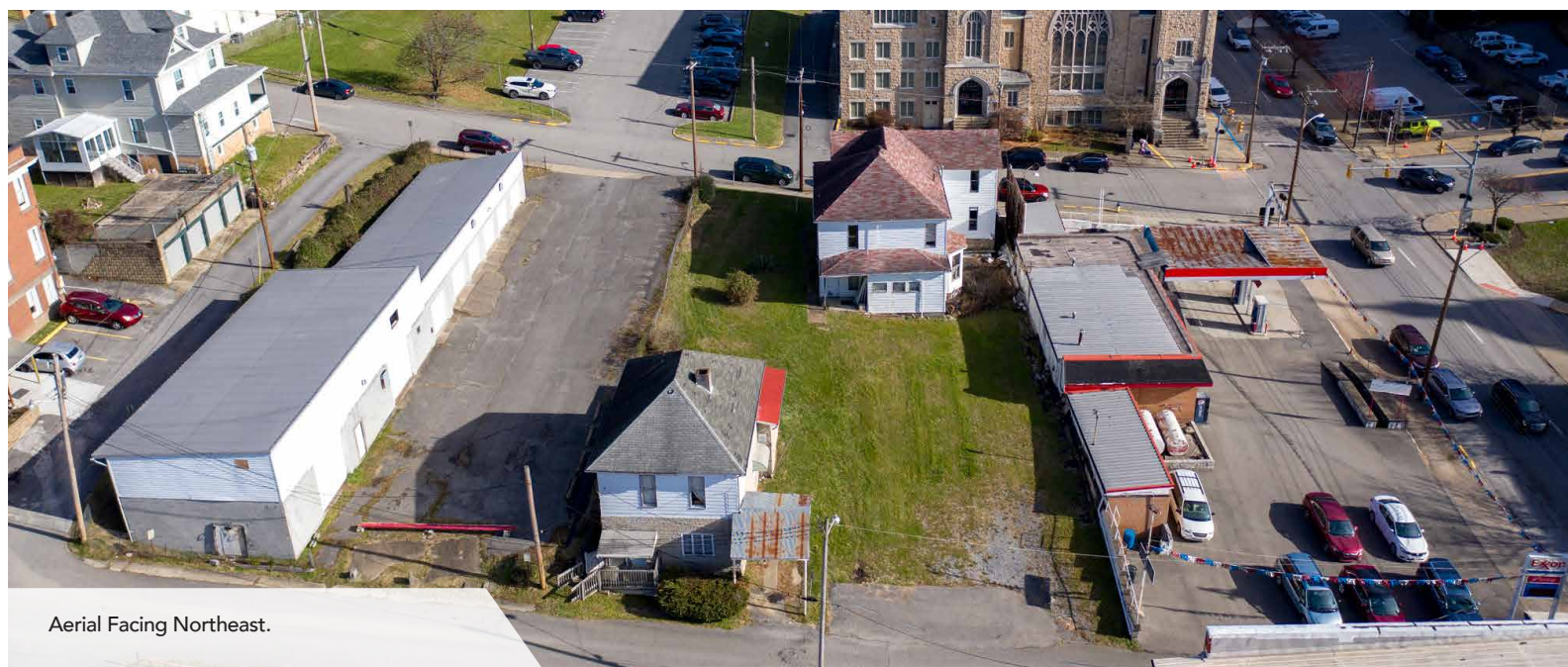


Aerial Facing East.



Aerial Facing Northwest.

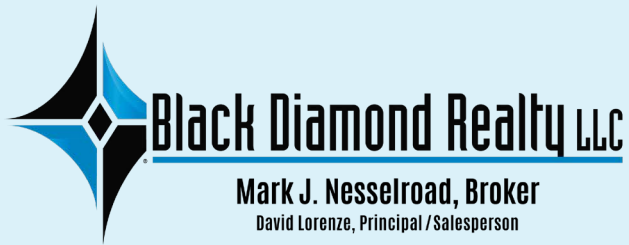
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Aerial Facing Northeast.



Aerial Facing North.



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** All information is believed to be accurate but not guaranteed. More information is available upon request.*