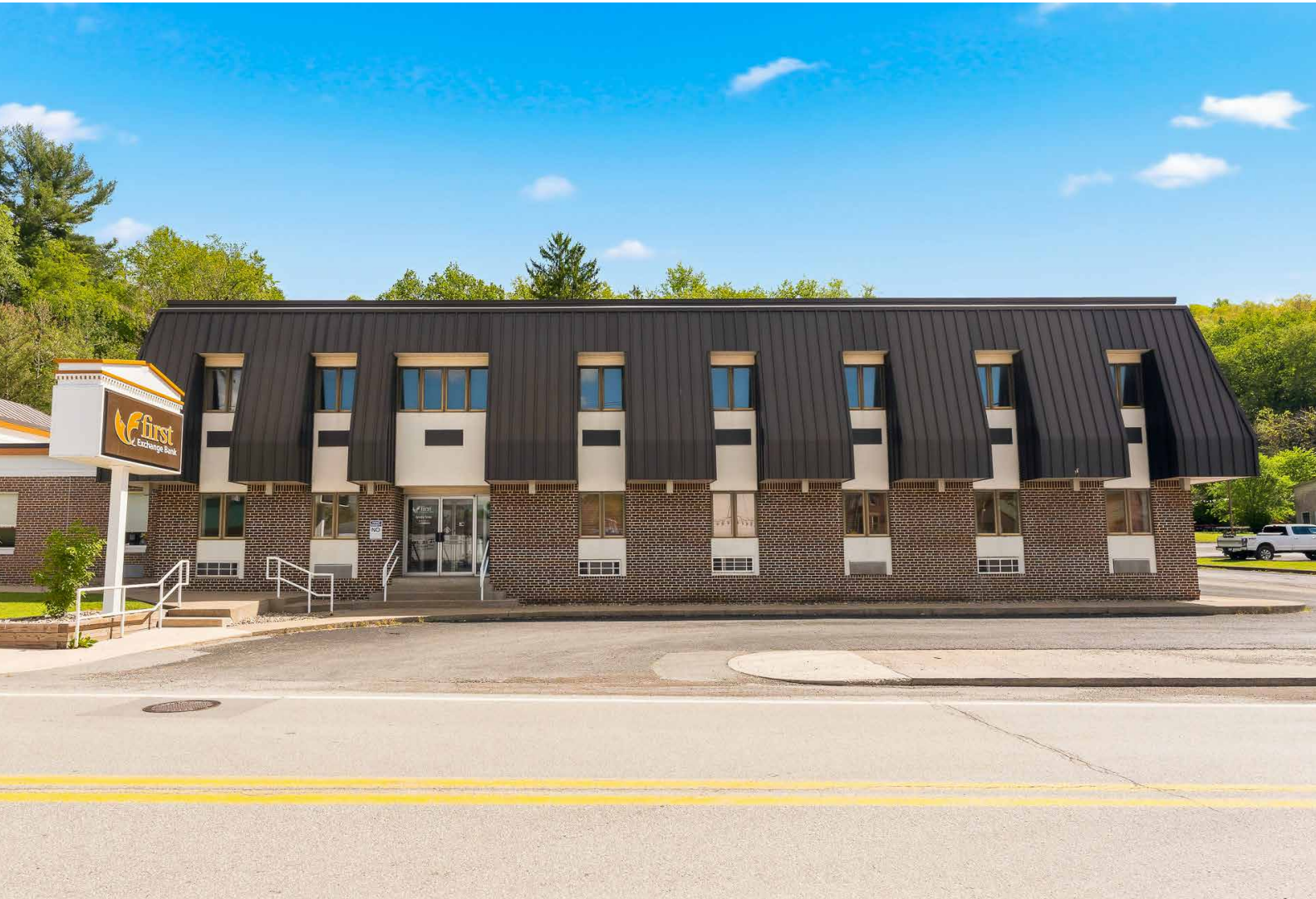




FOR LEASE
OFFICE BUILDING
MARKETING FLYER



11 WEST MAIN STREET
MANNINGTON, WV 26582



11 WEST MAIN STREET

WALGREENS

MILLER'S HARDWARE

3,673 VPD (2025)

MANNINGTON

MANNINGTON FIRE DEPARTMENT

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OFFICE BUILDING FOR LEASE

11 WEST MAIN STREET MANNINGTON, WV 26582

RENTAL RATE / \$9.75 / SQ FT / YEAR

LEASE STRUCTURE / MODIFIED GROSS

GROSS BUILDING SIZE / 9,272 (+/-) SQ FT

PROPERTY TYPE / OFFICE

OFF-STREET PARKING / 20 (+/-) SPACES

CITY LIMITS / INSIDE

PROPERTY HIGHLIGHTS / SECURITY SYSTEM, LARGE PARKING LOT, EXCELLENT VISIBILITY, SIGNAGE OPPORTUNITIES, FREIGHT ELEVATOR, OPTIONS TO SUBDIVIDE

Positioned along the highly visible corridor of West Main Street in the heart of Mannington, this well-maintained commercial office building at 11 West Main Street presents an excellent opportunity for businesses seeking a centrally located and functional professional space. Offering approximately 9,272 (+/-) square feet across two stories, the property combines accessibility, flexibility, and strong street presence in a convenient North Central West Virginia location. This building may be subdivided to accommodate smaller tenants.

The site benefits from direct frontage and easy access along West Main Street, which sees approximately 3,673 vehicles per day, providing consistent daily visibility and excellent exposure for occupants and visitors alike. Prominent signage opportunities further enhance brand visibility and make the property ideal for businesses looking to establish a recognizable presence within the community.

FOR LEASE

OFFICE BUILDING - LOCATED IMMEDIATELY ALONG ROUTE 250
11 WEST MAIN STREET · MANNINGTON, WV 26582 · 9,272 SQ FT

PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

- Total Building Size: 9,272 (+/-) square feet across two levels
- 4,639 (+/-) square feet on the first floor
- 2,868 (+/-) square feet on the second floor (finished)
- 1,765 (+/-) square feet on the second floor (Unfinished)
- Year Built: 1986
- Year Renovated: 2010
- Security system

LEGAL DESCRIPTION

- Inside city limits of Mannington
- Parcel 106, Tax Map 7, Mannington Corp
- Deed Book 697, Page 211

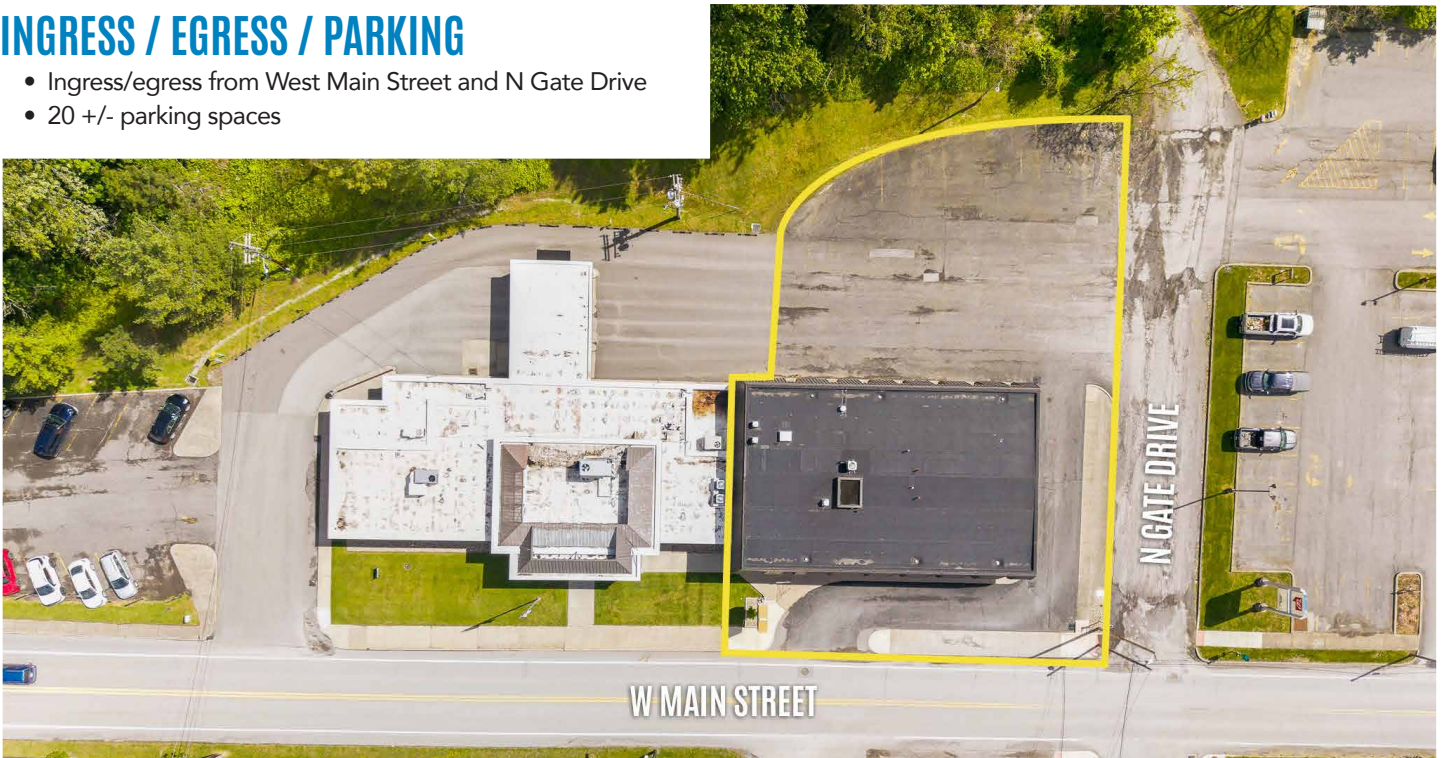
INGRESS / EGRESS / PARKING

- Ingress/egress from West Main Street and N Gate Drive
- 20 +/- parking spaces

UTILITIES

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

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



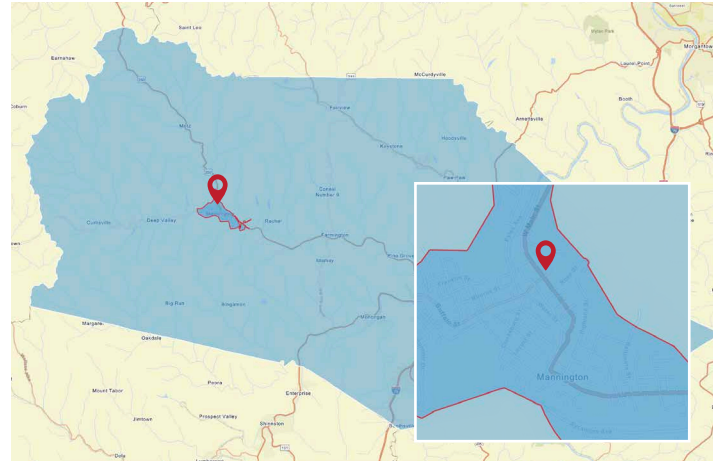
LOCATION ANALYSIS

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.

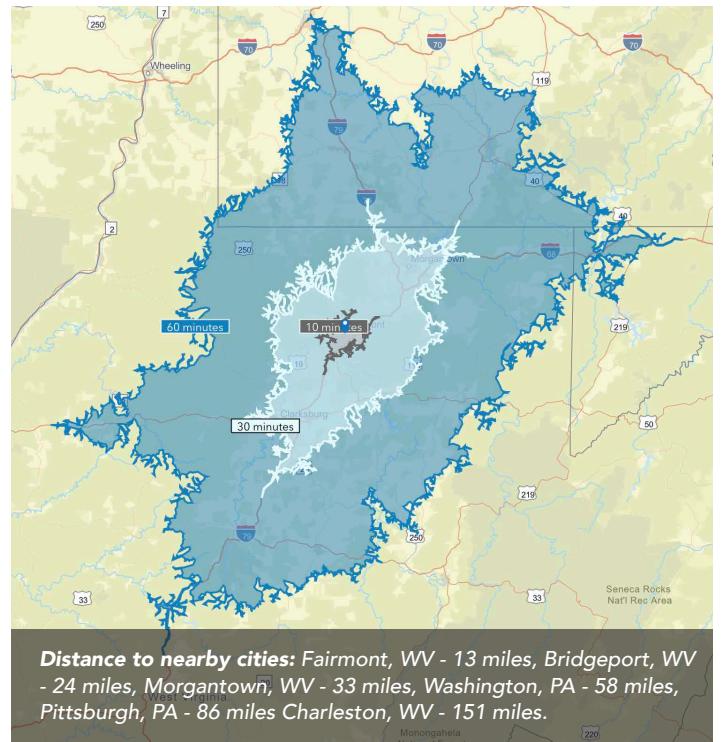
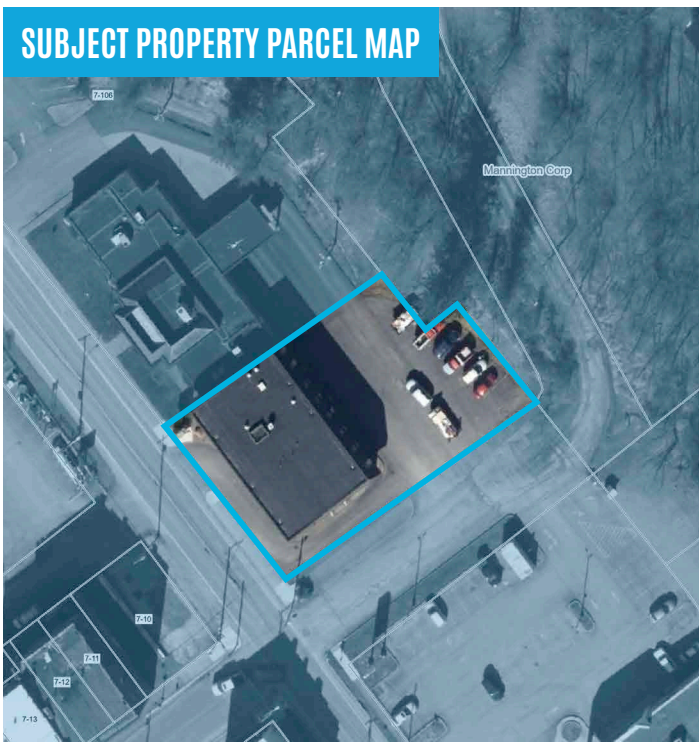
The **City of Mannington** has a total population of 1,904 and a median household income of \$63,256 Total number of businesses is 80.

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



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

SUBJECT PROPERTY PARCEL MAP



FOR LEASE

OFFICE BUILDING - LOCATED IMMEDIATELY ALONG ROUTE 250

11 WEST MAIN STREET · MANNINGTON, WV 26582 · 9,272 SQ FT

AERIAL PHOTO



The Google Earth image above highlights several of the most popular surrounding locations. The subject property, 11 West Main Street has been referenced with a yellow star.

Along West Main Street there is a daily traffic count of 3,673 vehicles per day (This data is provided by Esri, Esri and Kalibrate Technologies 2025).

- 1 First Exchange Bank
- 2 NAPA Auto Parts
- 3 Miller's Hardware
- 4 Walgreens
- 5 Mannington Fire Department
- 6 Mannington Pharmacy
- 7 Smoker Friendly
- 8 Main Street Trader
- 9 7-Eleven Gas Station
- 10 Mannington Public Library
- 11 Mannington Middle School
- 12 Exxon Gas Station
- 13 North Peak Performance
- 14 Dollar General
- 15 Big Mamma Pizzeria
- 16 Mannington Senior Center
- 17 Blackshere Elementary School
- 18 Mountaineer Gas Company
- 19 High Life Lounge
- 20 Price Cutter
- 21 Advance Auto Parts
- 22 Corwin Ford Sales

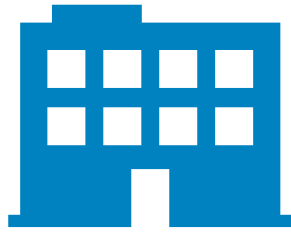
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



3,555

Total Population



96

Businesses



3,528

Daytime Population



\$148,929

Median Home Value



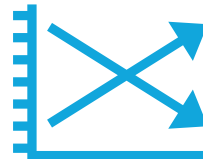
\$31,331

Per Capita Income



\$61,967

Median Household Income



-0.5%

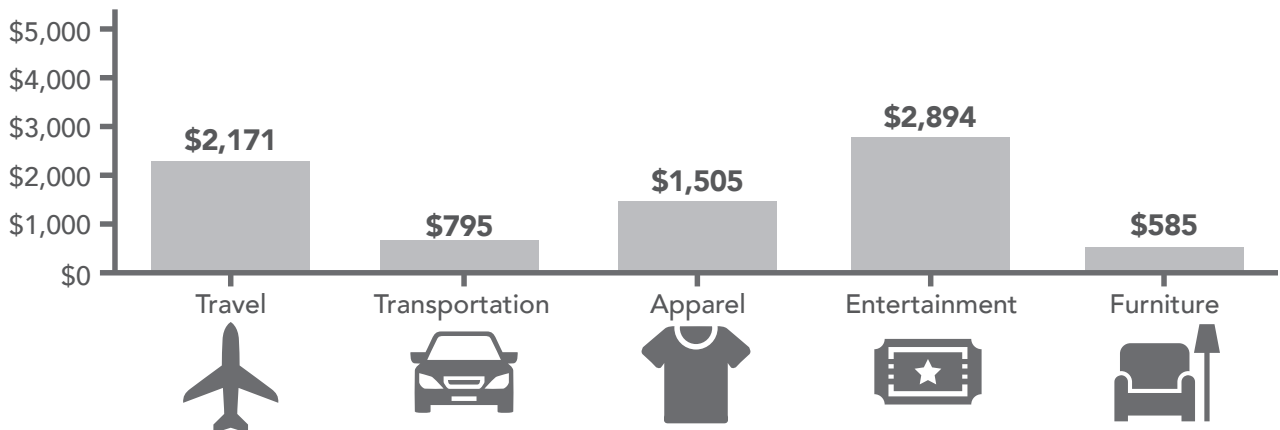
2025-2030 Pop Growth Rate



1,739

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



5,779

Total Population



116

Businesses



4,888

Daytime Population



\$149,206

Median Home Value



\$31,004

Per Capita Income



\$61,702

Median Household Income



-0.5%

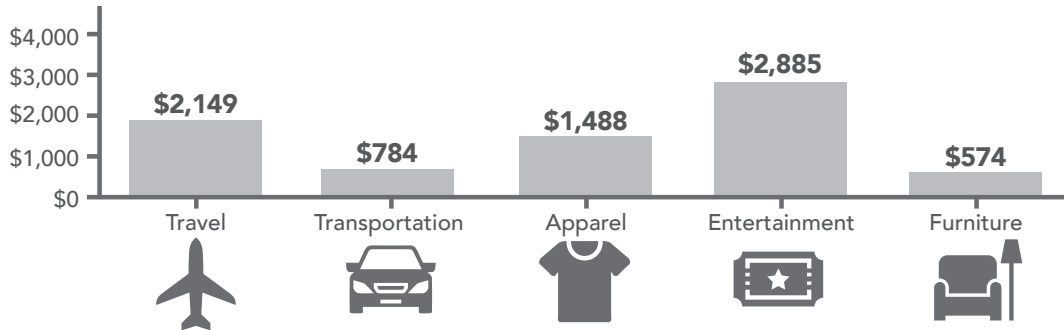
2025-2030 Pop Growth Rate



2,824

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



24,804

Total Population



466

Businesses



19,164

Daytime Population



\$162,682

Median Home Value



\$33,125

Per Capita Income



\$65,014

Median Household Income



-0.4%

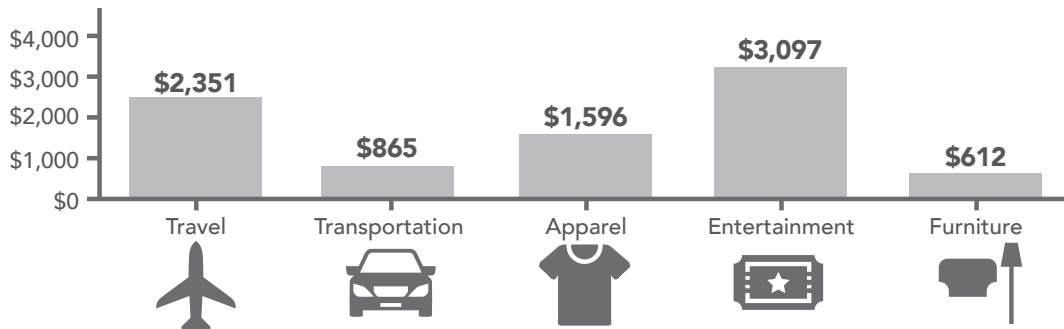
2025-2030 Pop Growth Rate



11,725

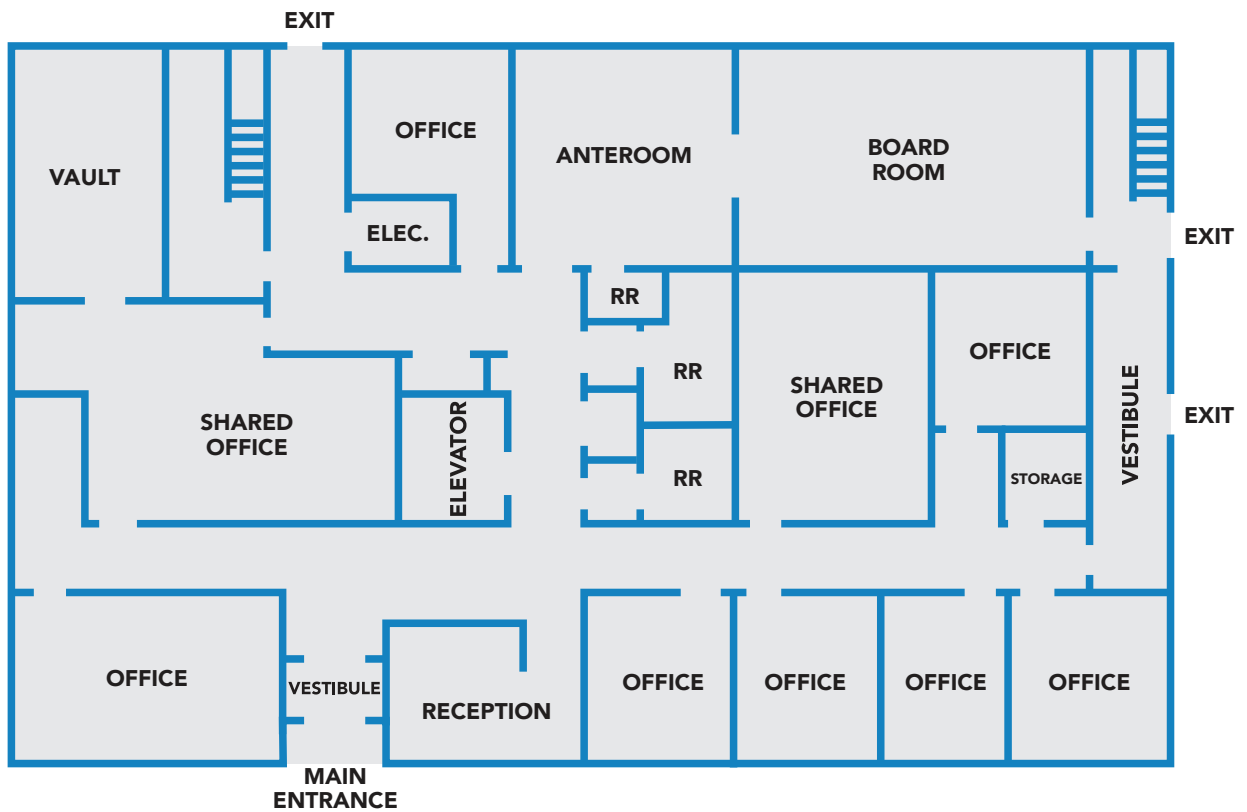
Housing Units (2020)

KEY SPENDING FACTS



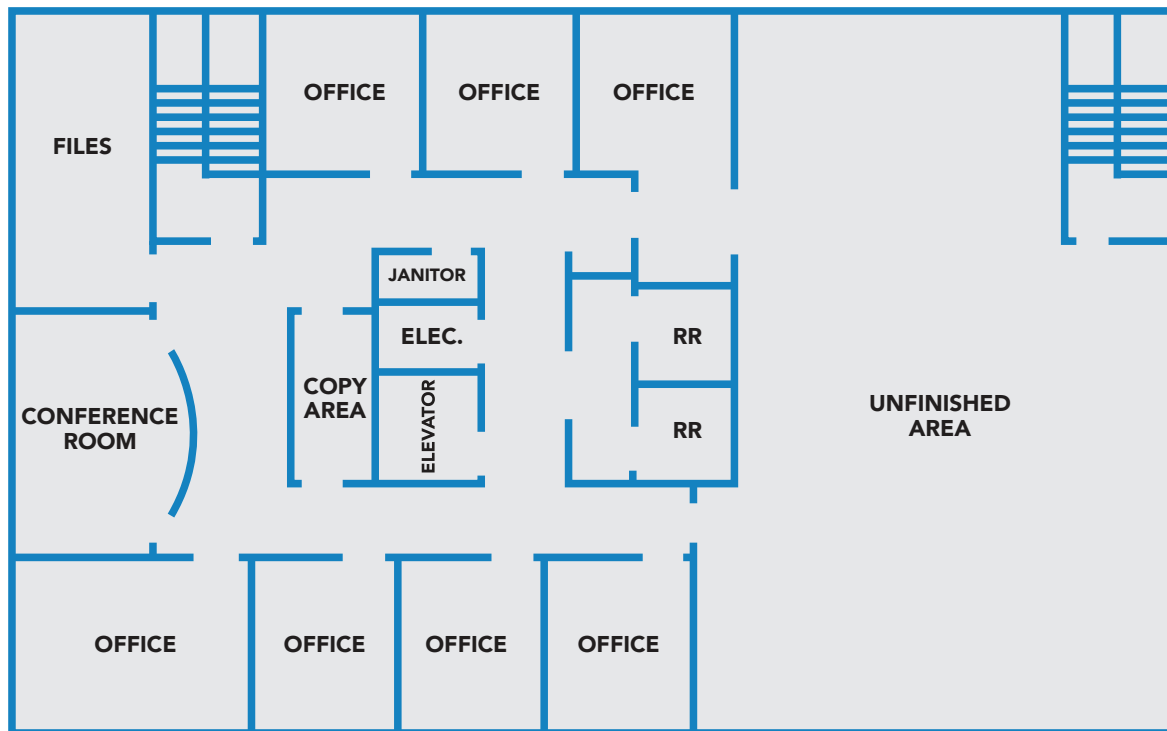
FLOOR PLANS

FIRST FLOOR

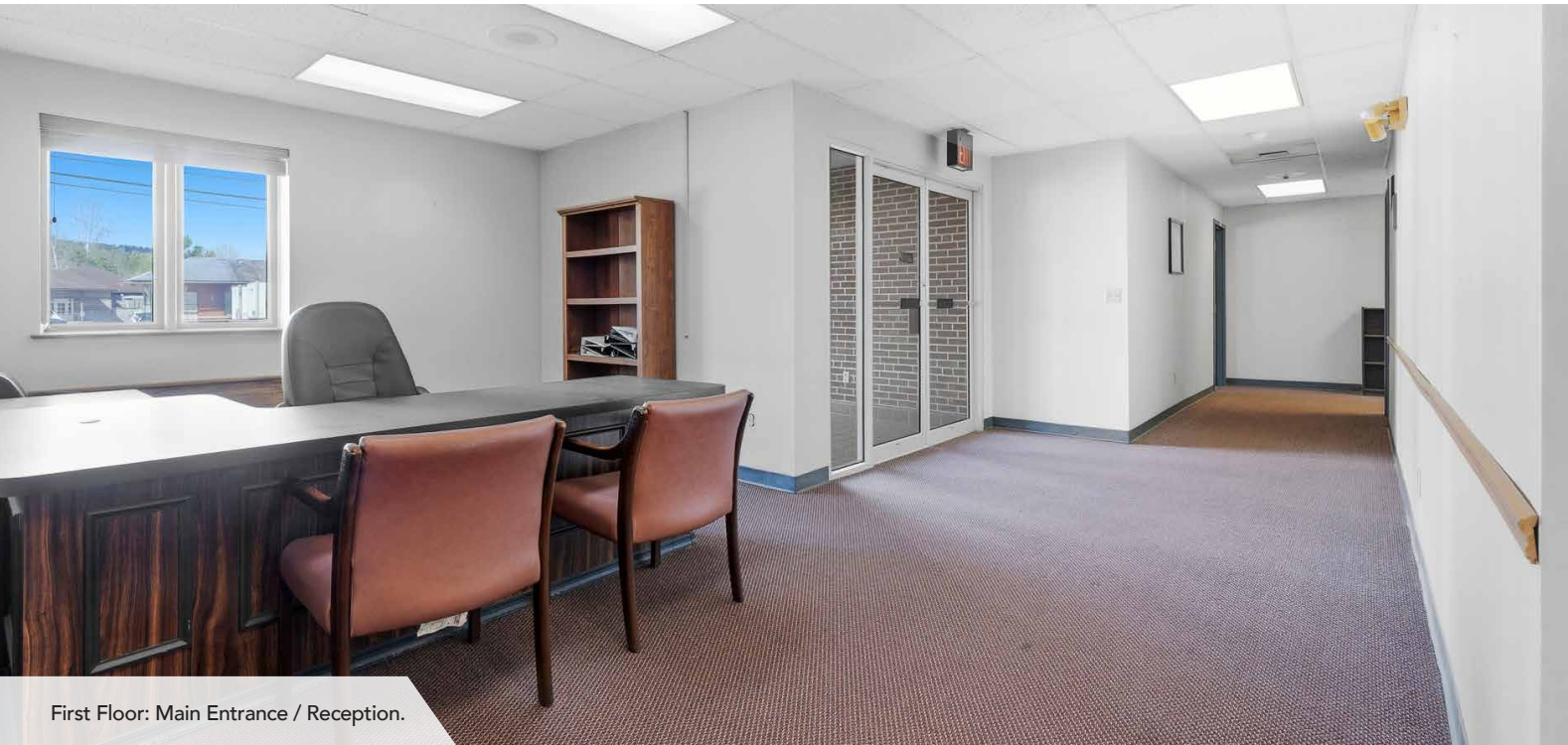


FOR LEASE
OFFICE BUILDING - LOCATED IMMEDIATELY ALONG ROUTE 250
11 WEST MAIN STREET · MANNINGTON, WV 26582 · 9,272 SQ FT

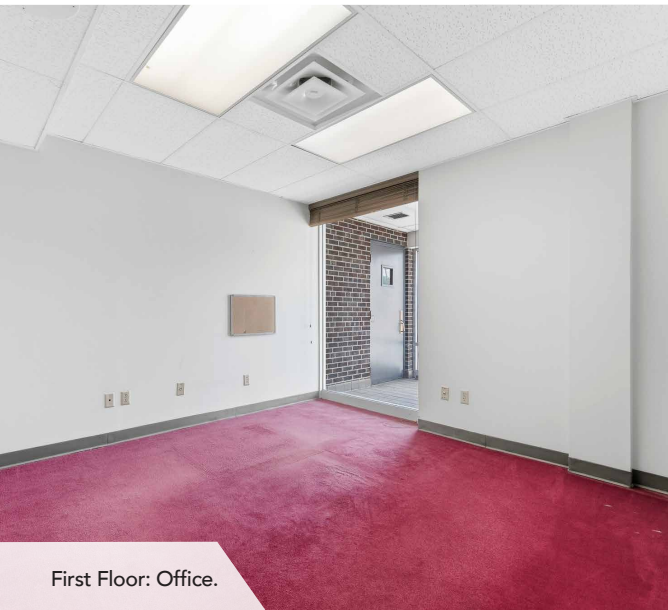
SECOND FLOOR



INTERIOR PHOTOS



First Floor: Main Entrance / Reception.



First Floor: Office.

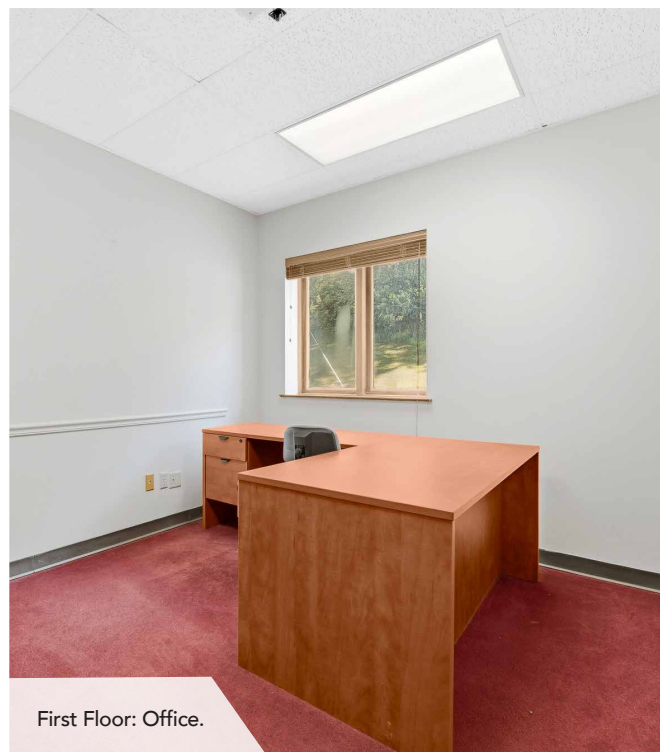


First Floor: Office.

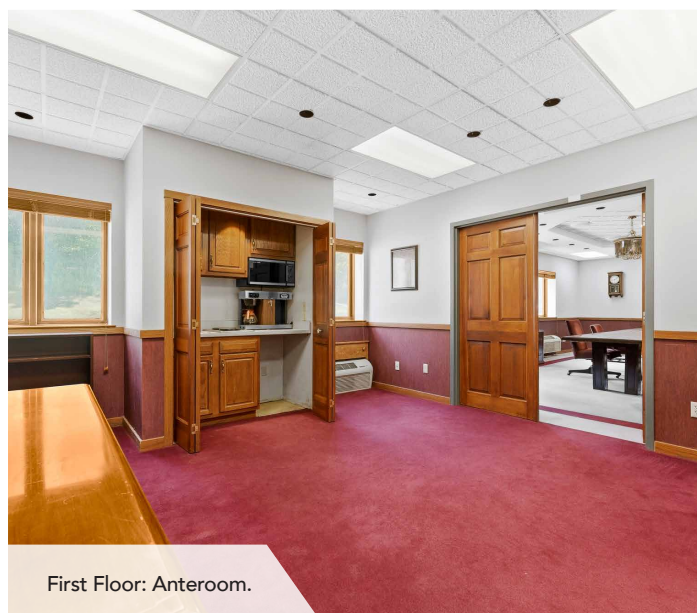
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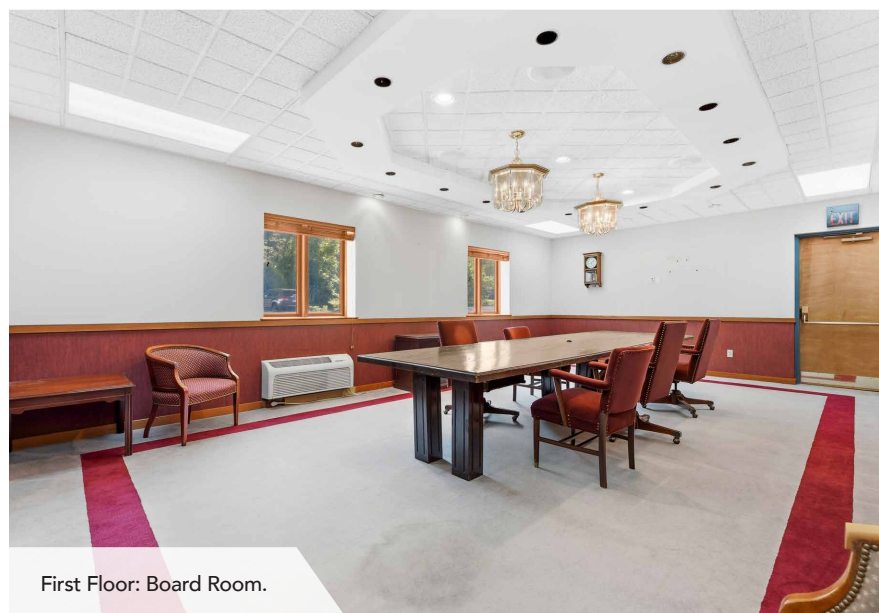
First Floor: Office.



First Floor: Office.



First Floor: Anteroom.

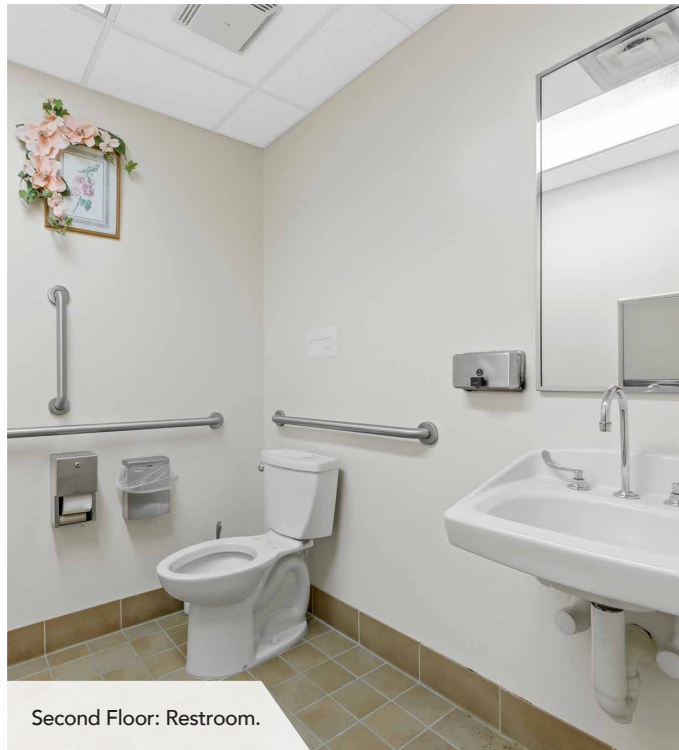


First Floor: Board Room.

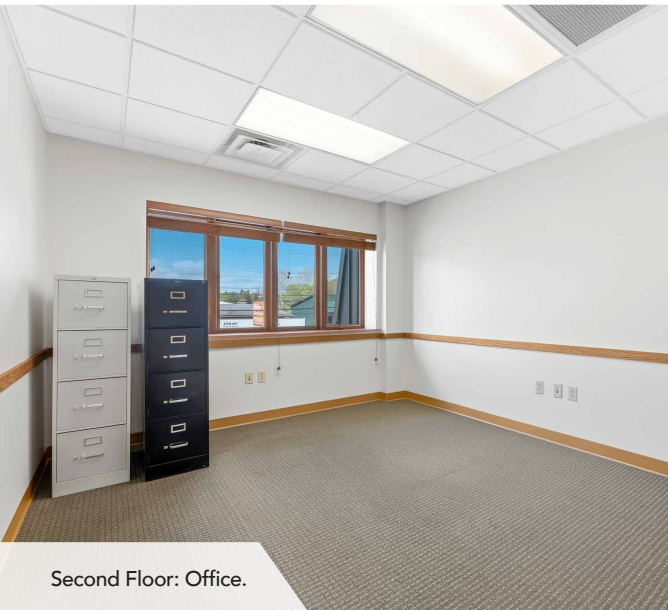
INTERIOR PHOTOS



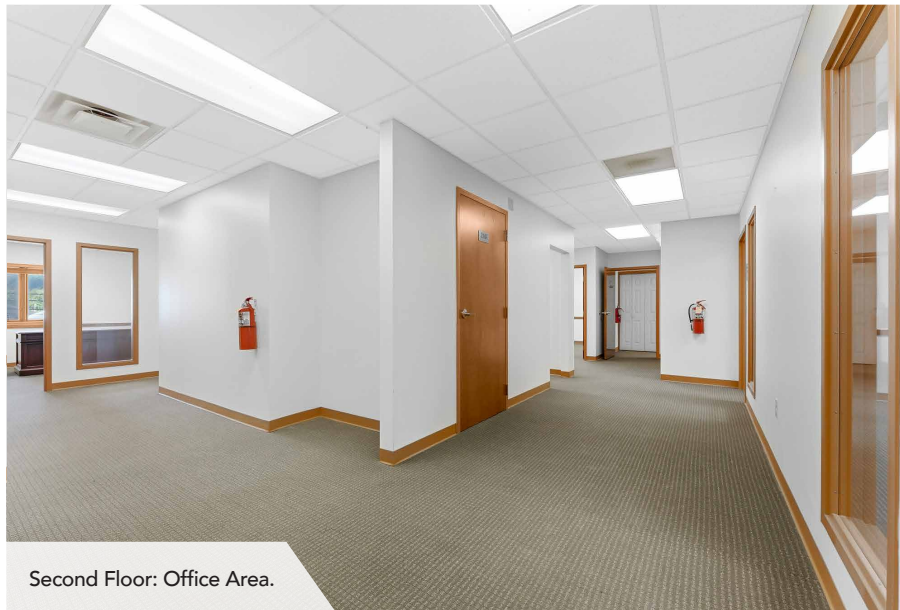
Second Floor: Office Area.



Second Floor: Restroom.

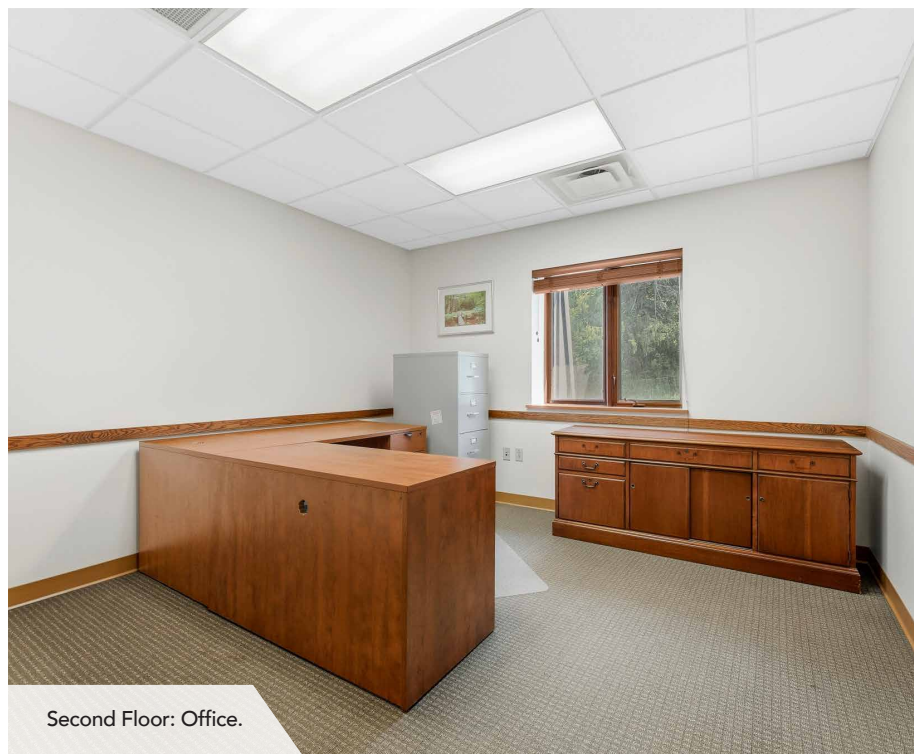


Second Floor: Office.



Second Floor: Office Area.

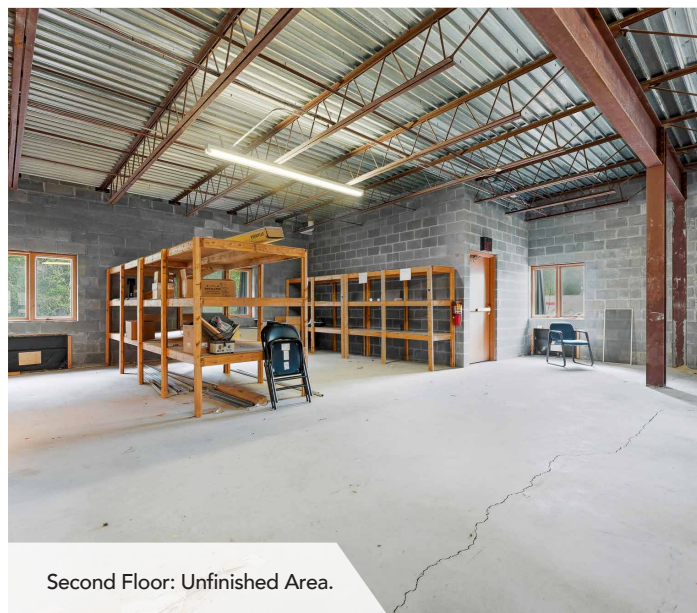
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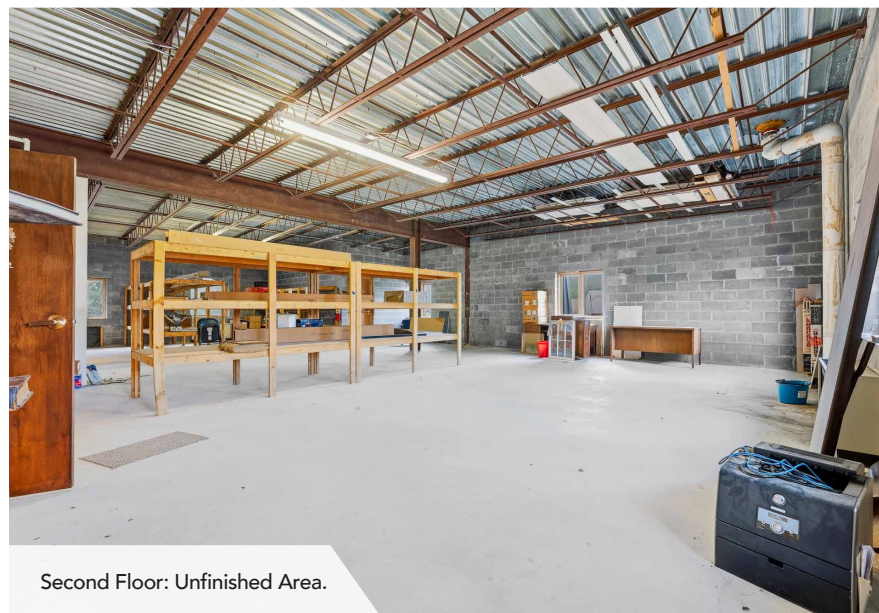
Second Floor: Office.



Second Floor: Office.

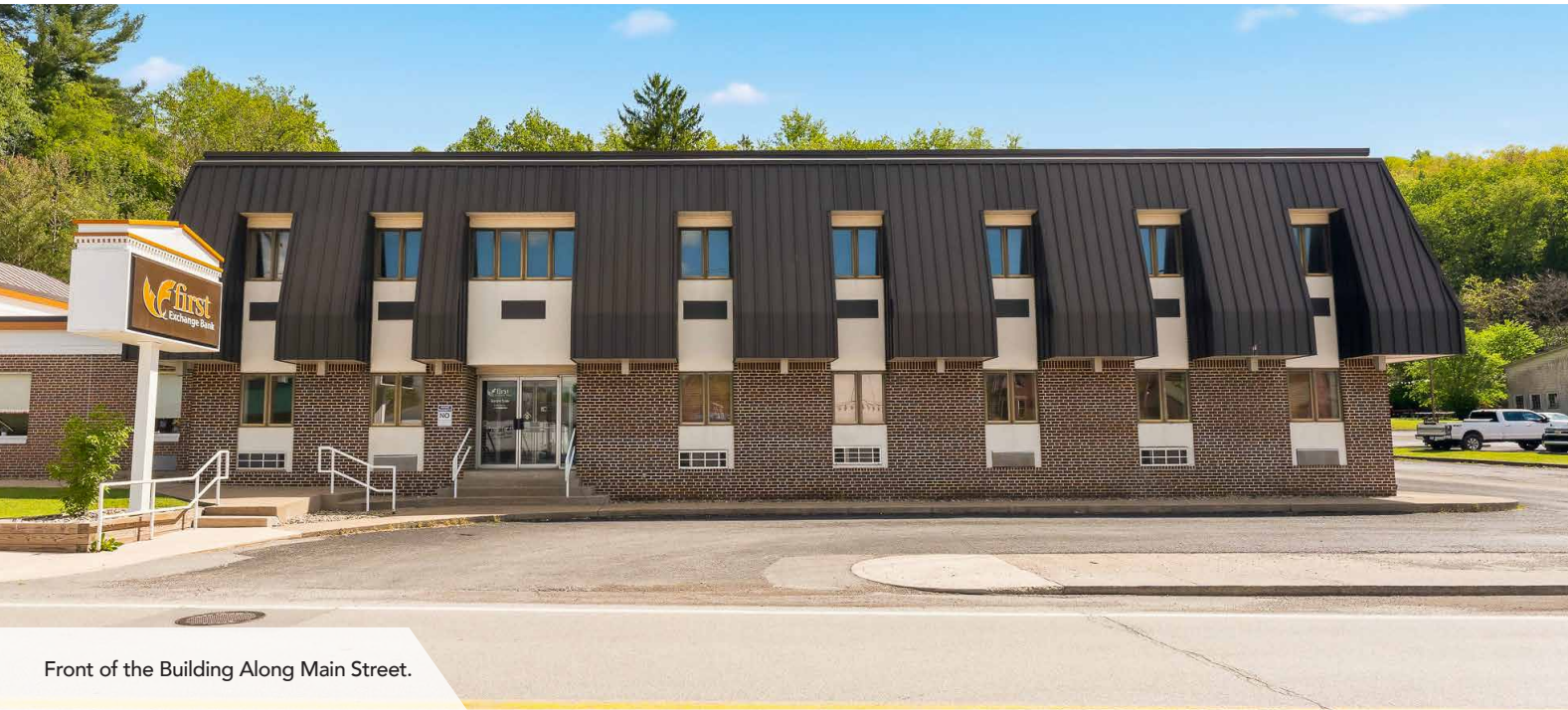


Second Floor: Unfinished Area.



Second Floor: Unfinished Area.

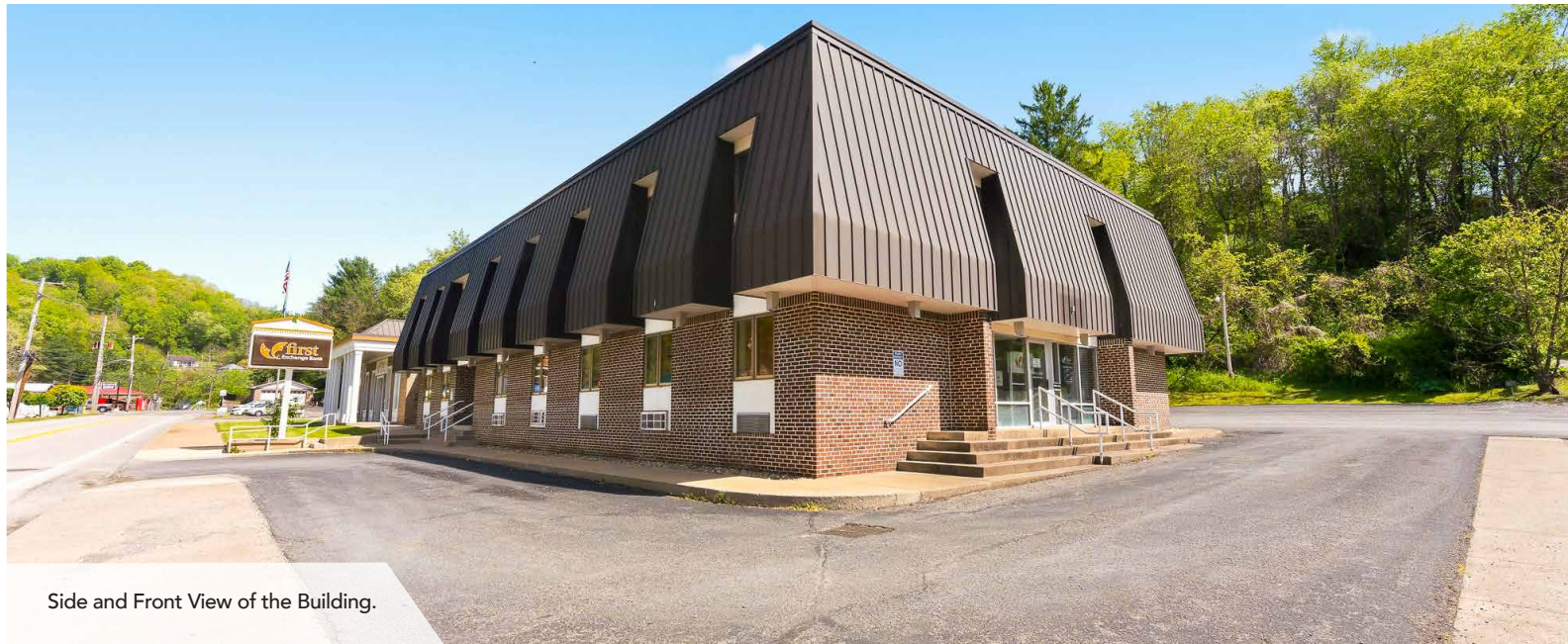
EXTERIOR PHOTOS



FOR LEASE
OFFICE BUILDING - LOCATED IMMEDIATELY ALONG ROUTE 250
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Side View of the Building.

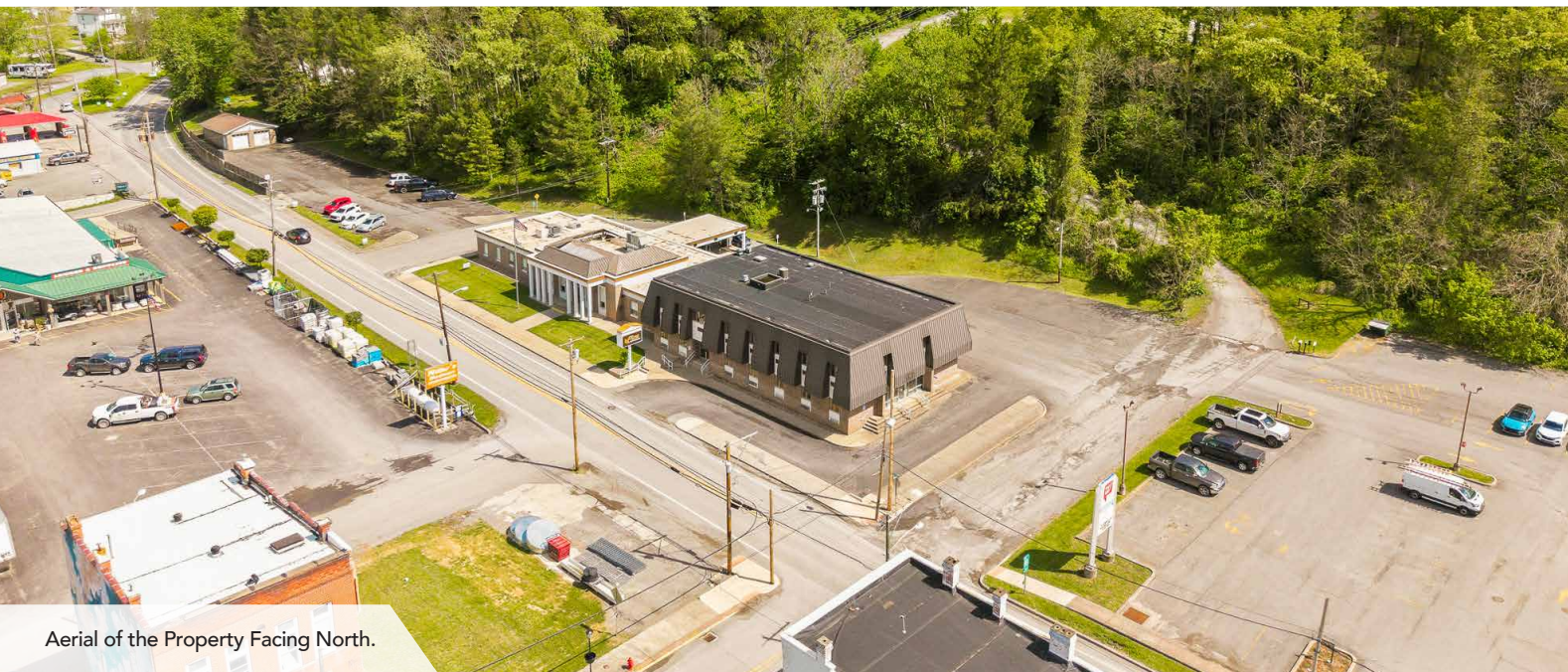


Side and Front View of the Building.

AERIAL PHOTOS



Aerial of the Property Facing West.

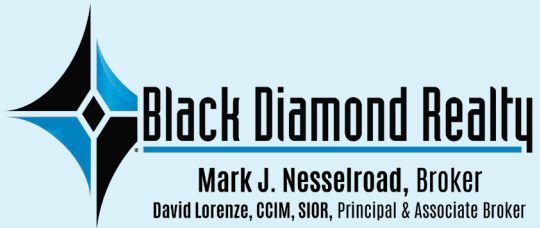


Aerial of the Property Facing North.

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Aerial of the Property Facing East.



CONTACT

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