



FOR SALE
RETAIL / INDUSTRIAL PROPERTY
MARKETING FLYER



1229 COUNTRY CLUB ROAD
FAIRMONT, WV 26554

8,020 VEHICLES PER DAY

◆ 1229 COUNTRY CLUB ROAD

8,901 VEHICLES PER DAY

DOLLAR GENERAL

BIG LOTS

AULTMANS HARDWARE

PLANET FITNESS

O'REILLY AUTO PARTS

WENDY'S

MARION SQUARE

FOOD LION

19

EXXON

JAYENNE ELEMENTARY SCHOOL

PIERPONT CENTER AT FAIRMONT CAMPUS

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RETAIL / INDUSTRIAL PROPERTY FOR SALE

1229 COUNTRY CLUB ROAD FAIRMONT, WV 26554

SALE PRICE / \$6,000,000

GROSS BUILDING SIZE / 39,840 (+/-) SQ FT

GROSS LOT SIZE / 4.9 (+/-) ACRES

PARKING / 120 (+/-) SPACES

CITY LIMITS / INSIDE

ZONING / MARION CORRIDOR COMMERCIAL

**PROPERTY TYPE / RETAIL, INDUSTRIAL,
FORMER DEALERSHIP**

**PROPERTY HIGHLIGHTS / LARGE PAVED
PARKING LOT, SIGNAGE, SPRINKLER
SYSTEM, SECURITY SYSTEM, OVERHEAD
DOORS, OPTIONS TO SUBDIVIDE**

1229 Country Club Road presents a premier commercial opportunity at the signalized intersection of Country Club Road and Locust Avenue (U.S. Route 19) in Fairmont, WV. The property consists of a 39,840 (+/-) square foot Chevrolet dealership (Gerry Raymond Chevrolet of Fairmont) situated on 4.9 (+/-) acres with approximately 120+ parking spaces and Main Corridor Commercial zoning. Renovated in 2011, the facility offers showroom, office, service, body shop, and storage areas, making it well-suited for automotive, retail, service, or redevelopment users.

The property's strategic location provides convenient access to both U.S. Route 19 and U.S. Route 250, offering direct connectivity to downtown Fairmont, Whitehall, and surrounding residential communities. The site is also located within close proximity to the North Central West Virginia Airport, a regional transportation hub serving both private and commercial aviation operations and home to a growing research and technology park.

FOR SALE

RETAIL / INDUSTRIAL - FORMERLY GERRY RAYMOND CHEVROLET OF FAIRMONT

1229 COUNTRY CLUB ROAD · FAIRMONT, WV 26554 · 39,840 SQ FT · 4.9 ACRES

PROPERTY SPECIFICATIONS

PROPERTY HIGHLIGHTS

- 39,840 (+/-) Square Foot Commercial Retail/Industrial Facility
- 4.9 (+/-) Acre Site
- Signalized Corner Intersection
- Chevrolet Dealership (Gerry Raymond Chevrolet of Fairmont)
- Renovated in 2011
- Showroom, Office & Service Areas
- Body Shop & Parts Department
- Three-Phase Electrical Service
- 18 Automotive Lifts (Tall and Short)
- Four 8'x14' Overhead Doors
- Security System
- Sprinkler System
- Exceptional Visibility
- Access to U.S. Route 19 & U.S. Route 250
- Near North Central West Virginia Airport
- Adaptable Commercial Redevelopment Opportunity
- Option to Subdivide

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	Multiple Providers
Cable/Internet	Comcast/Xfinity and Frontier Communications

INGRESS / EGRESS / PARKING

- Two points of ingress/egress along Country Club Road, one point of ingress/egress along Route 19
- 120 (+/-) Parking Spaces

LEGAL DESCRIPTION / ZONING

- Inside city limits of Fairmont
- Marion County, Fairmont Corp District, Tax Map 12, Parcels 25 and 26.1, Deed Book 1329, Pages 638
- Zoning: Main Corridor Commercial

SPACE DESCRIPTION	SQUARE FOOTAGE
Showroom	6,276 (+/-) SQ FT
Offices/Conference	878 (+/-) SQ FT
Business Development	1,112 (+/-) SQ FT
Lounge	261 (+/-) SQ FT
Parts	2,703 (+/-) SQ FT
Service	15,775 (+/-) SQ FT
Misc.	12,835 (+/-) SQ FT

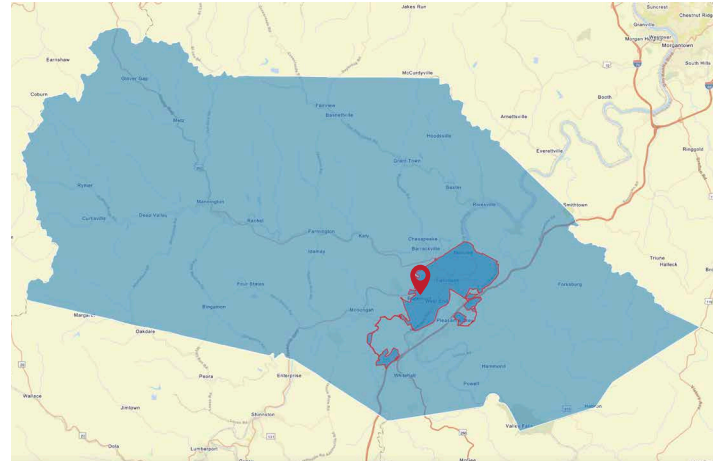
LOCATION ANALYSIS

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.

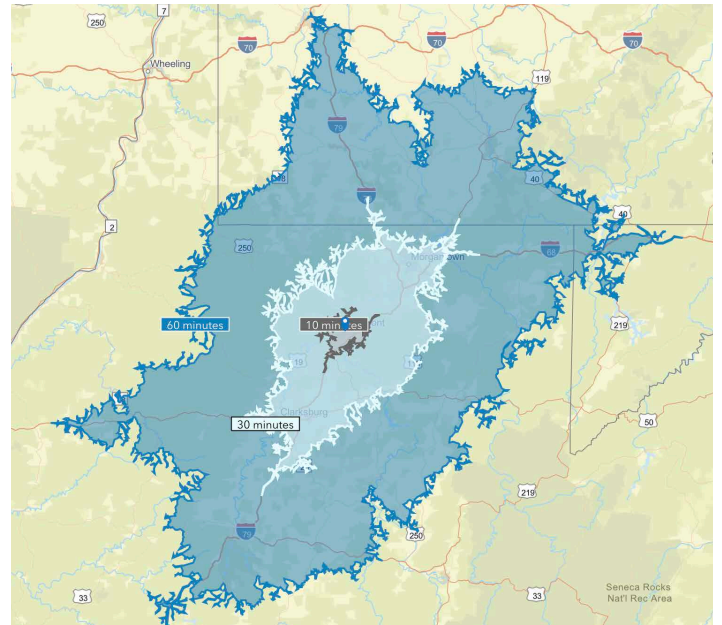
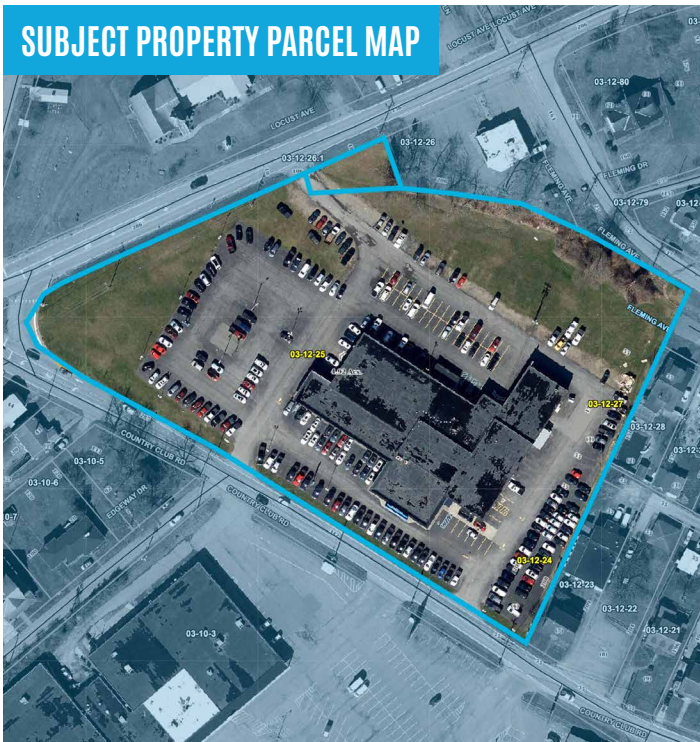
The **City of Fairmont** has a total population of 18,031 and a median household income of \$58,103. Total number of businesses is 817.

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



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

SUBJECT PROPERTY PARCEL MAP



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.

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SURROUNDING BUSINESSES



The Google Earth image above highlights several of the most popular surrounding locations. Referenced with a yellow star, 1229 Country Club Road is located approximately 4.3 miles from I-79 (Exit 136).

- 1 CVS
- 2 Food Lion
- 3 Busy Beaver Home Improvement
- 4 Planet Fitness
- 5 O'Reilly Auto Parts
- 6 Marion Square
- 7 Big Lots, Rent-A-Center
- 8 V & W Electrical Sales & Supplies
- 9 Dollar General
- 10 Country Club Car Wash
- 11 North Central Wv Head Start
- 12 Wendy's
- 13 R C Jones Funeral Home
- 14 United Mine Workers of America
- 15 Jayenne Elementary School
- 16 Fiesta Tapatia Mexican Restaurant & Cantina
- 17 Tygart Center at Fairmont Campus
- 18 Pierpont Center at Fairmont Campus
- 19 Wishing Well Senior Living Community at Fairmont
- 20 Fairmont Field Golf Course

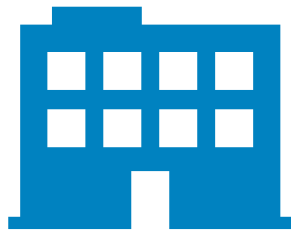
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



27,212

Total Population



1,039

Businesses



28,535

Daytime Population



\$173,100

Median Home Value



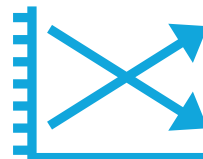
\$33,634

Per Capita Income



\$61,151

Median Household Income



-0.2%

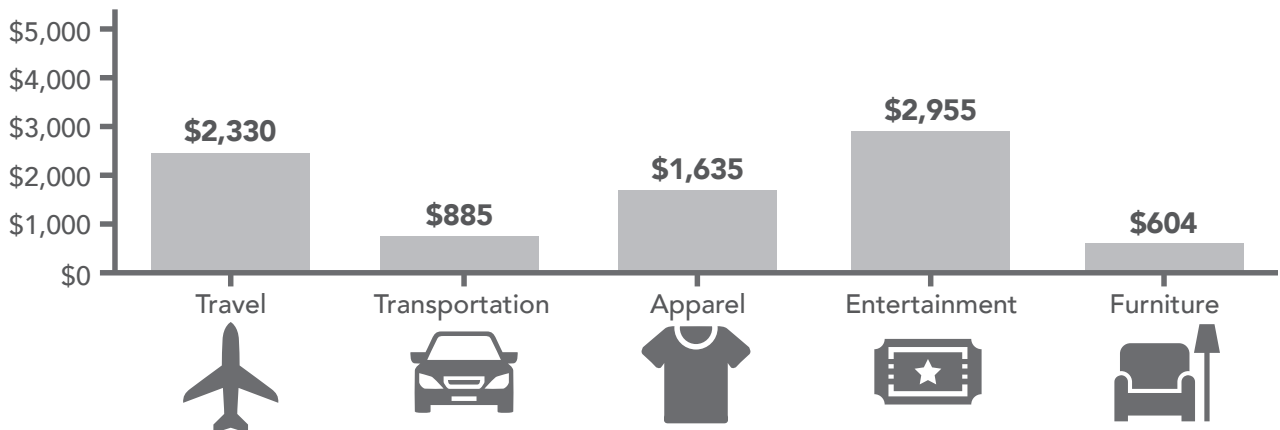
2025-2030 Pop Growth Rate



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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



38,488

Total Population



1,456

Businesses



39,053

Daytime Population



\$172,397

Median Home Value



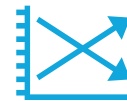
\$35,084

Per Capita Income



\$63,540

Median Household Income



-0.2%

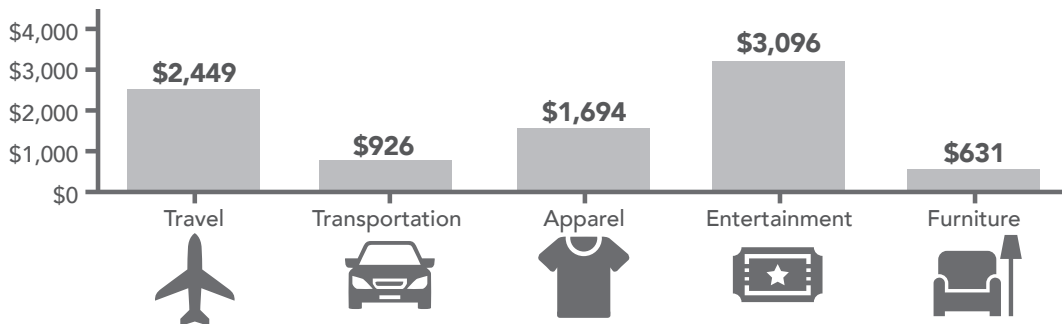
2025-2030 Pop Growth Rate



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Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



63,908

Total Population



1,919

Businesses



58,797

Daytime Population



\$179,764

Median Home Value



\$35,540

Per Capita Income



\$65,740

Median Household Income



-0.3%

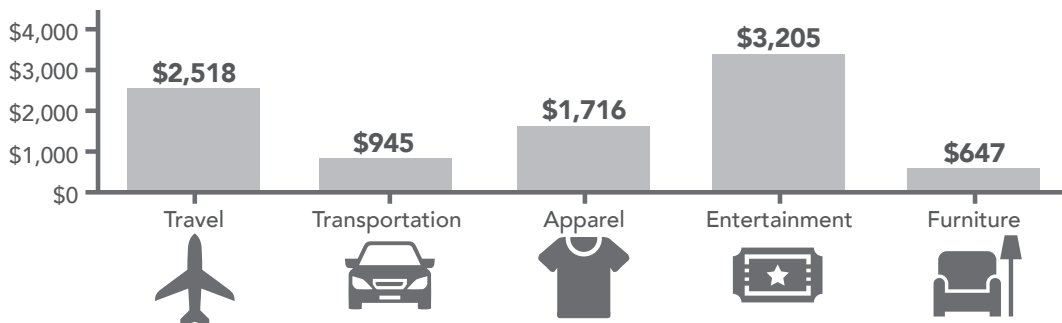
2025-2030 Pop Growth Rate



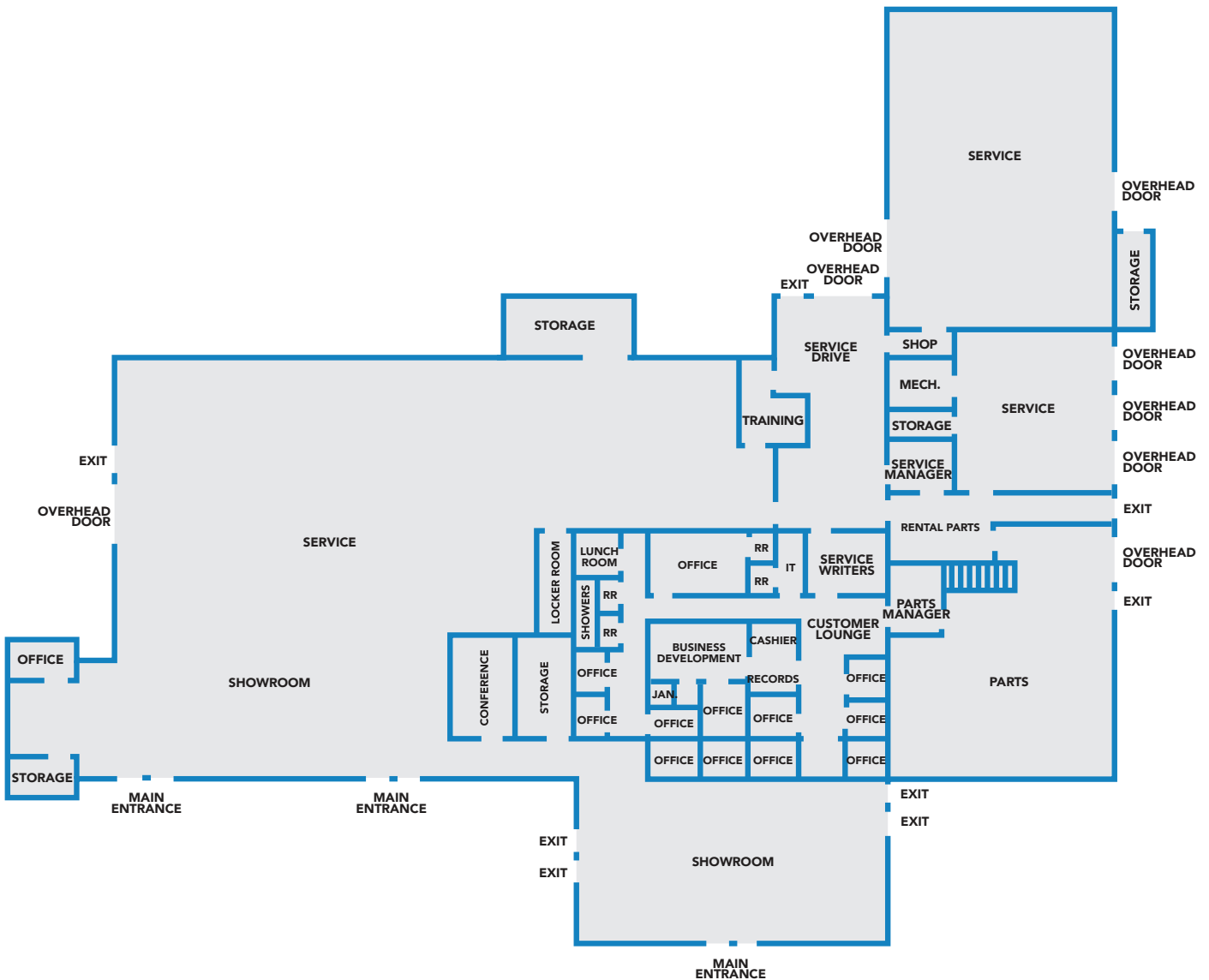
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Housing Units (2020)

KEY SPENDING FACTS



FLOOR PLAN

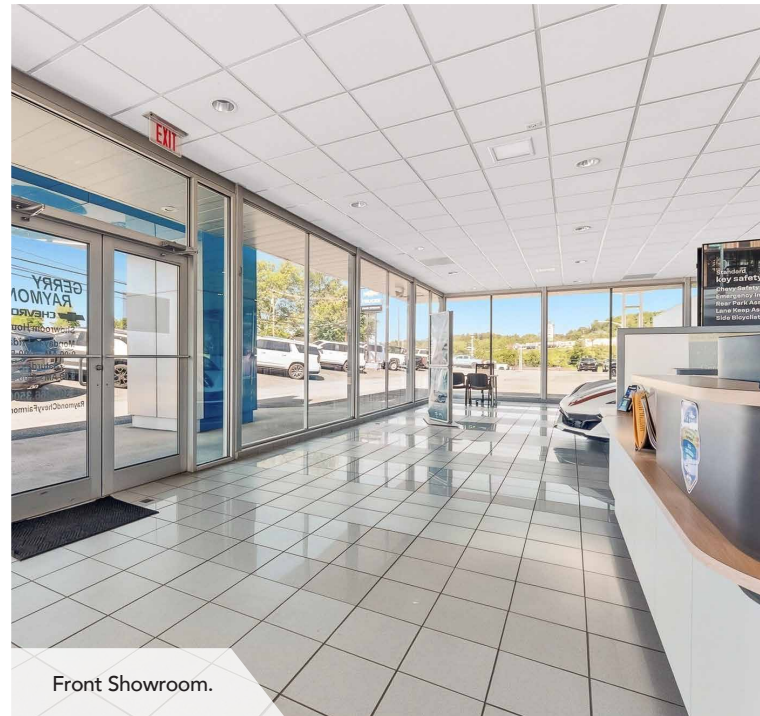


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INTERIOR PHOTOS



Front Showroom.



Front Showroom.

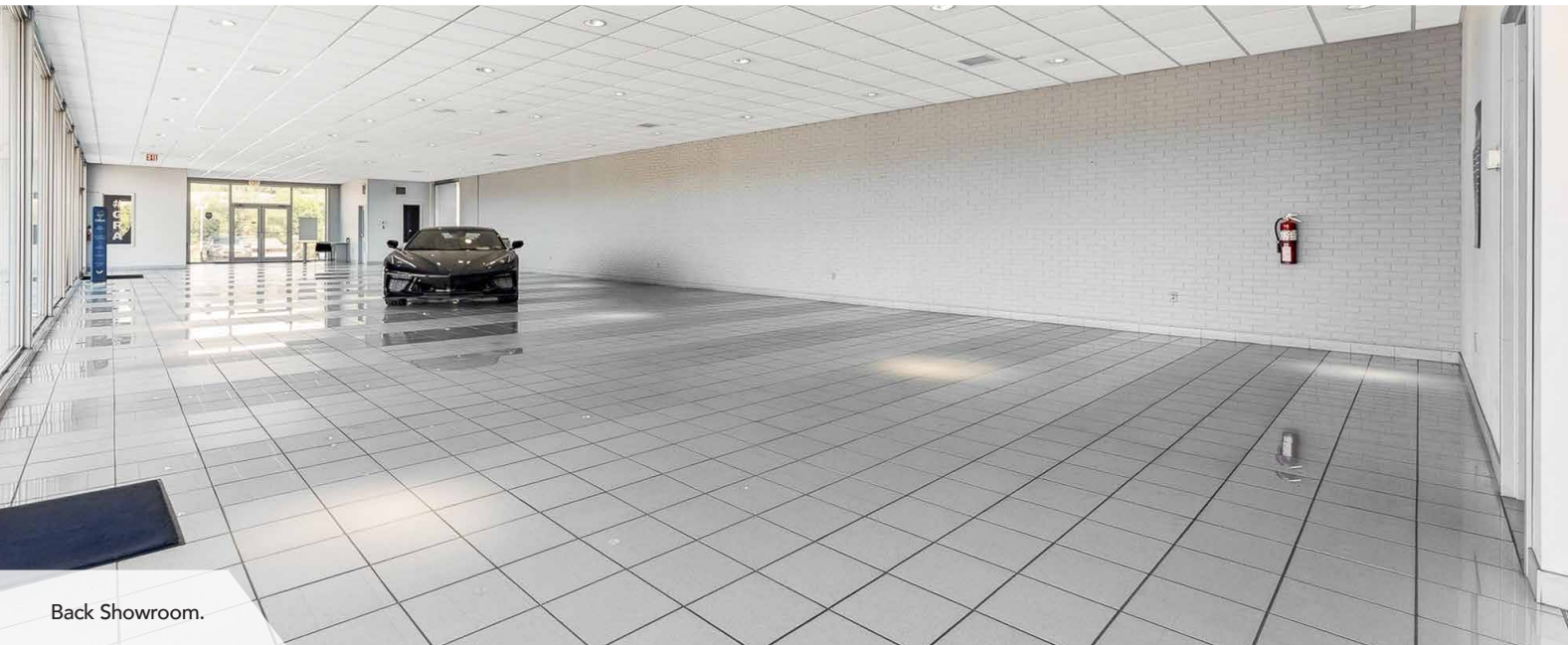


Front Showroom.

INTERIOR PHOTOS



Back Showroom.

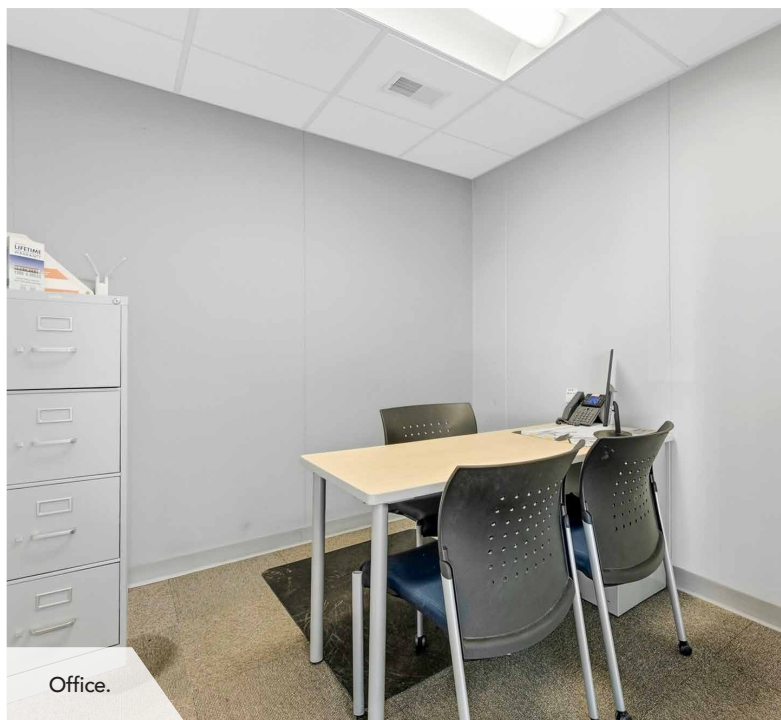


Back Showroom.

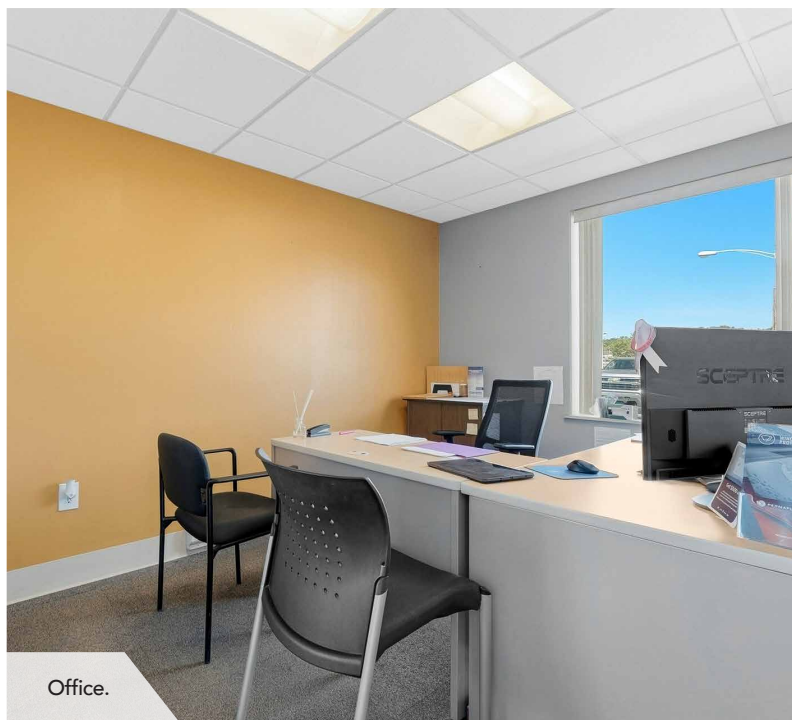
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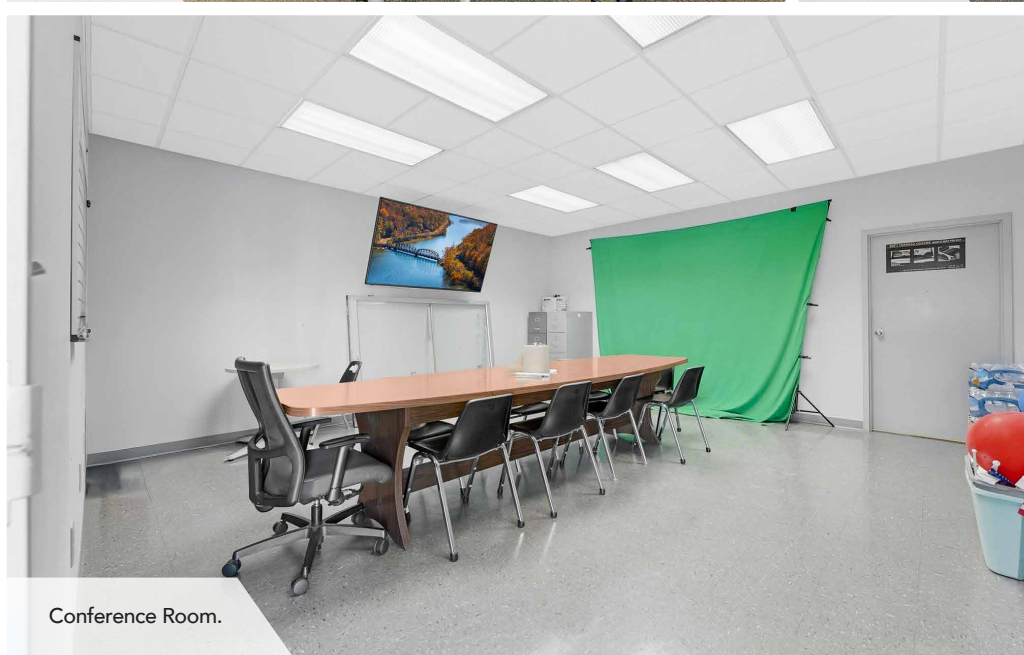
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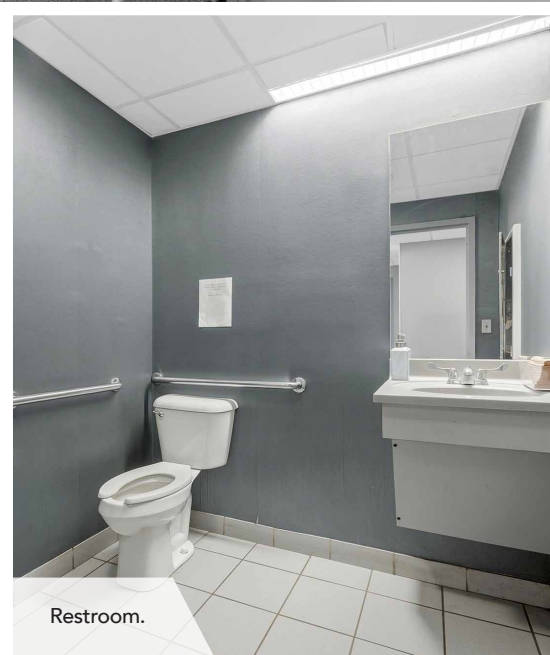
Office.



Office.

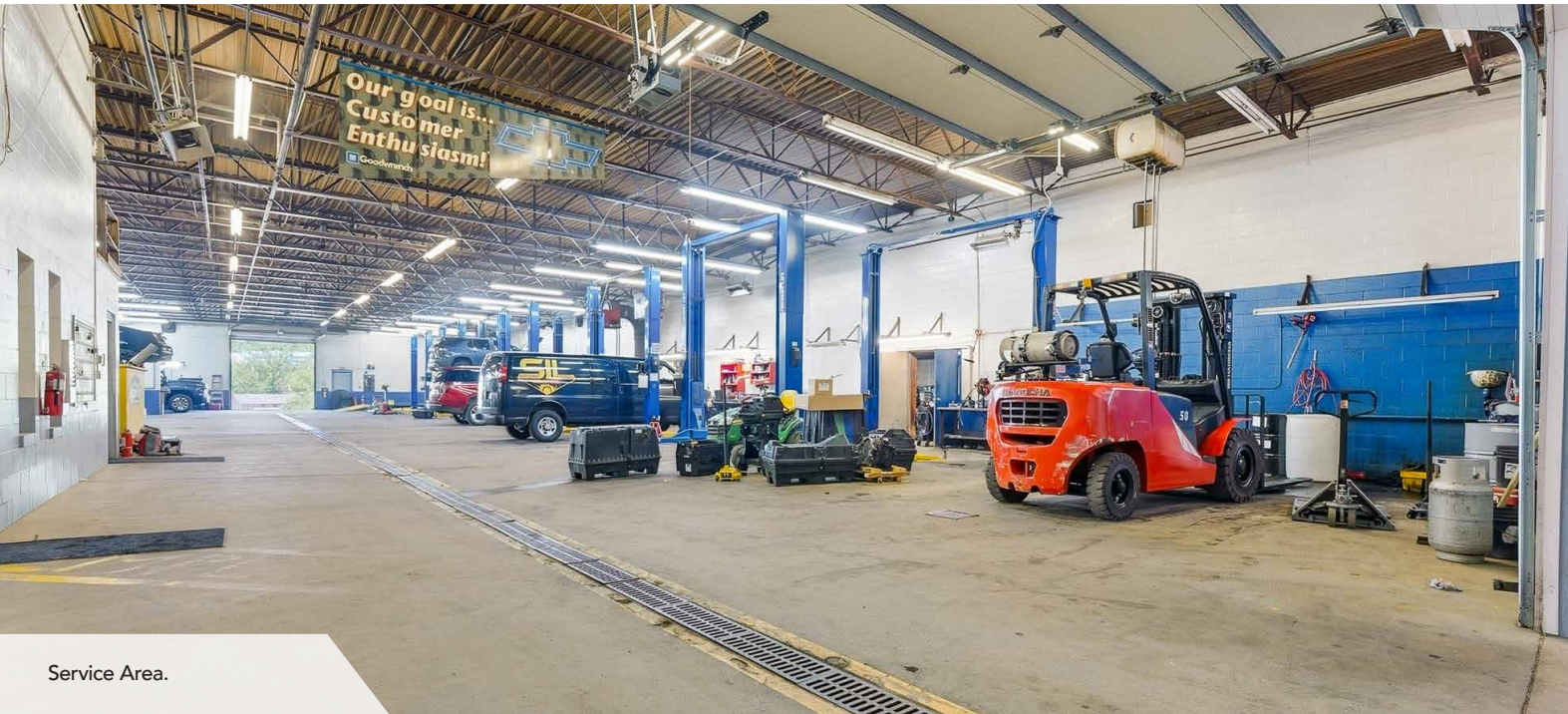


Conference Room.



Restroom.

INTERIOR PHOTOS

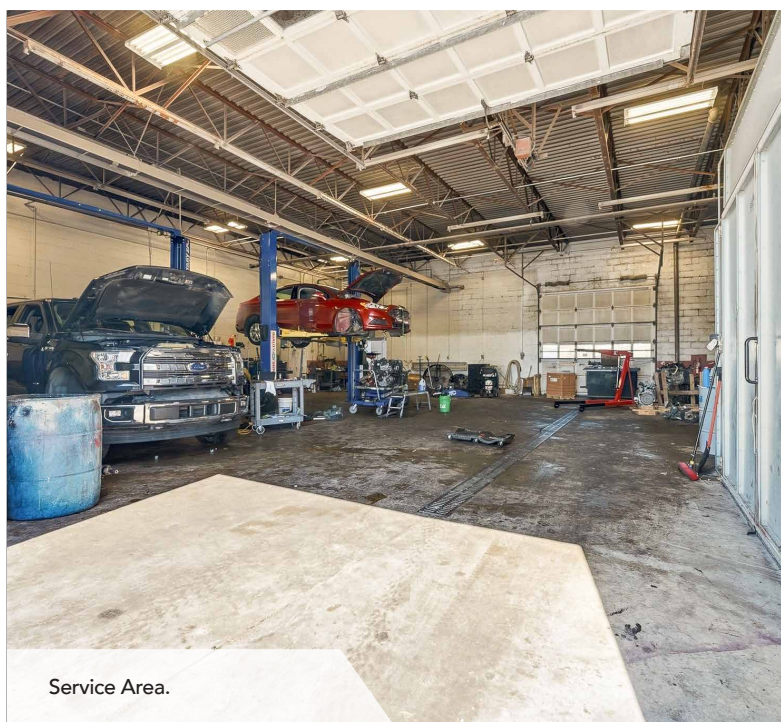


Service Area.

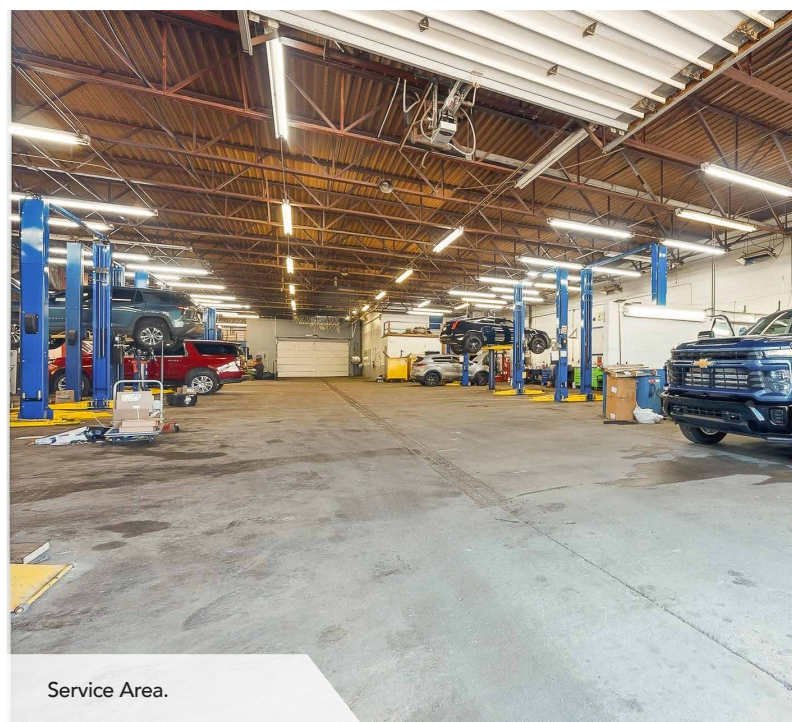


Service Area.

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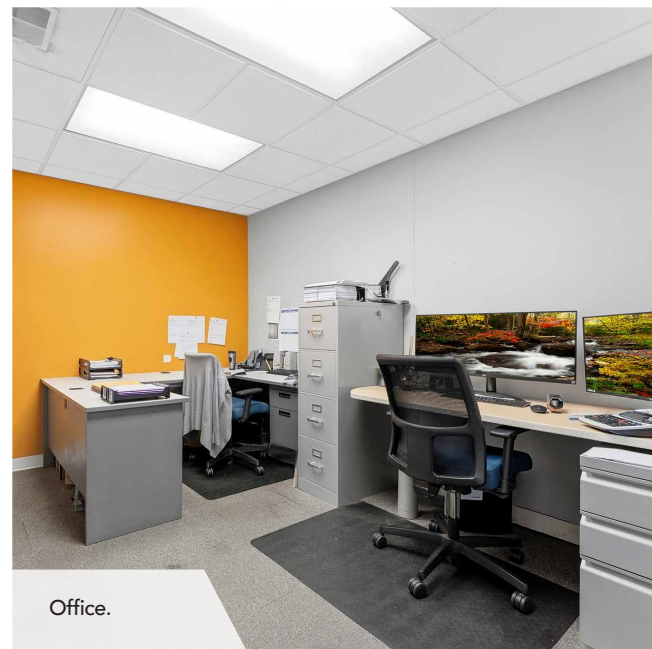
Service Area.



Service Area.

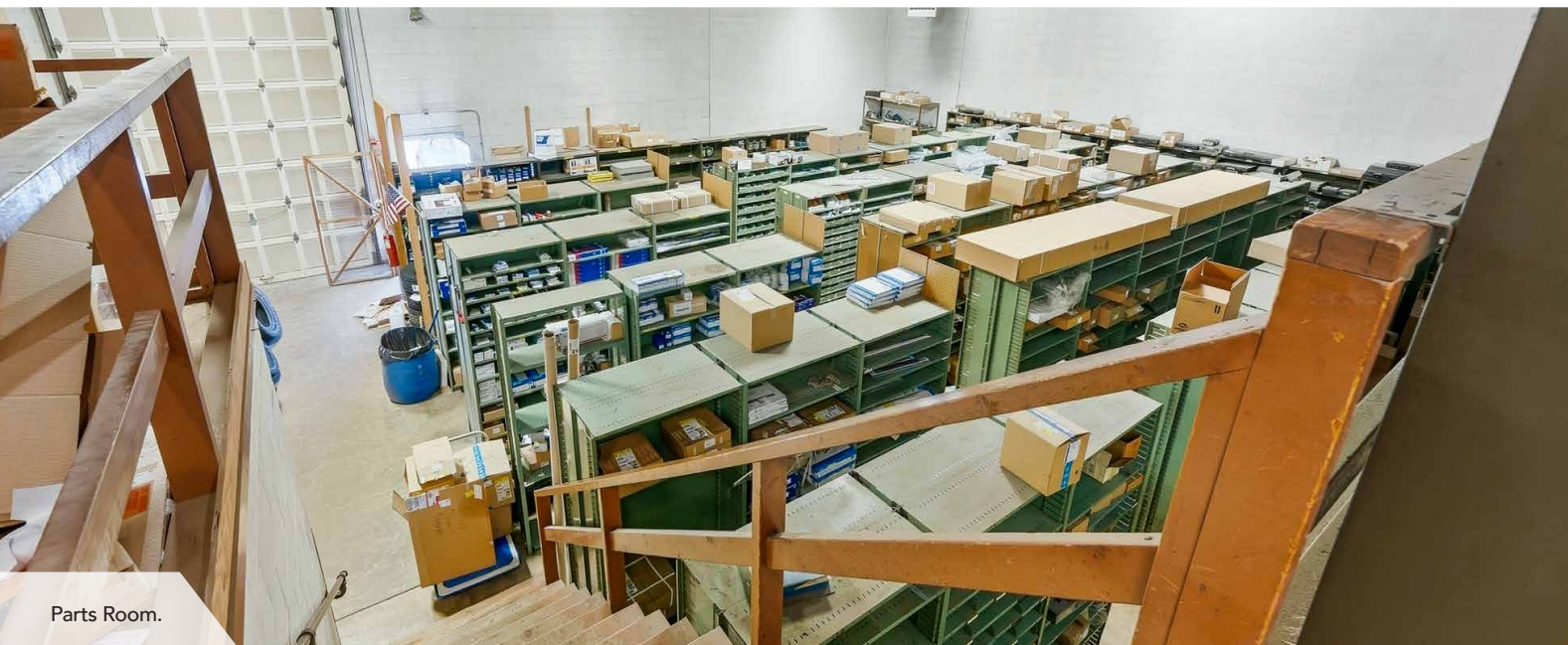
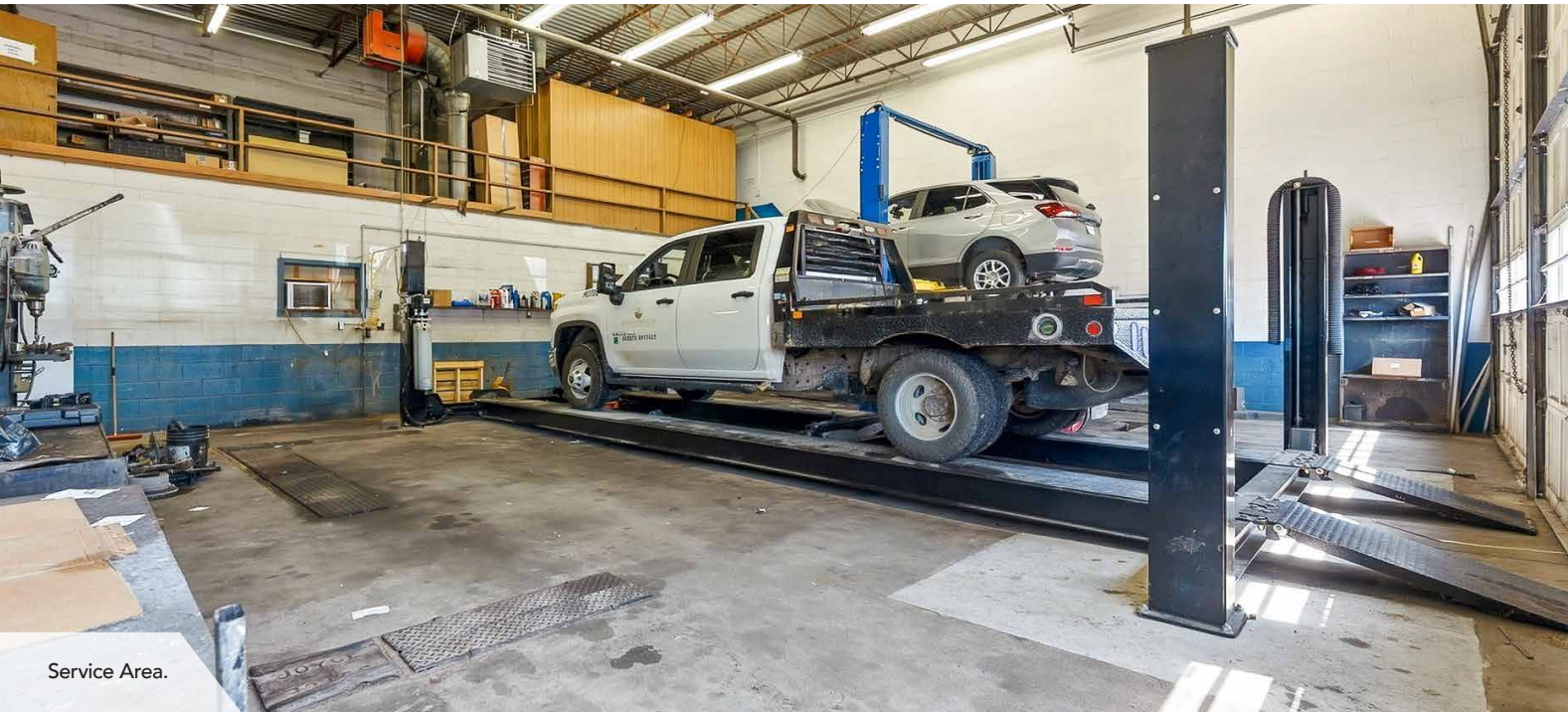


Office.



Office.

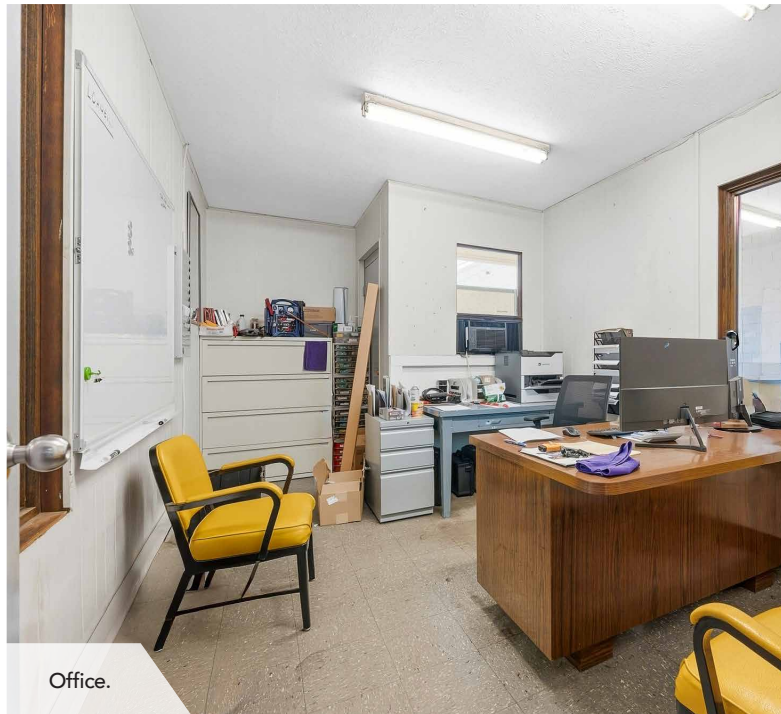
INTERIOR PHOTOS



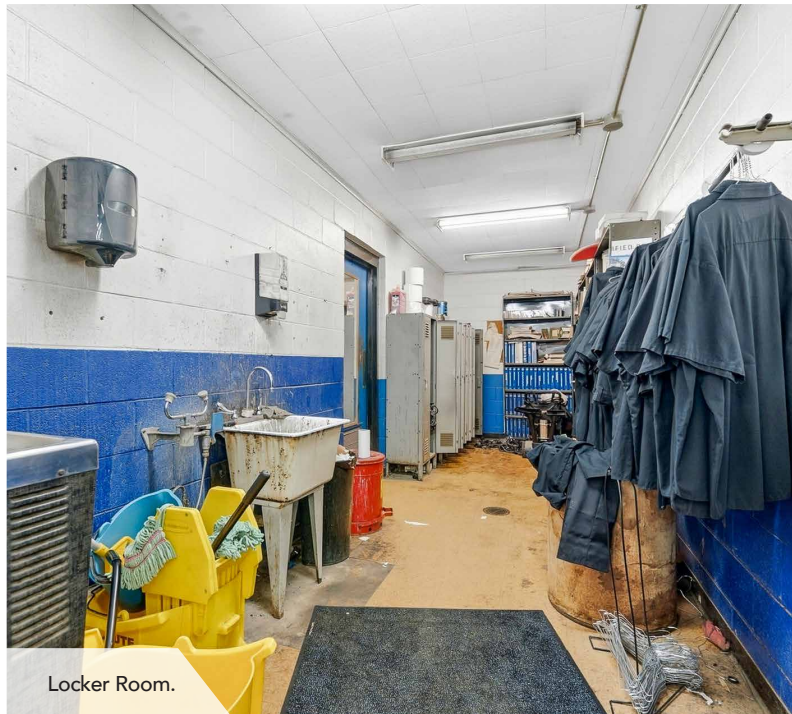
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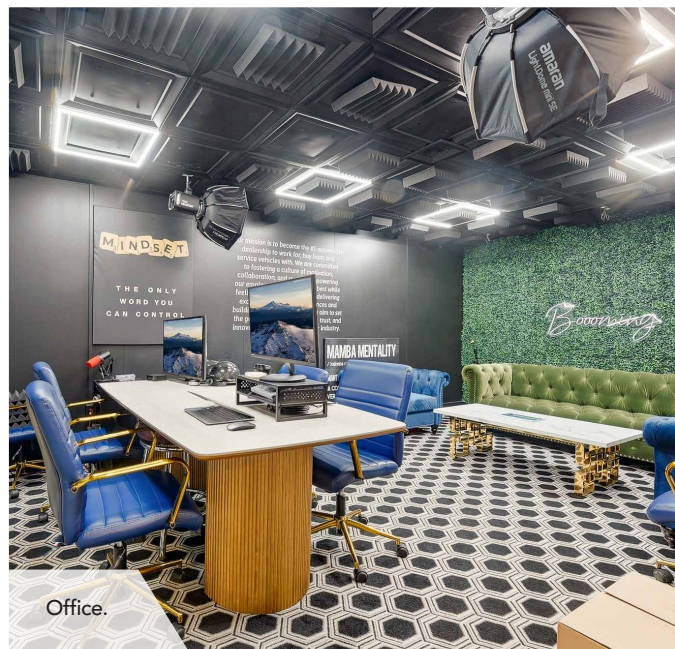
Office.



Locker Room.



Customer Lounge.

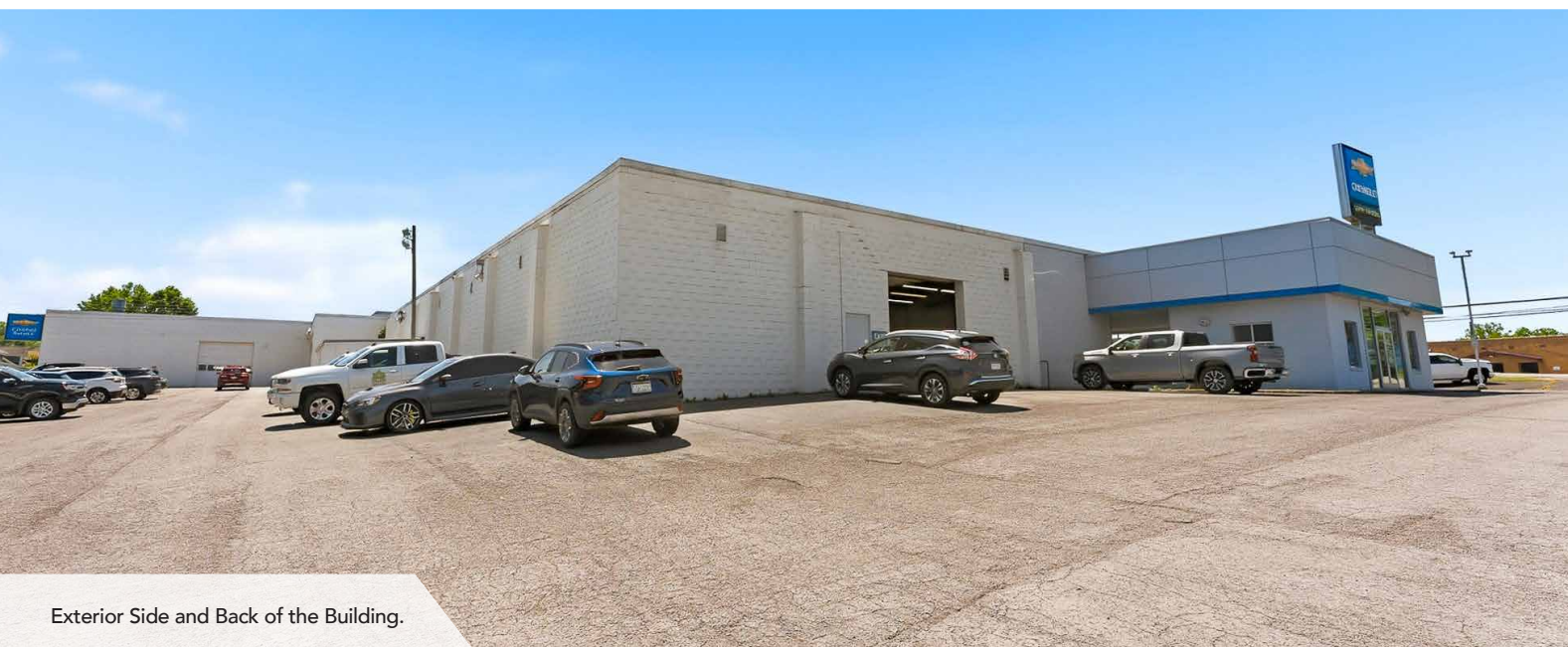


Office.

EXTERIOR PHOTOS



Exterior Front Side of the Building.



Exterior Side and Back of the Building.

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Front of the Building.

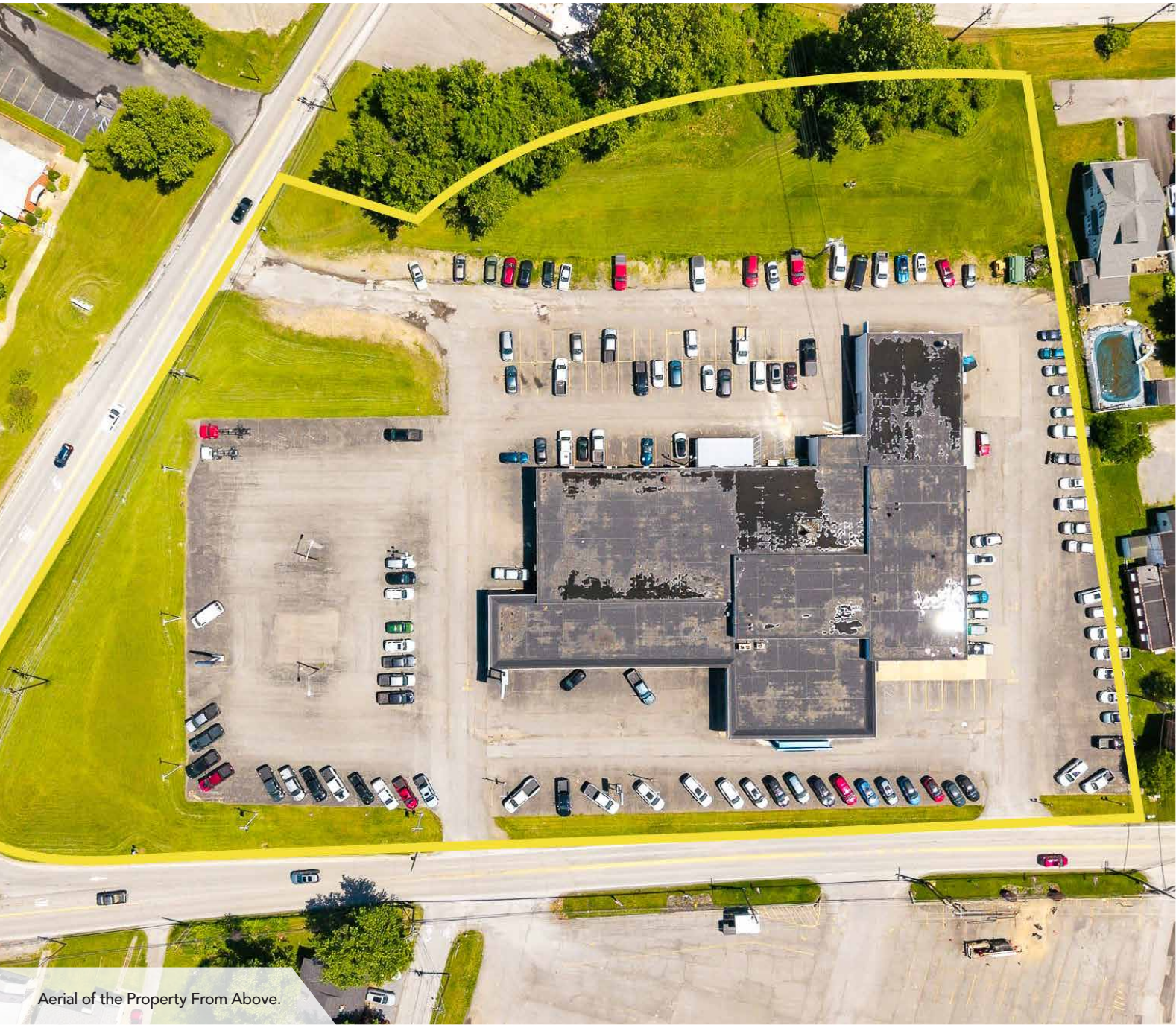


Back of the Building.



Side of the Building.

AERIAL PHOTOS



Aerial of the Property From Above.

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Aerial of the Property Facing Northwest.



Aerial of the Property Facing Southeast.



Aerial of the Property Facing West.

AERIALS



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Aerial of the Property Facing East.



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