



**FOR LEASE**  
RETAIL SUITE  
MARKETING FLYER



**50 MIDDLETOWN LOOP, SUITE 200**  
**WHITE HALL, WV 26554**





FAIRMONT INDUSTRIAL PARK

MON POWER

I-79 TECHNOLOGY PARK

WALMART SUPERCENTER

I-79, EXIT 132

MIDDLETOWN MALL

 50 MIDDLETOWN LOOP



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## RETAIL SUITE FOR LEASE

## 50 MIDDLETOWN LOOP, SUITE 200 WHITE HALL, WV 26554

**LEASE RATE / NEGOTIABLE**

**LEASE STRUCTURE / NNN**

**GROSS SQUARE FEET / 6,200 SQ FT**

**OFF-STREET PARKING / 50 SHARED SPACES**

**CEILING HEIGHT / 25 FEET**

**ZONING / NO ZONING**

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

**PROPERTY FEATURES / EASY ACCESS TO  
INTERSTATE, CLOSE TO MANY AMENITIES,  
SECURITY SYSTEM, CUSTOMIZABLE, HIGH  
CEILINGS, OFFICE AREA, STORAGE**

With a newly renovated exterior, 50 Middletown Loop, Suite 200 offers 6,200 (+/-) total square feet via retail/mixed-use space. The building is positioned within the Middletown Commons, a dense retail corridor, roughly 0.4 mile to I-79, Exit 132. The suite was formerly utilized as a restaurant, however the current blank slate allows for a variety of uses. The space features high ceilings, plenty of off-street parking and a second level office area. For the right project, ownership is open to a build-to-suit configuration to meet specific business needs.

The subject property is located in a developing area of Marion County where commercial and residential development have been occurring along the I-79 corridor. Access to I-79, Exit 132 can be achieved by traveling 0.3 mile northeast. Along Route 250 there is an average daily traffic count of 25,140 vehicles per day. (Provided by Esri and Data Axle, 2021).



**FOR LEASE**  
**RETAIL SUITE - LOCATED 0.4 MILE OFF I-79, EXIT 132**  
**50 MIDDLETOWN LOOP, SUITE 200 · WHITE HALL, WV 26554 · 6,200 SQ FT SUITE**

# PROPERTY SPECIFICATIONS

## PROPERTY SPECIFICATIONS

The available suite within the building is comprised of 6,200 (+/-) square feet via mostly one level with a small area of second level office space. The building offers a main entrance along the front of the building, centred between two other suites, and one exit door along the back of the building. The exterior has been heavily renovated within the last year along with the entire Middletown Commons retail corridor.

## UTILITIES

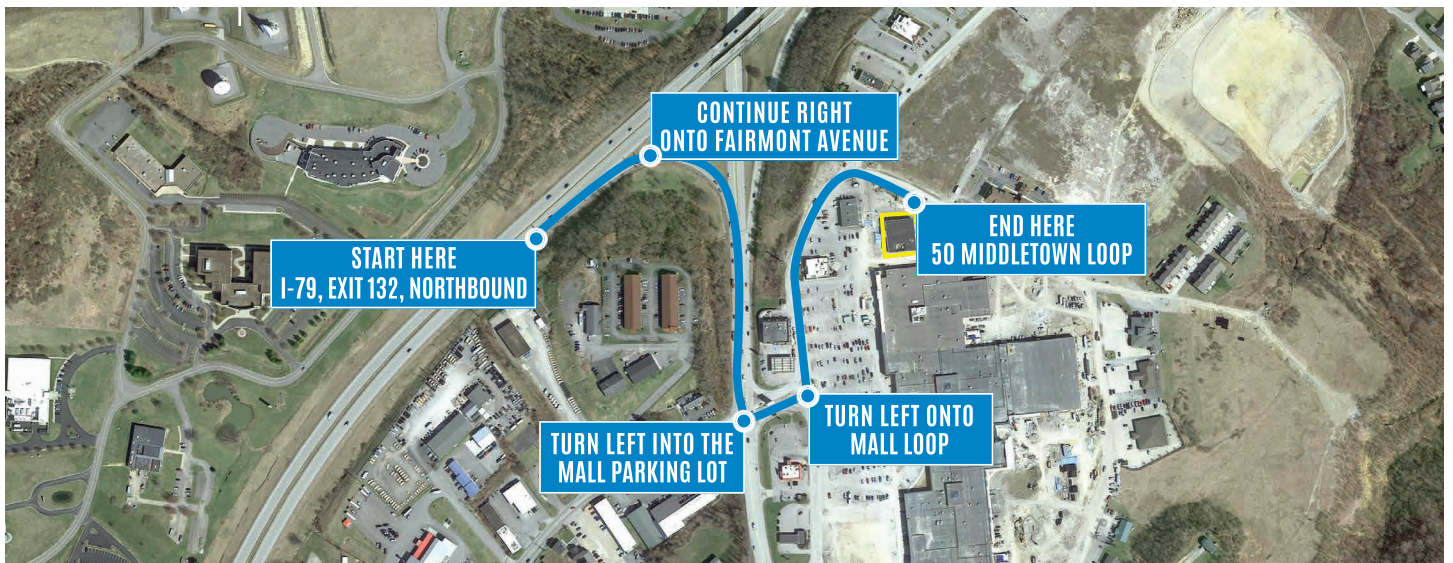
This site offers all public utilities, which include the following:

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

## INGRESS / EGRESS / PARKING / DIRECTIONS

The site currently offers multiple points of ingress and egress via Mall Loop which access a lined parking lot with roughly 50 parking spaces. Parking is available in the front and along the sides of the building. From I-79 north, take exit 132 and bear right onto Fairmont Avenue. Travel on Fairmont Avenue for roughly 0.2 mile to the first left into the Mall parking lot, then take an immediate left and continue to the property on the right, just past T-Mobile.

The property address is registered as 50 Middletown Loop, White Hall, WV, however, Google Maps recognizes the property as 9685 Mall Loop, Fairmont, WV.





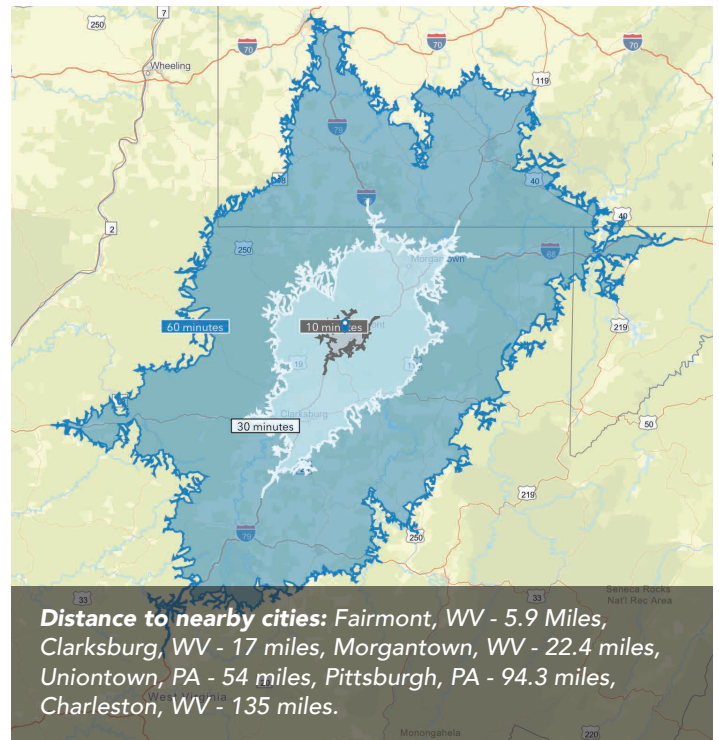
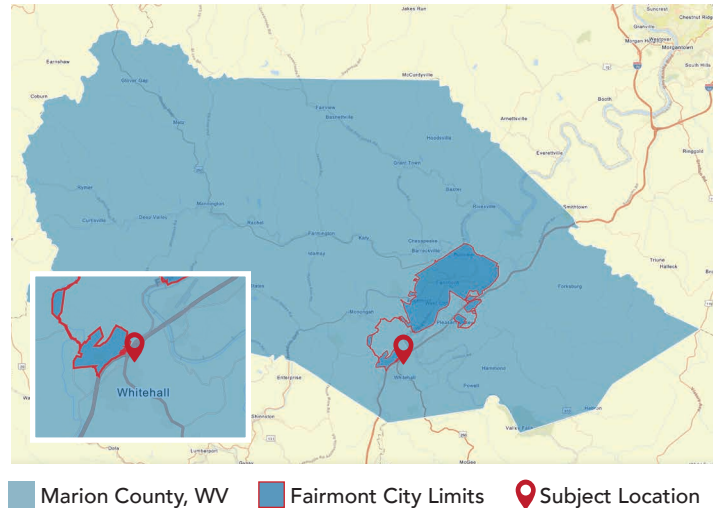
# LOCATION ANALYSIS

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 55,640 and a median household income of \$57,402. Total number of businesses is 1,685.

The **City of White Hall** has a total population of 691 and a median household income of \$70,334. Total number of businesses is 217.

*Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2024 .*





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50 MIDDLETOWN LOOP, SUITE 200 · WHITE HALL, WV 26554 · 6,200 SQ FT SUITE

# AERIAL PHOTO



The aerial above was taken facing west. Several of the most popular surrounding locations have been highlighted. Referenced with a yellow star, 50 Middletown Loop is located approximately 0.3 mile from I-79 (Exit 132).

● Along Route 250 there is an average daily traffic count of 25,140 vehicles per day. (Provided by Esri and Data Axle, 2021).

- |  |   |
|--|---|
| 1 MPE Rentals                          | 16 Middletown Mall                        |
| 2 Mon Health Equipment & Supplies      | 17 Applebee's                             |
| 3 WCO Flooring America                 | 18 Fairfield Inn & Suites                 |
| 4 UPS Worldwide Express Freight Center | 19 Dan Cava Toyota World                  |
| 5 White Hall Pharmacy                  | 20 Robert H. Mollohan Research Center     |
| 6 Pickup City Inc                      | 21 Pierpont Community & Technical College |
| 7 Walmart Supercenter                  | 22 Alan B. Mollohan Innovation Center     |
| 8 McDonald's                           | 23 NASA IV&V Facility                     |
| 9 Urse Dodge Chrysler Jeep Ram         | 24 Mon Power                              |
| 10 Cummins Sales and Service           | 25 Fairmont Tool                          |
| 11 Jarco Enterprises                   | 26 Architectural Interior Products        |
| 12 Sherwin-Williams Paint Store        | 27 Pepsi-Cola                             |
| 13 Hardee's                            | 28 Applied Industrial Technologies        |
| 14 DQ Grill & Chill Restaurant         | 29 Capital Doors                          |
| 15 Firehouse Subs                      | 30 Lyon Conklin & Co Inc                  |



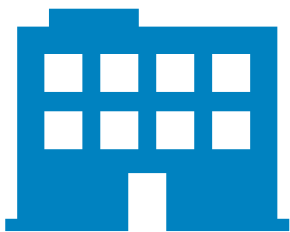
# DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



11,789

Total  
Population



537

Businesses



12,713

Daytime  
Population



\$201,654

Median Home  
Value



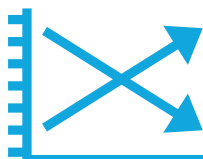
\$39,721

Per Capita  
Income



\$67,923

Median Household  
Income



0.13%

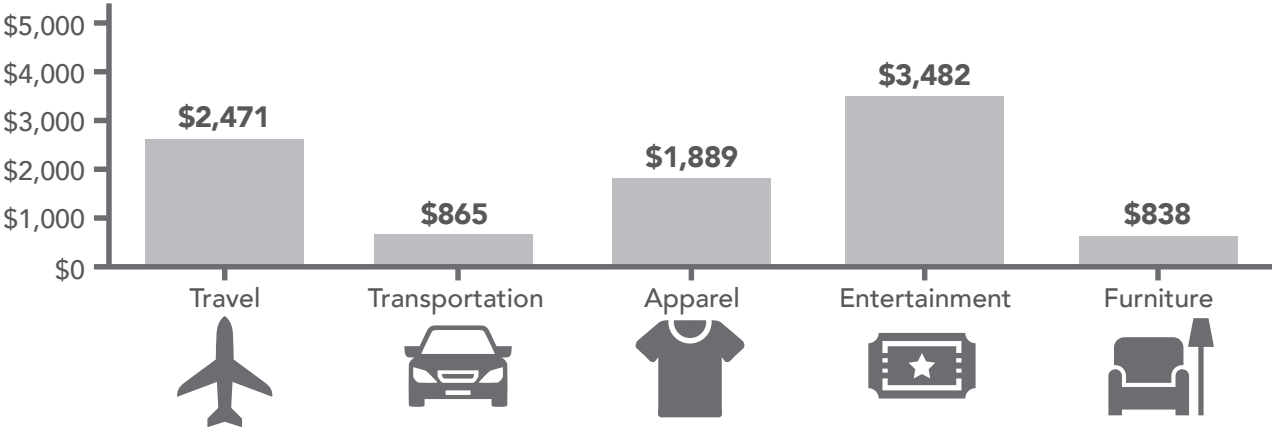
2024-2029  
Pop Growth Rate



5,464

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, 2028. Spending facts are average annual dollar per household.

## 5 MILE RADIUS



**33,117**

Total  
Population



**1,297**

Businesses



**34,067**

Daytime  
Population



**\$171,793**

Median Home  
Value



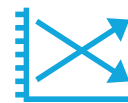
**\$33,194**

Per Capita  
Income



**\$57,007**

Median  
Household  
Income



**-0.12%**

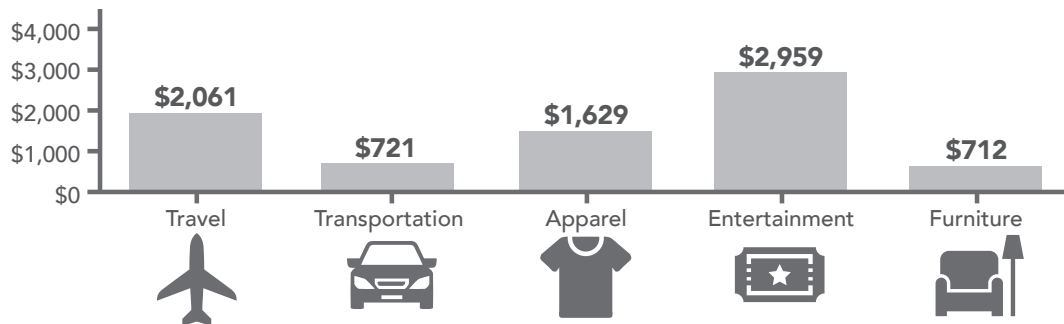
2024-2029  
Pop Growth  
Rate



**15,555**

Housing Units  
(2020)

### KEY SPENDING FACTS



## 10 MILE RADIUS



**72,295**

Total  
Population



**2,332**

Businesses



**72,235**

Daytime  
Population



**\$169,693**

Median Home  
Value



**\$34,384**

Per Capita  
Income



**\$59,714**

Median  
Household  
Income



**-0.23%**

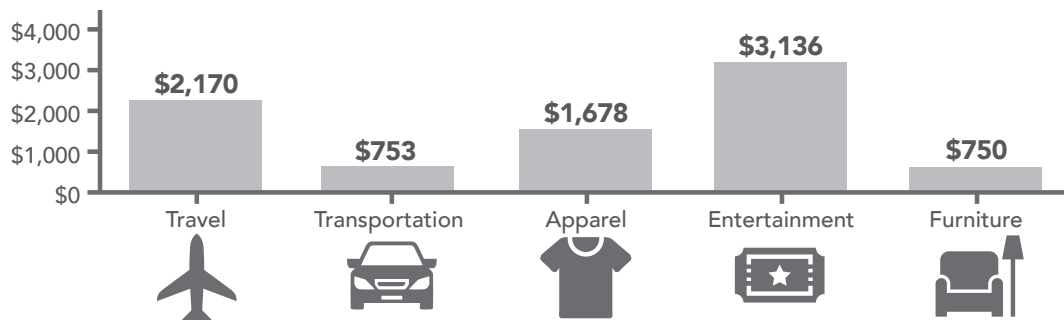
2024-2029  
Pop Growth  
Rate



**33,521**

Housing Units  
(2020)

### KEY SPENDING FACTS





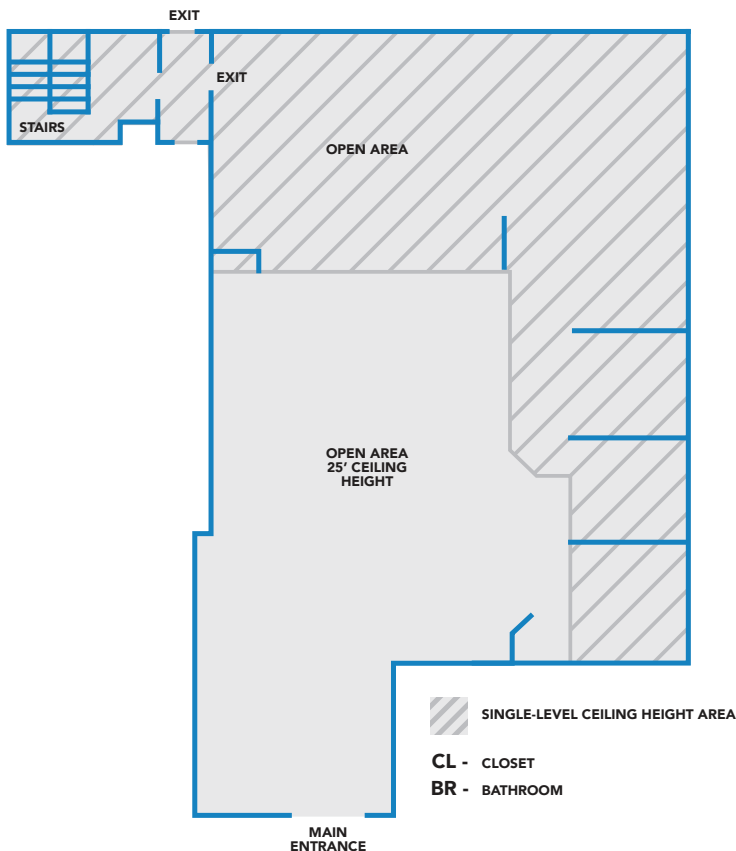
# FLOOR PLAN

## 6,200 SQUARE FEET

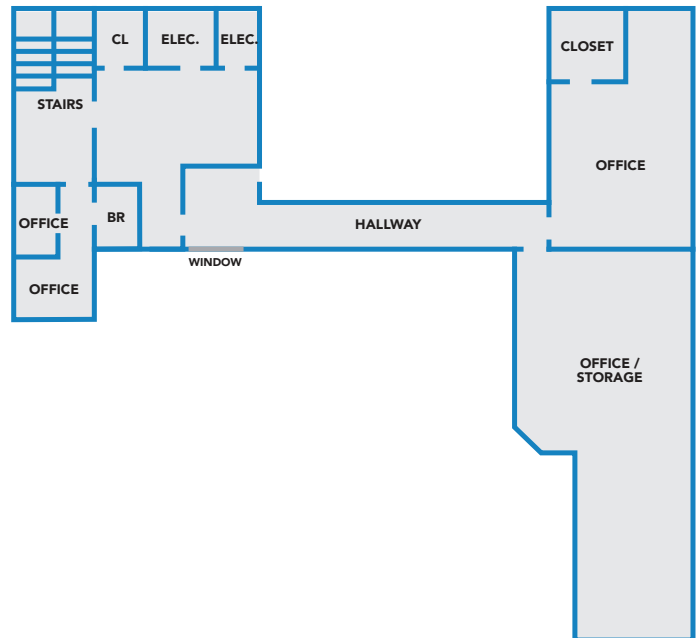
The subject suite is comprised of 6,200 (+/-) square feet via two floors. The ground floor offers an open floor plan with 25' ceilings across roughly half the space. At the rear of the suite there are stairs to access the upper floor where there are two office areas, a large open office/storage room, electrical closets and a bathroom with shower.

The suite has been gutted of the previous users finishes and now offers a fully customizable blank slate for its next user.

### GROUND FLOOR



### SECOND FLOOR



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Main Entrance.



Open Area Facing Front.



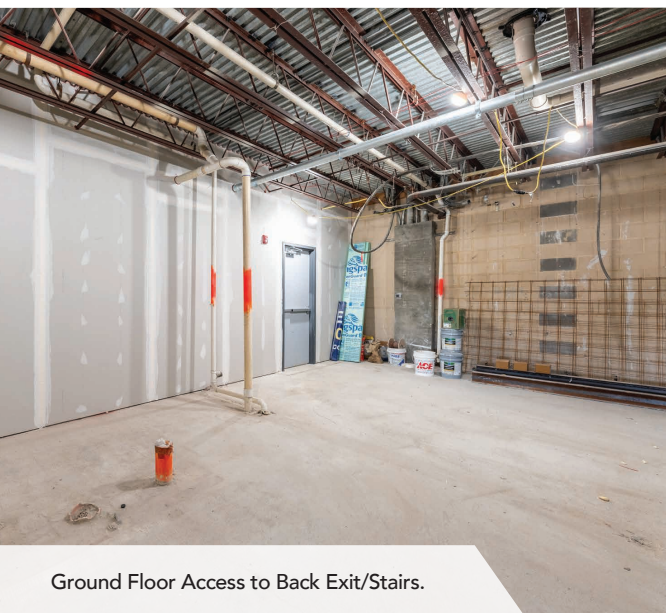
Open Area Facing Front.



# INTERIOR PHOTOS



Open Area Facing Back.



Ground Floor Access to Back Exit/Stairs.



Ground Floor.



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Ground Floor.



Ground Floor.



Second Floor, Top of Stairs.



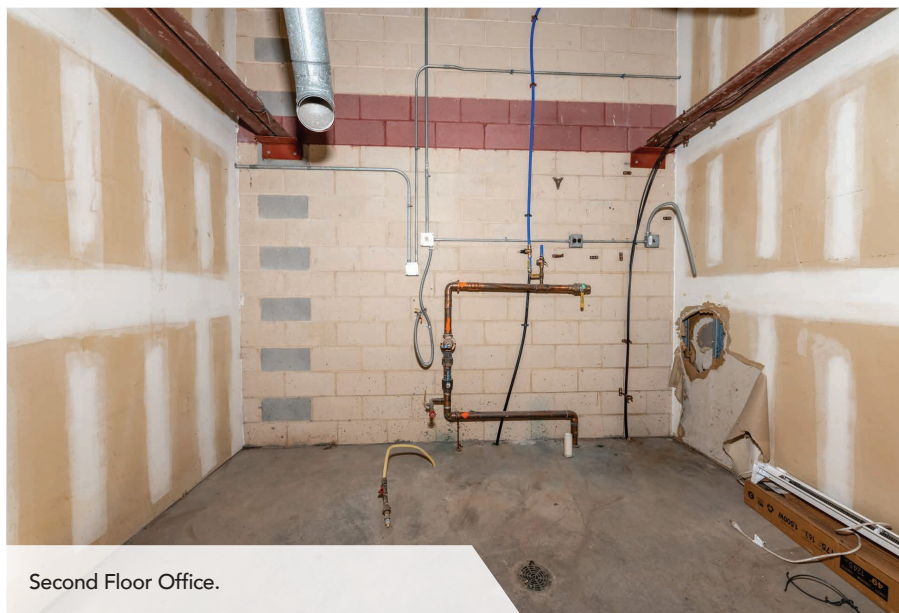
# INTERIOR PHOTOS



Second Floor.



Second Floor Facing Hallway.



Second Floor Office.



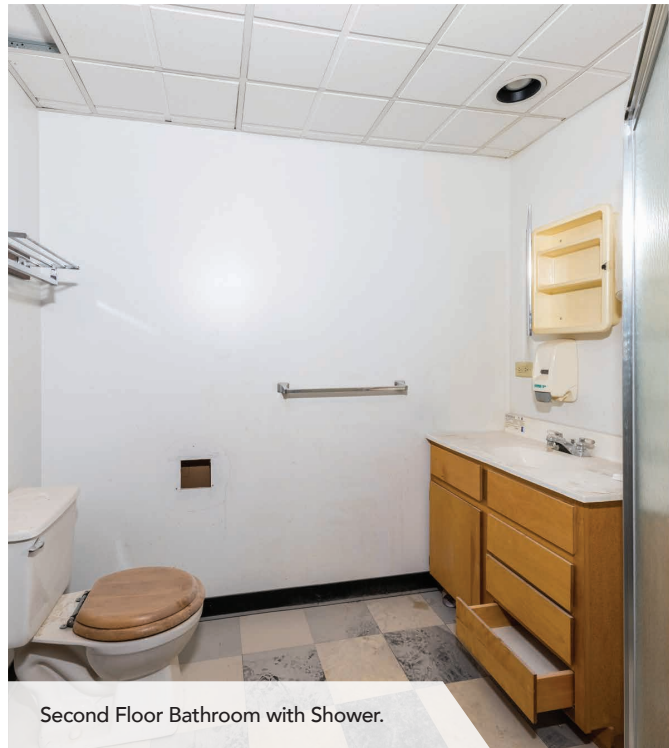
# FOR LEASE

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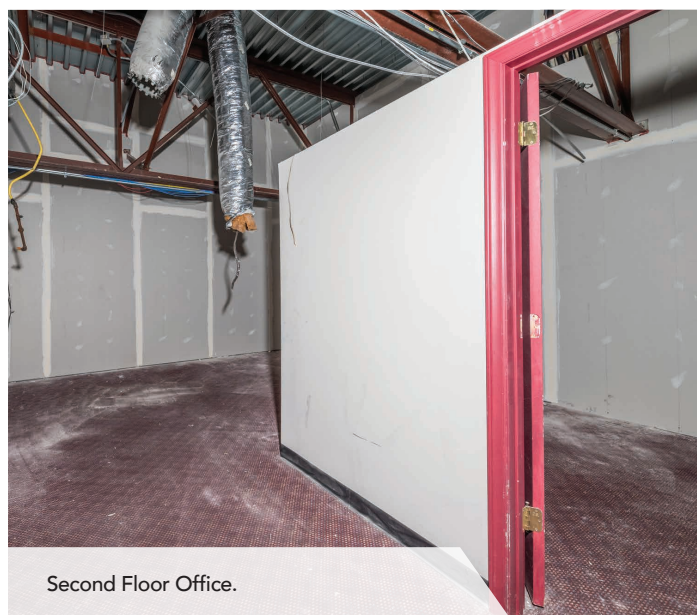
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Second Floor Office/Storage.



Second Floor Bathroom with Shower.



Second Floor Office.



Second Floor Office.



# EXTERIOR PHOTOS



Front of Building.

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Back and Side of Building.



Back and Side of Building.



# EXTERIOR PHOTOS



Main Entrance from Exterior.



Main Entrance from Interior.



Front of Building.



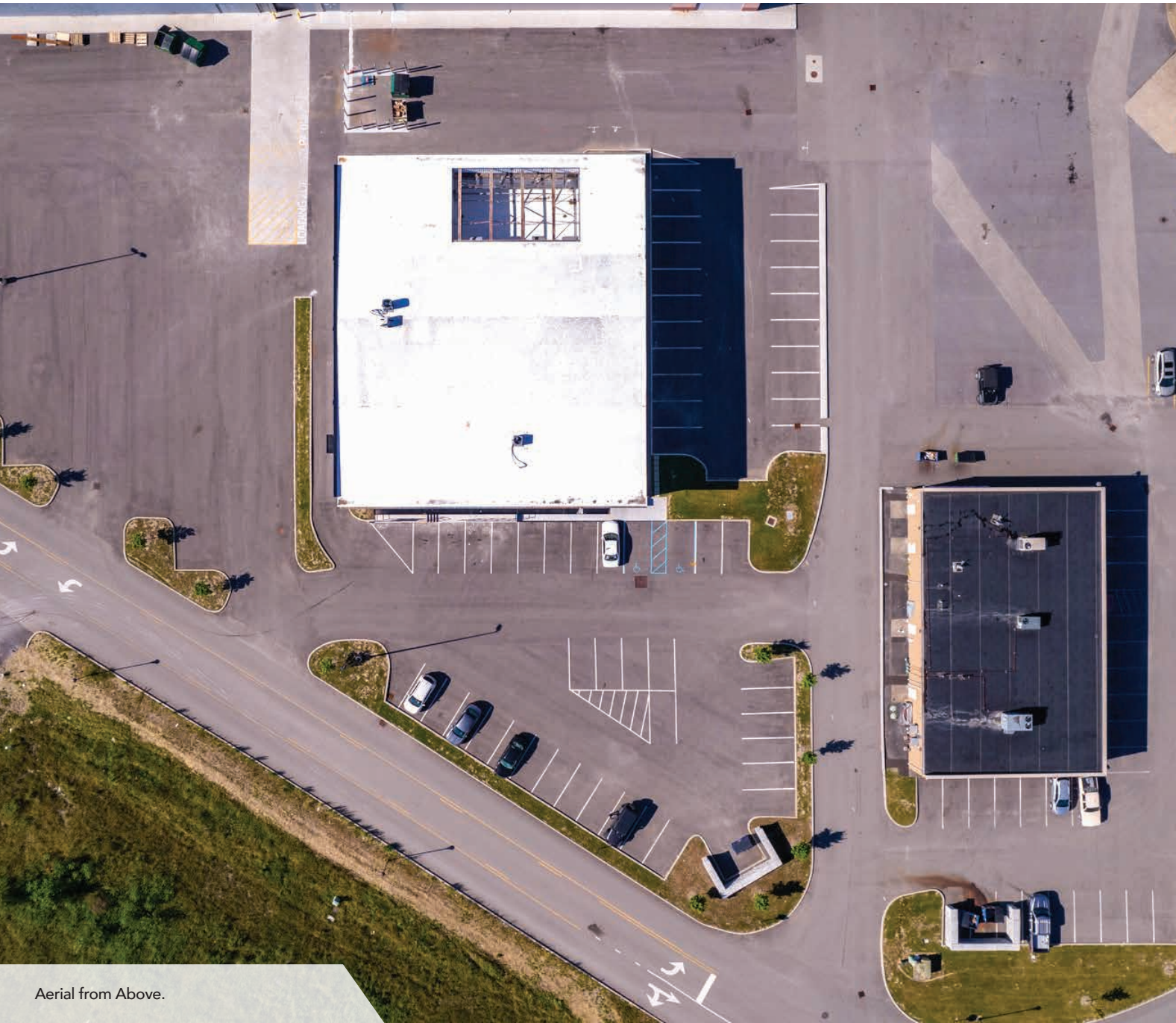
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Front of Building.



# AERIALS



Aerial from Above.



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Aerial Facing Southeast.



Aerial Facing Northeast.



Aerial Facing Southwest.



# AERIALS





# FOR LEASE

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Aerial Facing Southwest.





# CONTACT

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