



FOR SALE / LEASE
RETAIL BUILDING
MARKETING FLYER



19254 SENECA TRAIL
MARLINTON, WV 24954



GLADES BUILDING SUPPLY

✦ 19254 SENECA TRAIL

2,282 VEHICLES PER DAY, 2021

POCAHONTAS IGA

MARLINTON

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RETAIL BUILDING FOR SALE / LEASE

19254 SENECA TRAIL MARLINTON, WV 24954

SALE PRICE / \$1,275,000

SELLER CREDIT / \$50,000

RENTAL RATE / \$14.50 / SQ FT / YEAR

LEASE STRUCTURE / NNN

GROSS BUILDING SIZE / 11,416 SQ FT

GROSS LOT SIZE / 1.34 ACRES

CITY LIMITS / INSIDE

ZONING / COMMERCIAL

PROPERTY TYPE / RETAIL

**PROPERTY FEATURES / LARGE PARKING
LOT, EXCELLENT VISIBILITY, ROLL-UP
DOOR, SPRINKLER SYSTEM, PROMINENT
SIGNAGE, DRIVE-THRU CAPABILITIES**

Seller Credit / Lease Credit Opportunity

SALE: The landlord is offering a seller credit of \$50,000 at close of escrow.
LEASE: 6 months free rent on a 5 year lease, or 1 year of free rent for a 10+ year lease. (NNN costs covered by the tenant).

Introducing 19254 Seneca Trail, a prime retail building comprised of 11,416 (+/-) square feet on 1.34 (+/-) acre, available for sale or lease.

- **High Visibility:** Positioned on Seneca Trail with 2,282 vehicles passing daily
- **Strategic Location:** Just 1.2 miles from Marlinton, WV, within city limits
- **Convenient Access & Parking:** Large parking lot and two-lane drive-thru for easy customer flow
- **Fully Equipped:** Sprinkler system, and roll-up door for seamless deliveries and safety and wired for a security system
- **Signage Opportunities:** Standout visibility to attract attention from passing traffic
- **Versatile Use:** Ideal for retail, service businesses, or any commercial operation seeking exposure and accessibility
- **Refridgeration Use:** Cooler enclosures in place with rooftop refrigeration ready for buyer/tenant upgrade — an opportunity to customize equipment to the incoming use
- **Access:** Convenient ingress/egress via Seneca Trail

FOR SALE

RETAIL BUILDING - LOCATED 1.2 MILES FROM MARLINTON, WV

19254 SENECA TRAIL · MARLINTON, WV 24954 · 11,416 (+/-) SQ FT · 1.34 (+/-) ACRES

REGIONAL ACCESSIBILITY

REGIONAL POPULATION & TOURISM MARKETS

- **Marlinton, WV** | Immediate Local Market
- **Pocahontas County** | Primary Trade Area
- **Snowshoe, WV** | Major Year-Round Tourism Destination
| 30-40 Miles Northwest | ~37 Minute Drive
- **Richwood, WV** | Western Regional Connection | 35 Miles Northwest | ~50 Minute Drive
- **Lewisburg, WV / Greenbrier County** | Major Southern Market
| 42 Miles Northwest | ~1 Hour 4 Minute Drive
- **Elkins, WV / Randolph County** | Major Northern Market
| 63 Miles Northwest | ~1 Hour 23 Minute Drive
- **White Sulphur Springs, WV** | Southern/Eastern Regional Market | 46 Miles Northwest | ~58 Minute Drive
- **Franklin, WV / Pendleton County** | Eastern Regional Market
| 65 Miles Northwest | ~1 Hour 27 Minute Drive

KEY TRAFFIC ROUTES

- **U.S. Route 219 / Seneca Trail** | This is the property's most important transportation corridor. US-219 runs directly past the property and serves as the principal north-south route through Marlinton and Pocahontas County. The property has approximately 150 feet of frontage on Seneca Trail and three access points—two from Seneca Trail and one from Brush Country Road.
- **WV Route 39 / Huntersville Road** | WV-39 provides an important east-west connection through Marlinton toward Huntersville and the eastern portion of Pocahontas County, while also connecting with the broader regional highway network.
- **WV Route 150 / Highland Scenic Highway** | The Highland Scenic Highway provides a scenic connection west/northwest from the Marlinton area toward Richwood and the Monongahela National Forest. The WV-150 portion is a high-elevation route and is particularly relevant to recreational and tourism traffic.
- **WV Route 28** | To the east, WV-28 provides a connection toward Green Bank and the greater eastern Pocahontas County area, ultimately connecting toward the Franklin area.

INTERSTATE ACCESS

- **I-64** | Approximately 45–50 Miles South
The most practical interstate connection is via US-219 south toward Lewisburg/White Sulphur Springs, where motorists can access I-64. Regional directions to Marlinton commonly use I-64 and then US-219 from the south.
- **I-77** | Approximately 50–60 miles south
I-77 / the West Virginia Turnpike can be reached through the I-64 corridor in the Lewisburg/Beckley region.
- **I-79** | approximately 70–80 miles north/northwest
Travelers approaching from northern West Virginia can use I-79 and connect through US-33/US-219, with US-219 providing the final major highway connection into Marlinton. Pocahontas County's own travel information identifies I-79 via the Weston/US-33 corridor as a northern approach.

LEGAL DESCRIPTION / ZONING

- Inside city limits of Marlinton
- Parcel 9.1, Tax Map 13, Marlinton Corp District (8), Pocahontas County
- Deed Book 390, Page 470
- Zoning Commercial

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Hope Gas
Water	City of Marlinton
Sewer	City of Marlinton
Trash	Pocahontas County Solid Waste Authority
Cable/Internet	Multiple Providers

LOCATION ANALYSIS

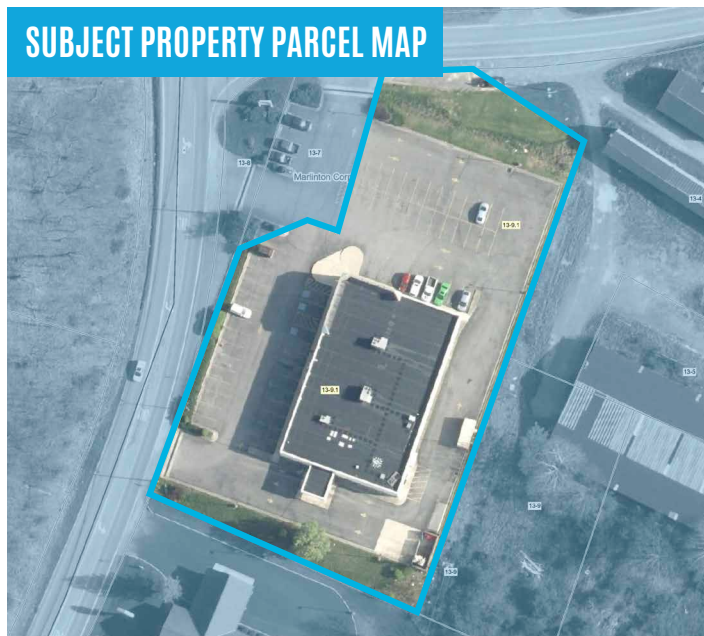
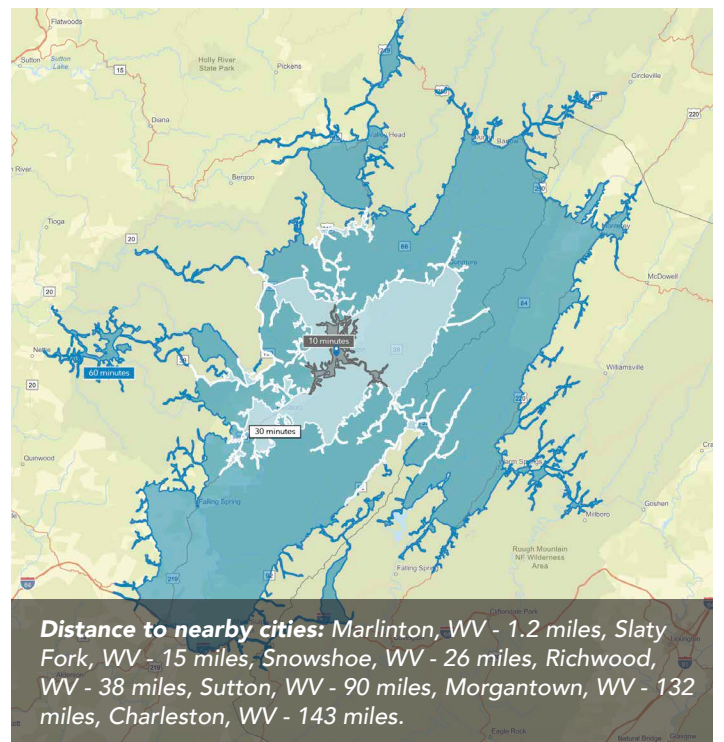
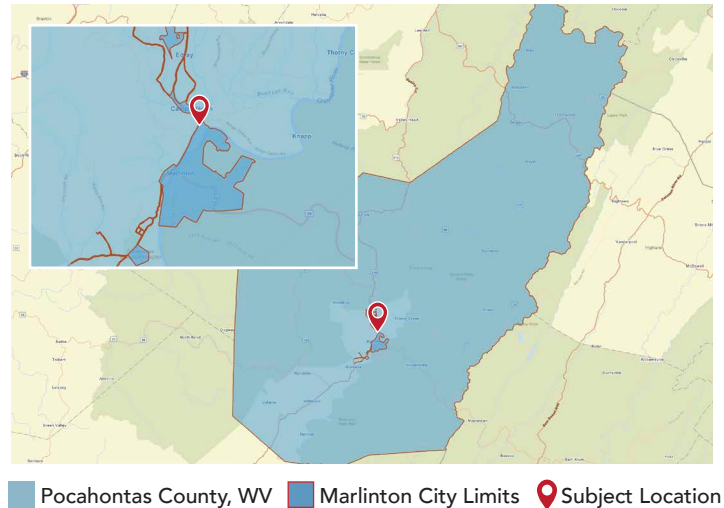
Known as “Nature’s Mountain Playground,” Pocahontas County, West Virginia is located along the eastern border of the state within the George Washington and Jefferson and Monongalia National Forest. Pocahontas County is the third largest county in the state of West Virginia. Also known as the Birthplace of Rivers; eight rivers have their headwaters here-Cherry River, Cranberry River, Elk River, Gauley River, Greenbrier River, Tygart River, Williams River and the Shaver Fork of the Cheat.

Pocahontas County has a total population of 7,678 and a median household income of \$42,591. Total number of businesses is 412.

The **City of Marlinton** has a total population of 958 and a median household income of \$39,160. Total number of businesses is 141.

See 3, 5 and 10-mile radius demographics on Page 6.

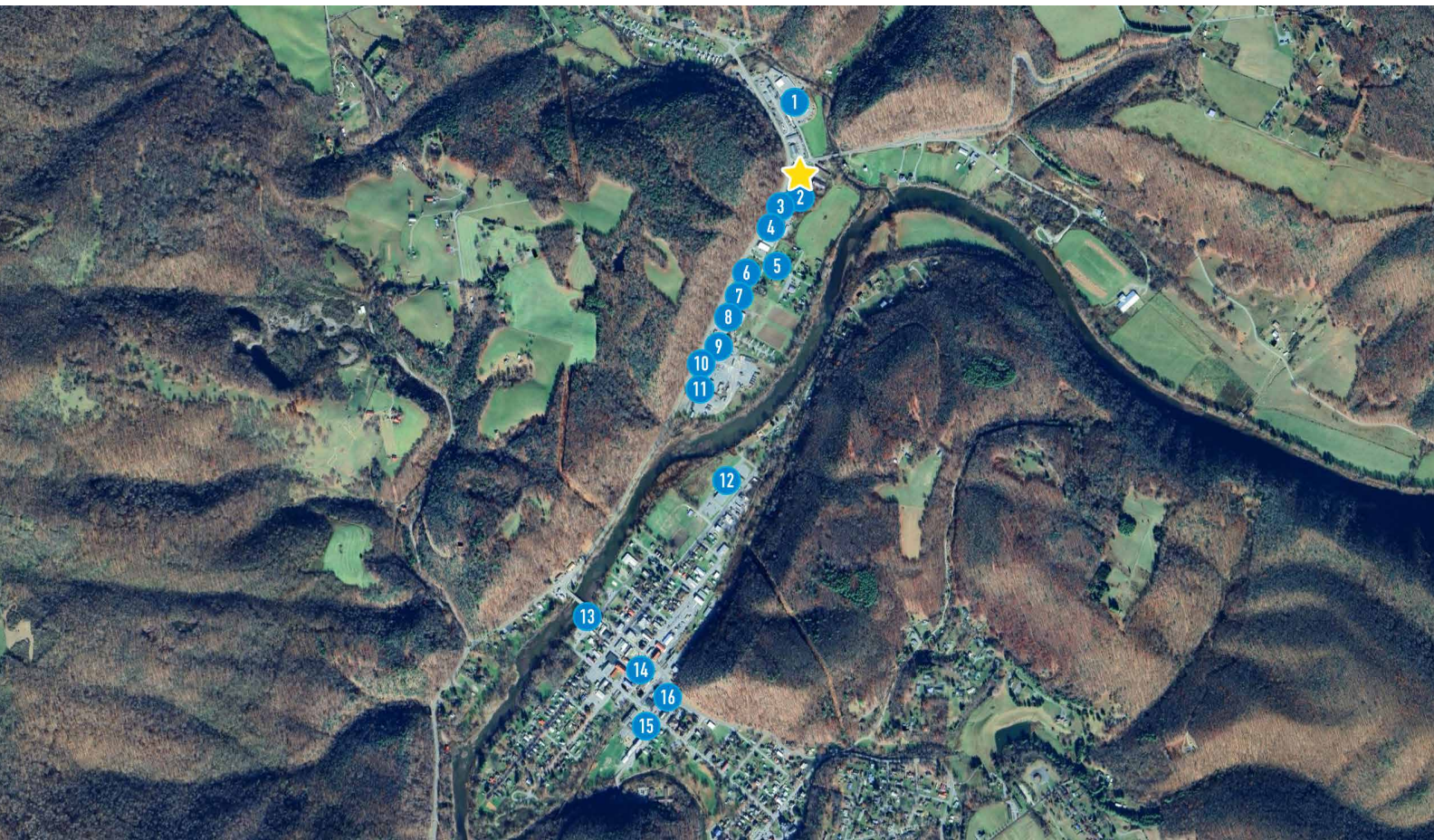
Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.



FOR SALE

RETAIL BUILDING - LOCATED 1.2 MILES FROM MARLINTON, WV
19254 SENECA TRAIL · MARLINTON, WV 24954 · 11,416 (+/-) SQ FT · 1.34 (+/-) ACRES

SURROUNDING AMENITIES



The Google aerial above shows several of the most popular surrounding locations within 2 miles of the subject property. The subject property at 19254 Seneca Trail is highlighted with a yellow star.

- ① Glades Building Supply
- ② Pendleton Community Bank
- ③ Dairy Queen Grill & Chill
- ④ Men's Shop
- ⑤ NAPA Auto Parts
- ⑥ Liquors and More
- ⑦ Kimble Funeral Home
- ⑧ Dollar General Market
- ⑨ Pocahontas IGA
- ⑩ Exxon Gas Station
- ⑪ Burns Motor Freight Inc
- ⑫ Pocahontas County Animal Shelter
- ⑬ Greenbrier Grille and Lodge
- ⑭ City National Bank
- ⑮ Marlinton Elementary School
- ⑯ Mitchell Chevrolet, Inc.

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



1,801

Total
Population



159

Businesses



1,920

Daytime
Population



\$146,875

Median Home
Value



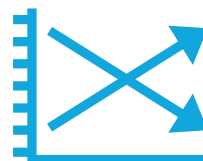
\$25,697

Per Capita
Income



\$39,150

Median Household
Income



-0.6%

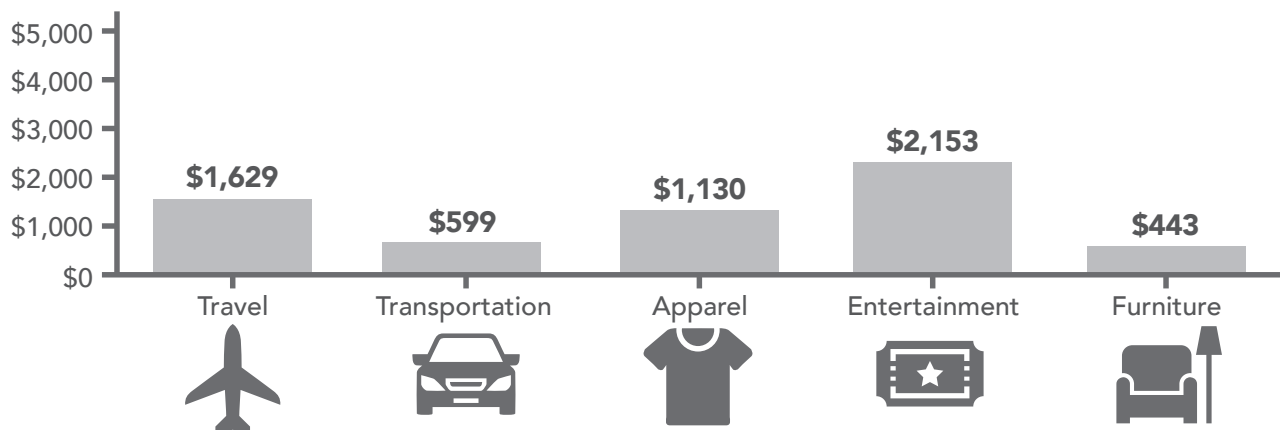
2025-2030
Pop Growth Rate



1,044

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 2025, 2030. Spending facts are average annual dollar per household.

5 MILE RADIUS



2,378

Total
Population



175

Businesses



2,394

Daytime
Population



\$150,089

Median Home
Value



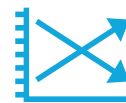
\$25,821

Per Capita
Income



\$37,106

Median
Household
Income



-0.5%

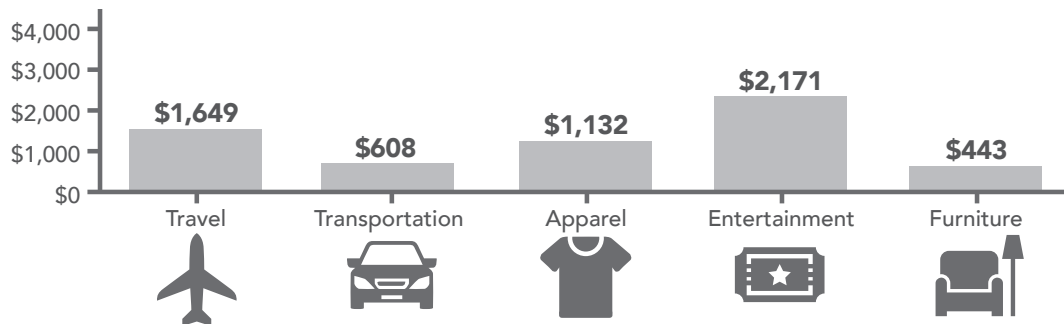
2025-2030
Pop Growth
Rate



1,452

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



4,091

Total
Population



216

Businesses



3,804

Daytime
Population



\$154,550

Median Home
Value



\$25,501

Per Capita
Income



\$39,805

Median
Household
Income



-0.5%

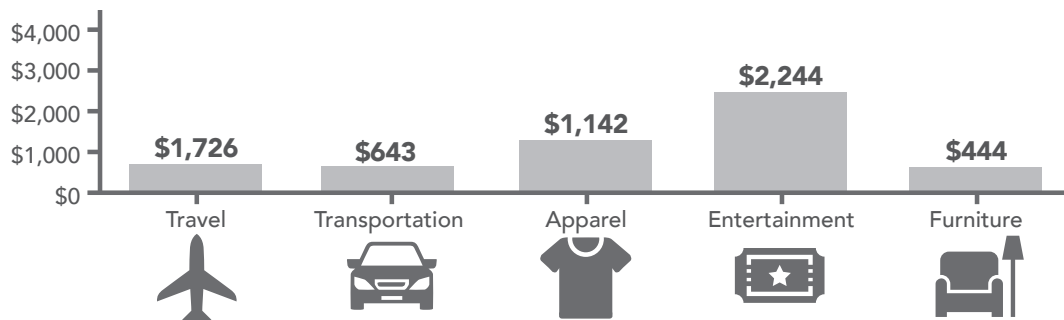
2025-2030
Pop Growth
Rate



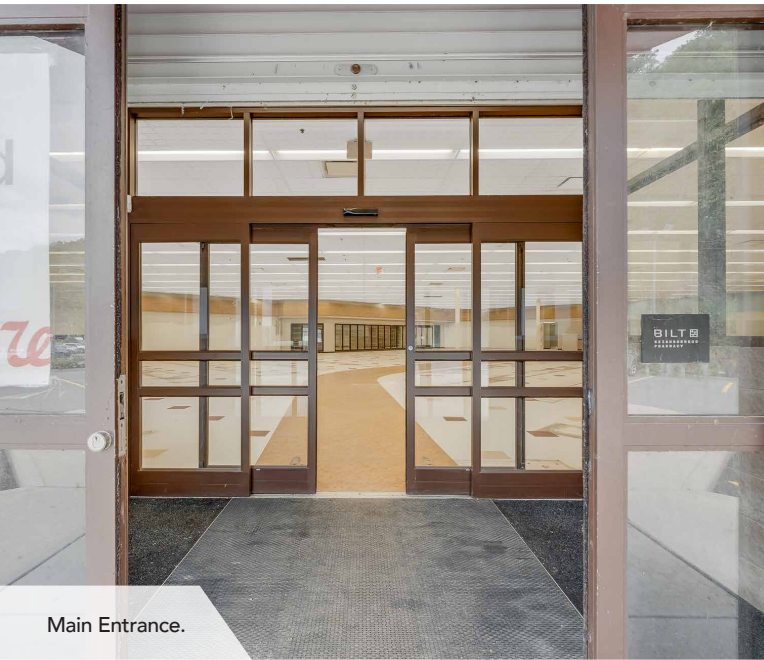
2,902

Housing Units
(2020)

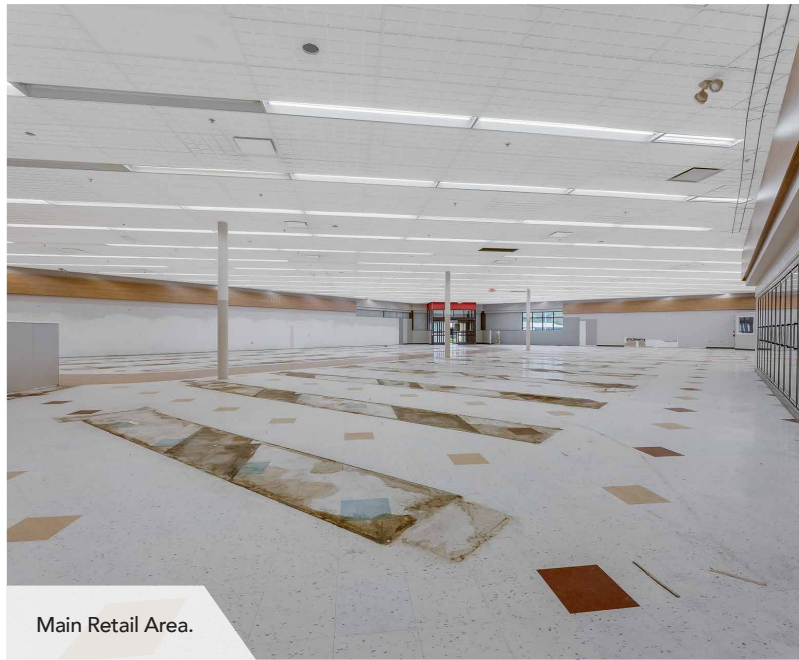
KEY SPENDING FACTS



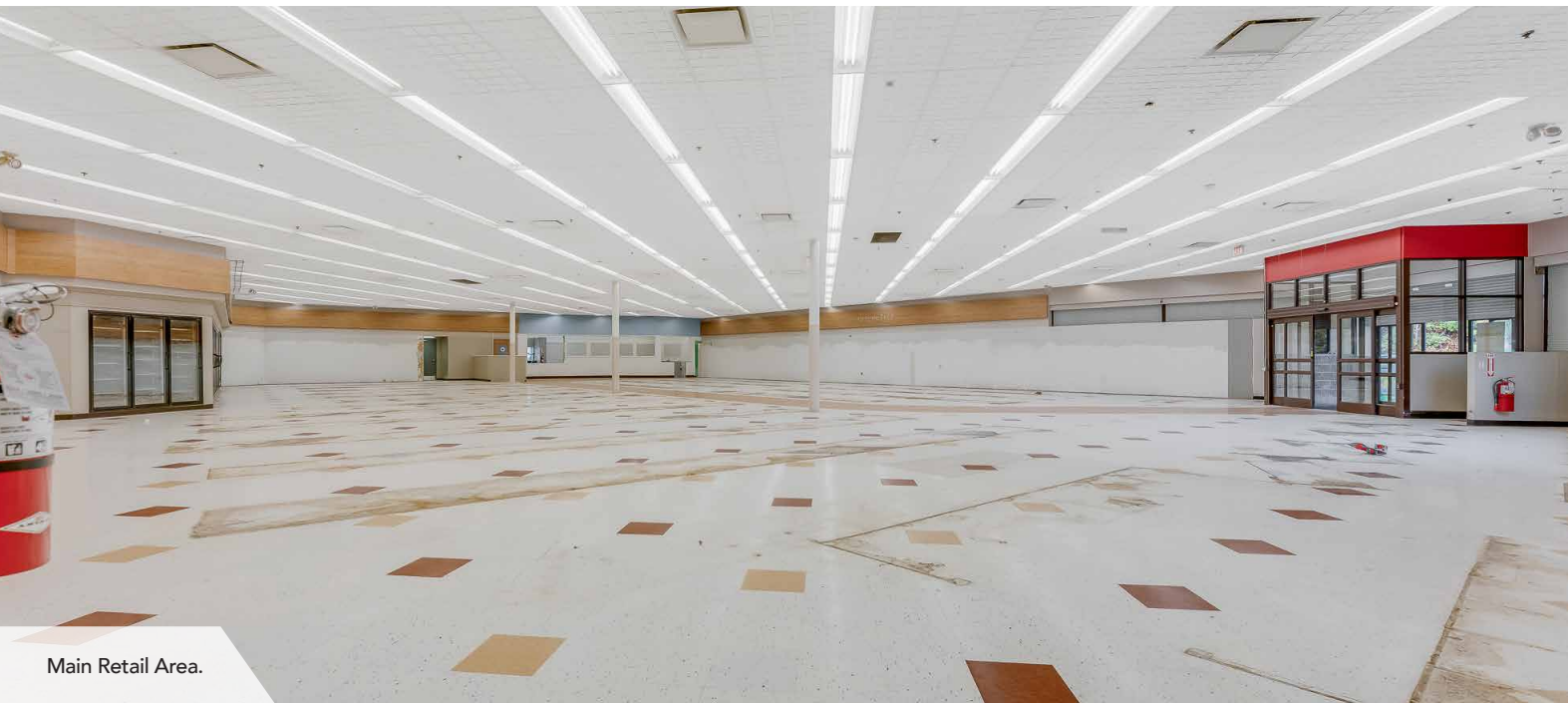
INTERIOR PHOTOS



Main Entrance.



Main Retail Area.



Main Retail Area.

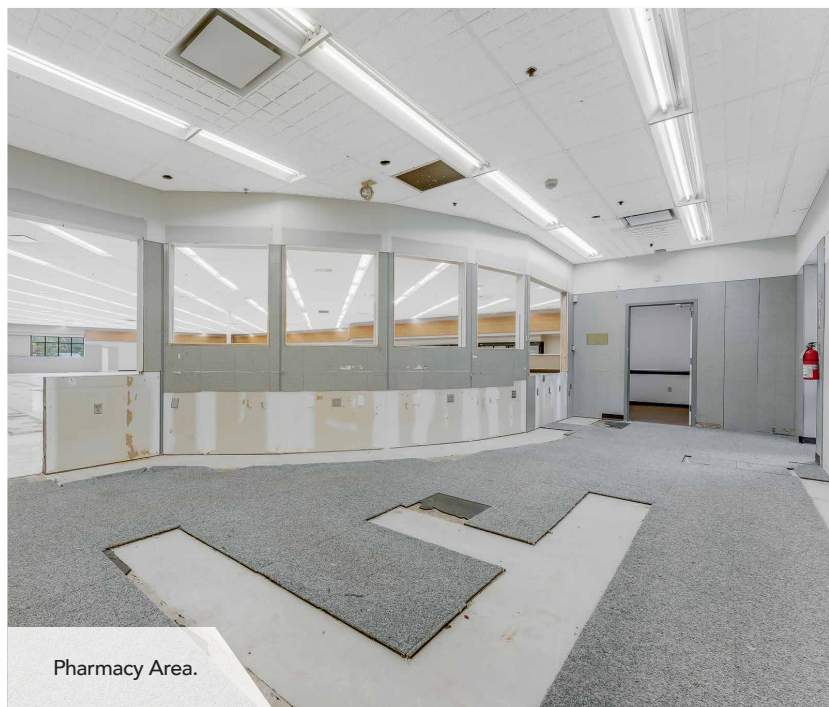
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Main Retail Area.



Main Retail Area/Pharmacy.

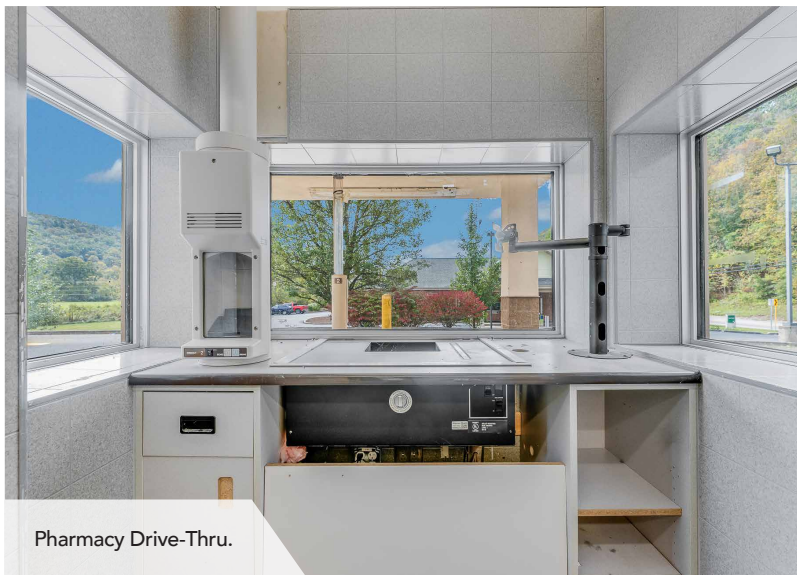


Pharmacy Area.

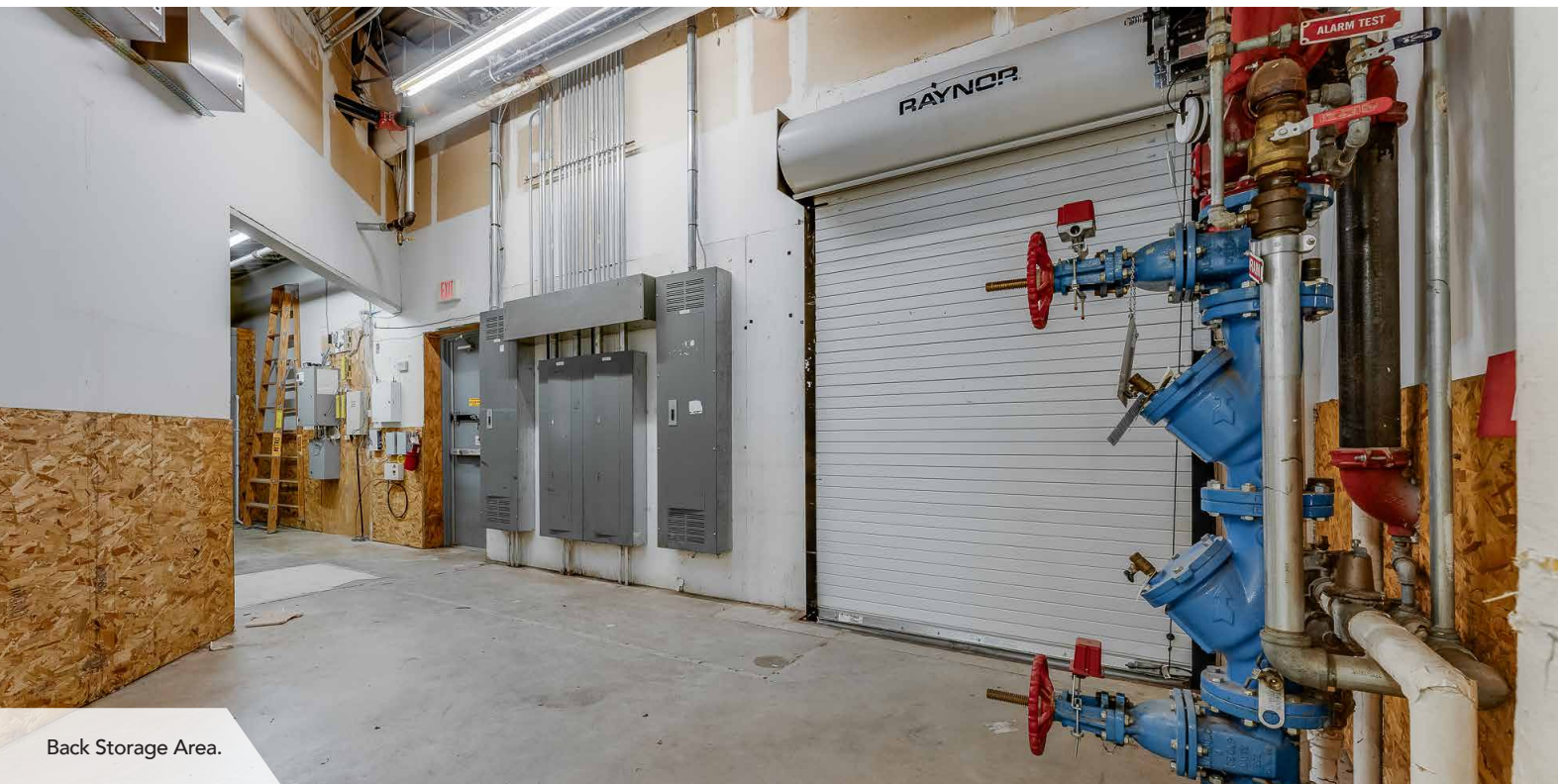
INTERIOR PHOTOS



Pharmacy.

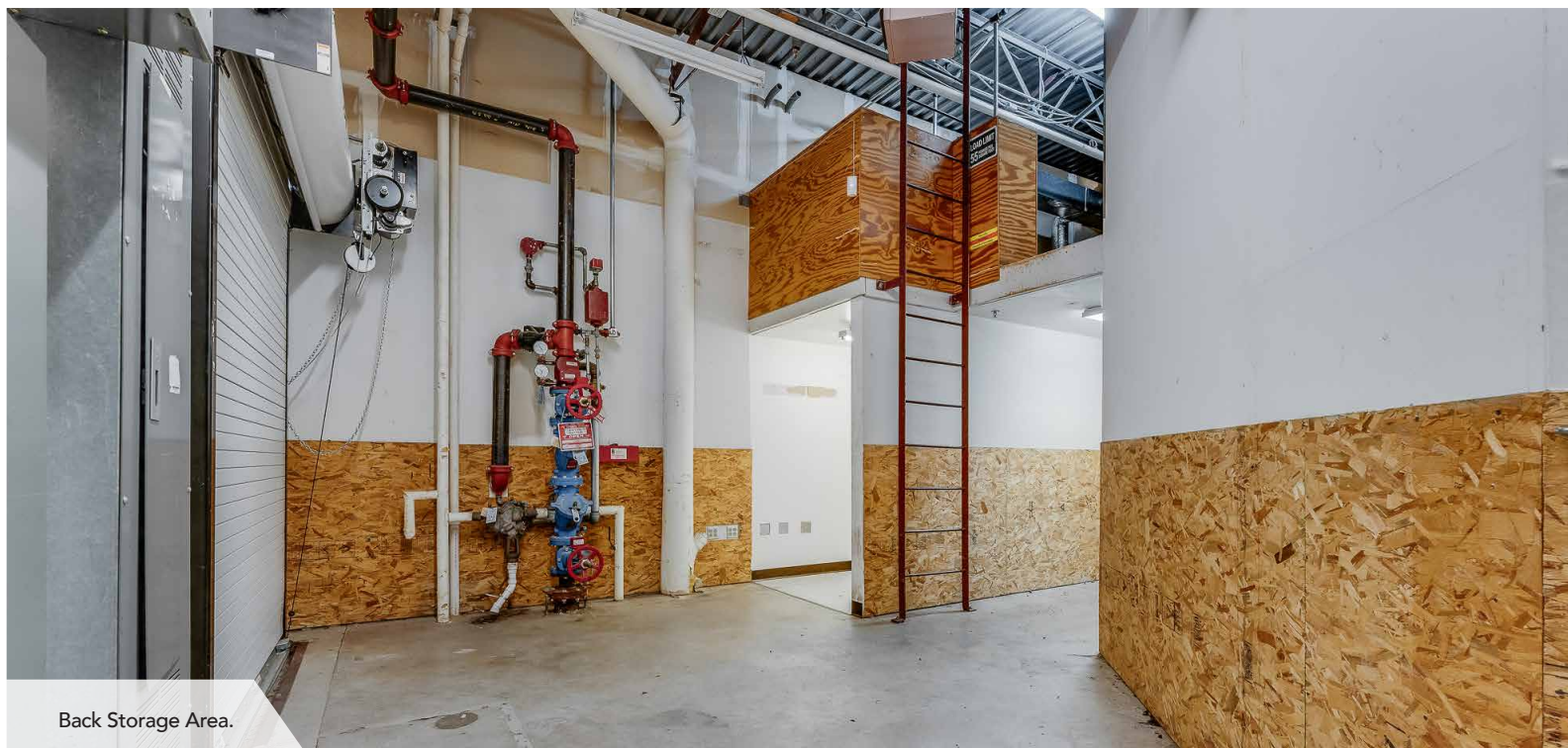


Pharmacy Drive-Thru.

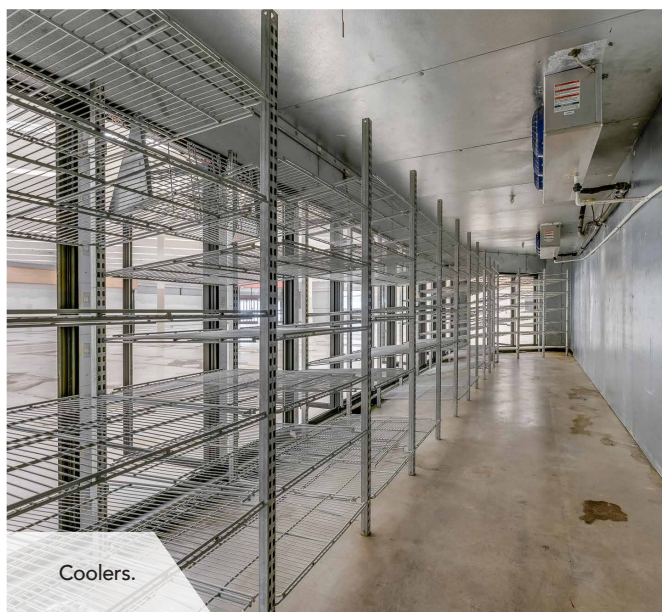


Back Storage Area.

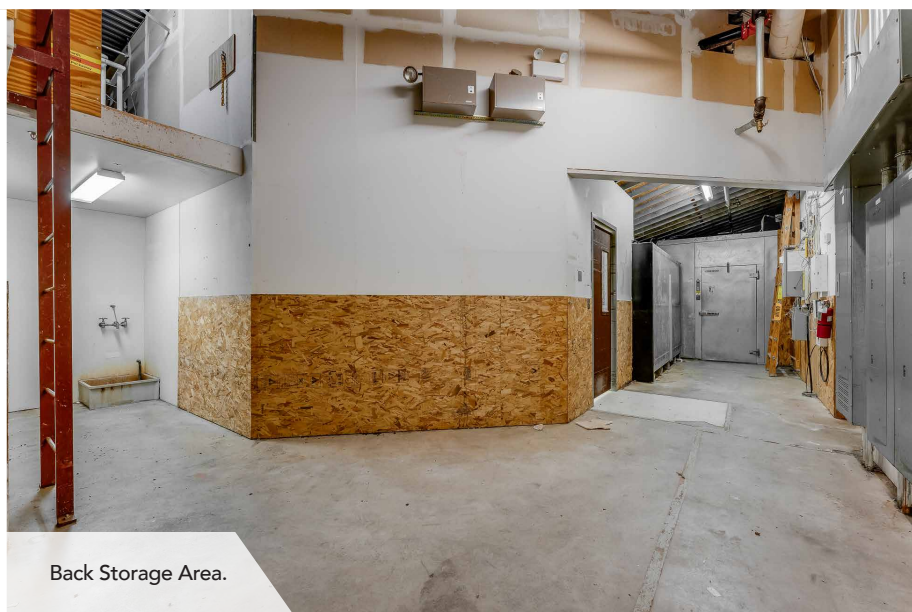
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Back Storage Area.

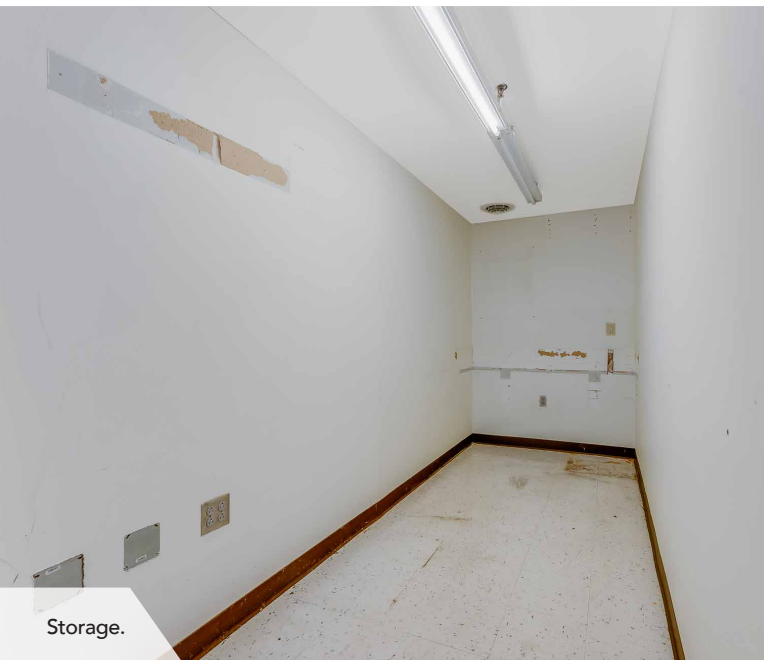


Coolers.

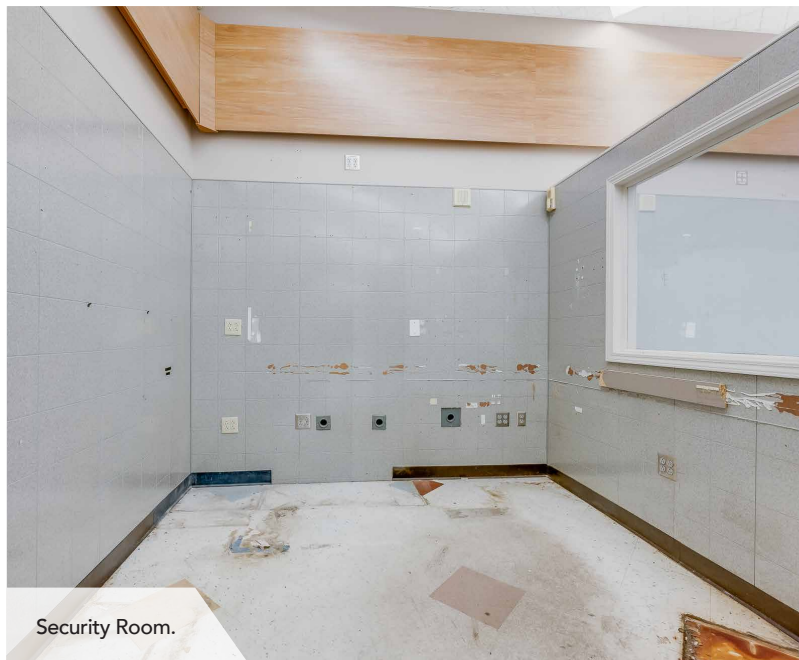


Back Storage Area.

INTERIOR PHOTOS



Storage.



Security Room.

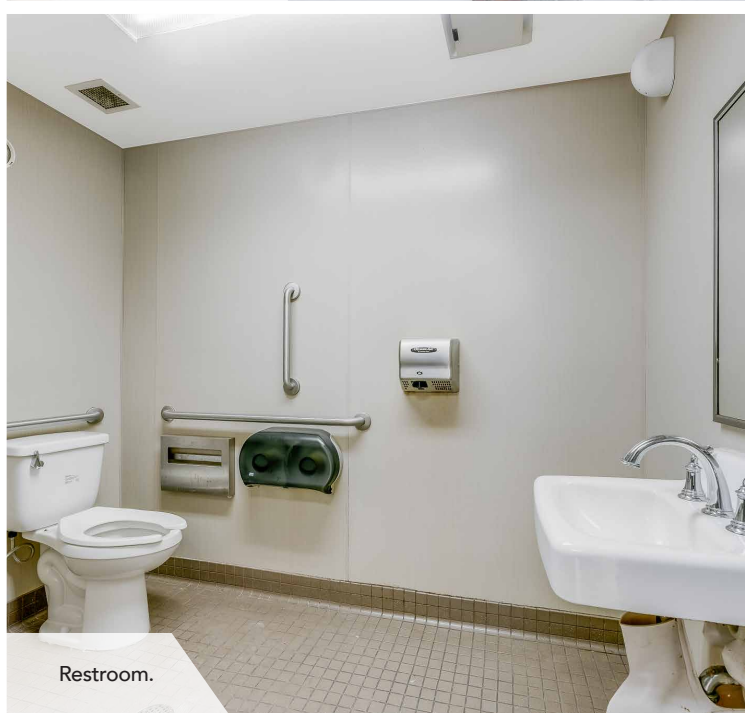


Main Retail Area/Coolers.

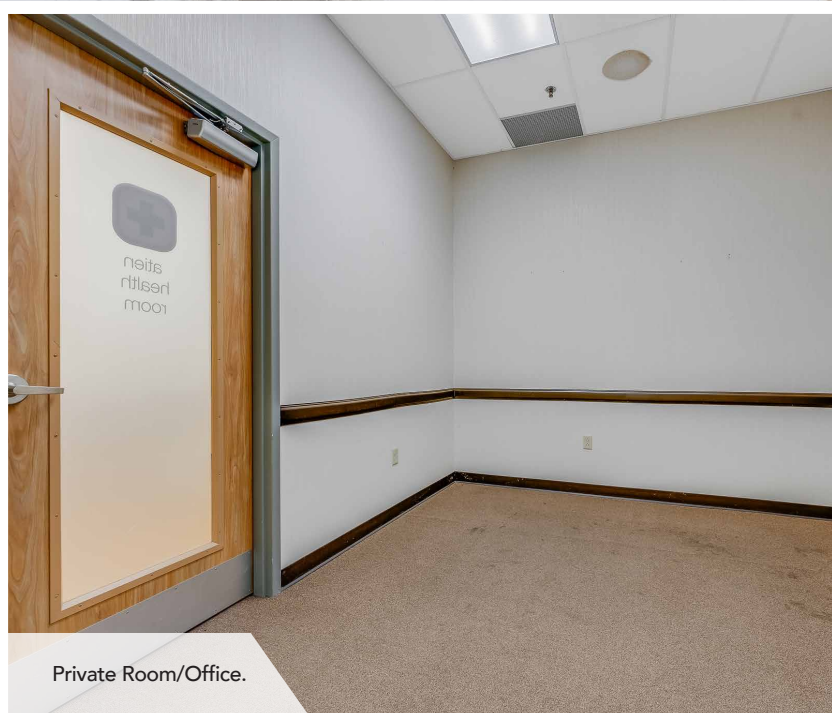
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Main Retail Area.



Restroom.



Private Room/Office.

EXTERIOR PHOTOS



Exterior Front of the Building.

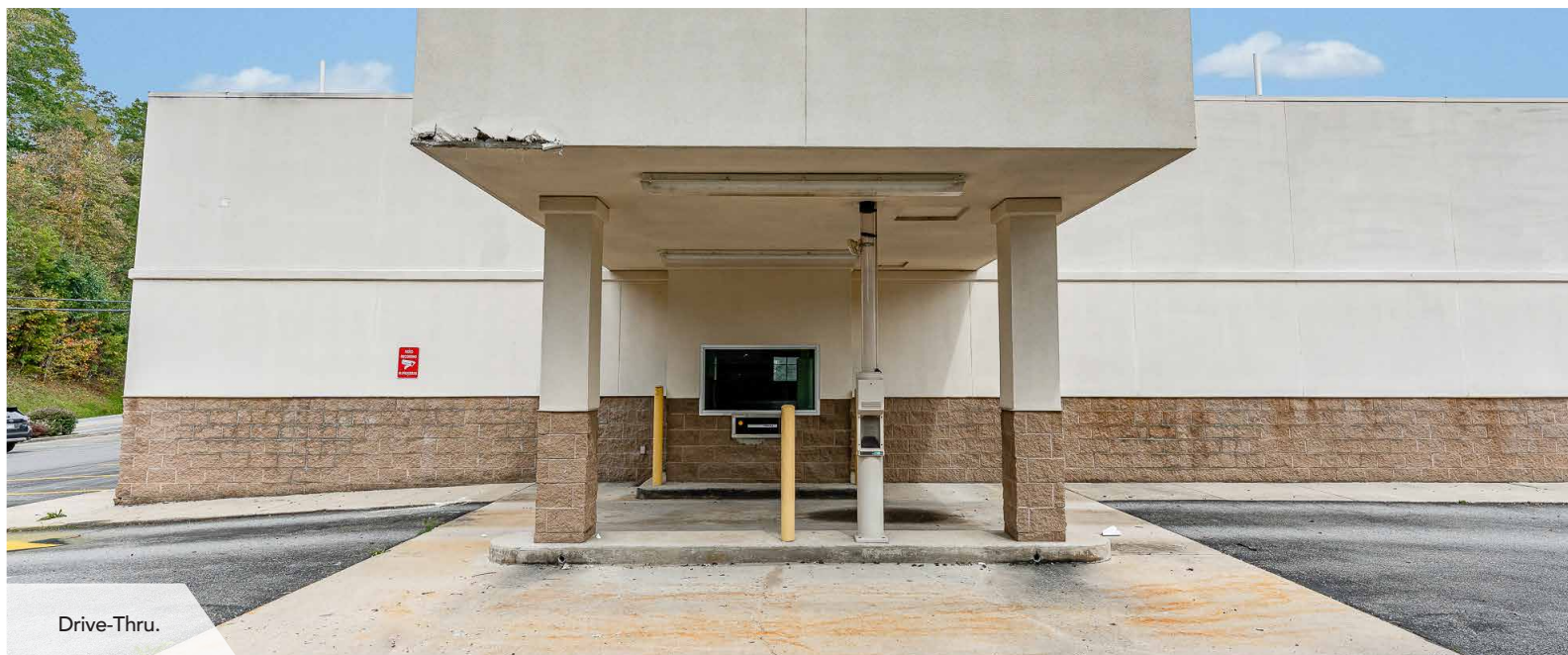


Exterior Side and Back of the Building.

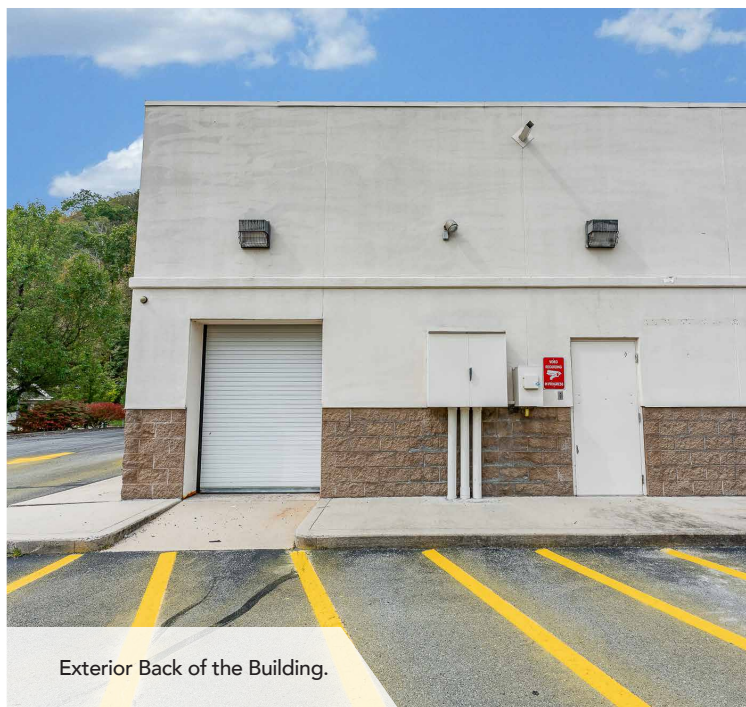


Exterior Side and Back of the Building Facing Drive-Thru.

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Drive-Thru.



Exterior Back of the Building.



Property Signage.

AERIAL PHOTOS



Aerial of the Property Facing South.



Aerial of the Property Facing Southwest.



Aerial of the Property Facing South.

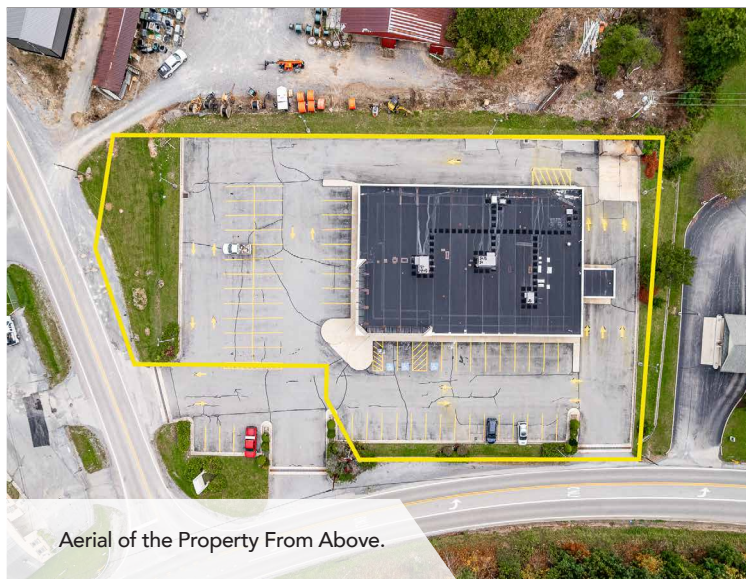
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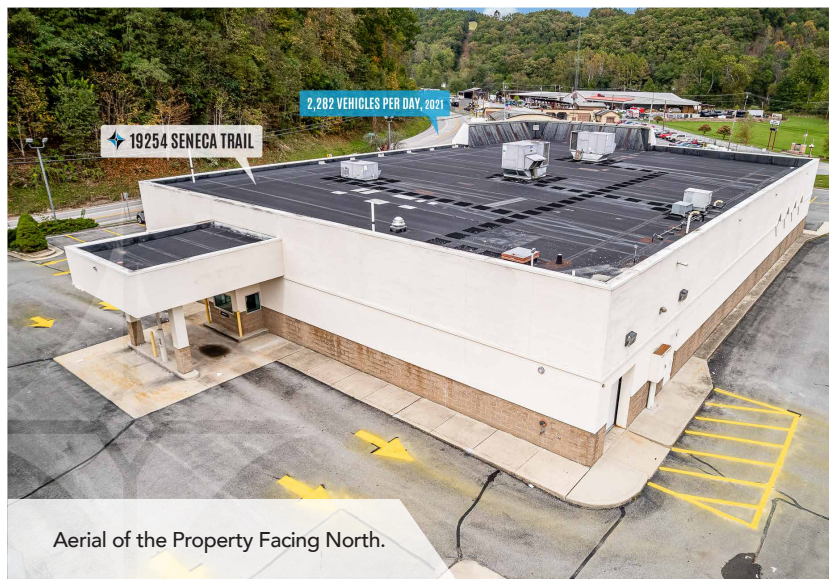
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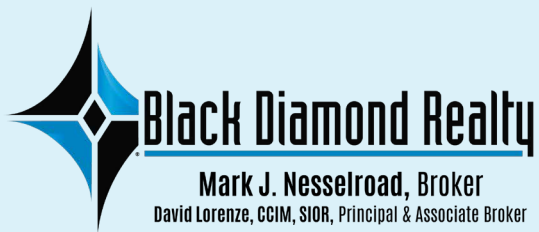
Aerial of the Property Facing East.



Aerial of the Property From Above.



Aerial of the Property Facing North.



CONTACT

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