

# Marion Square



120-401 Marion Square  
Fairmont, West Virginia 26554  
[broadreachretail.com](http://broadreachretail.com)



## Property Features

- High-volume, grocery-anchored neighborhood center in a prime location with high foot traffic; ~929K annual visitors
- Located on US Highway 19 (7,500 VPD) & ~10 minutes to I-79 (54,000 VPD)
- Positioned as Fairmont's primary daily-needs shopping destination with a great mix of retail, service, and convenience uses

## Join these Retailers



## Retail Spaces for Lease

Suite	Size	Available
312	2,850 sf	NOW
219	2,500 sf	NOW
217	2,000 sf	NOW
216	5,000 sf	NOW
209	4,000 sf	NOW
206	2,000 sf	NOW
203	4,000 sf	NOW
201	2,800 sf	NOW

Disclaimer: While Broad Reach Retail Partners, LLC and its affiliates believe the information contained herein to be true and accurate, they make no claims or warranties. Any prospective tenant should conduct thorough, independent due diligence.

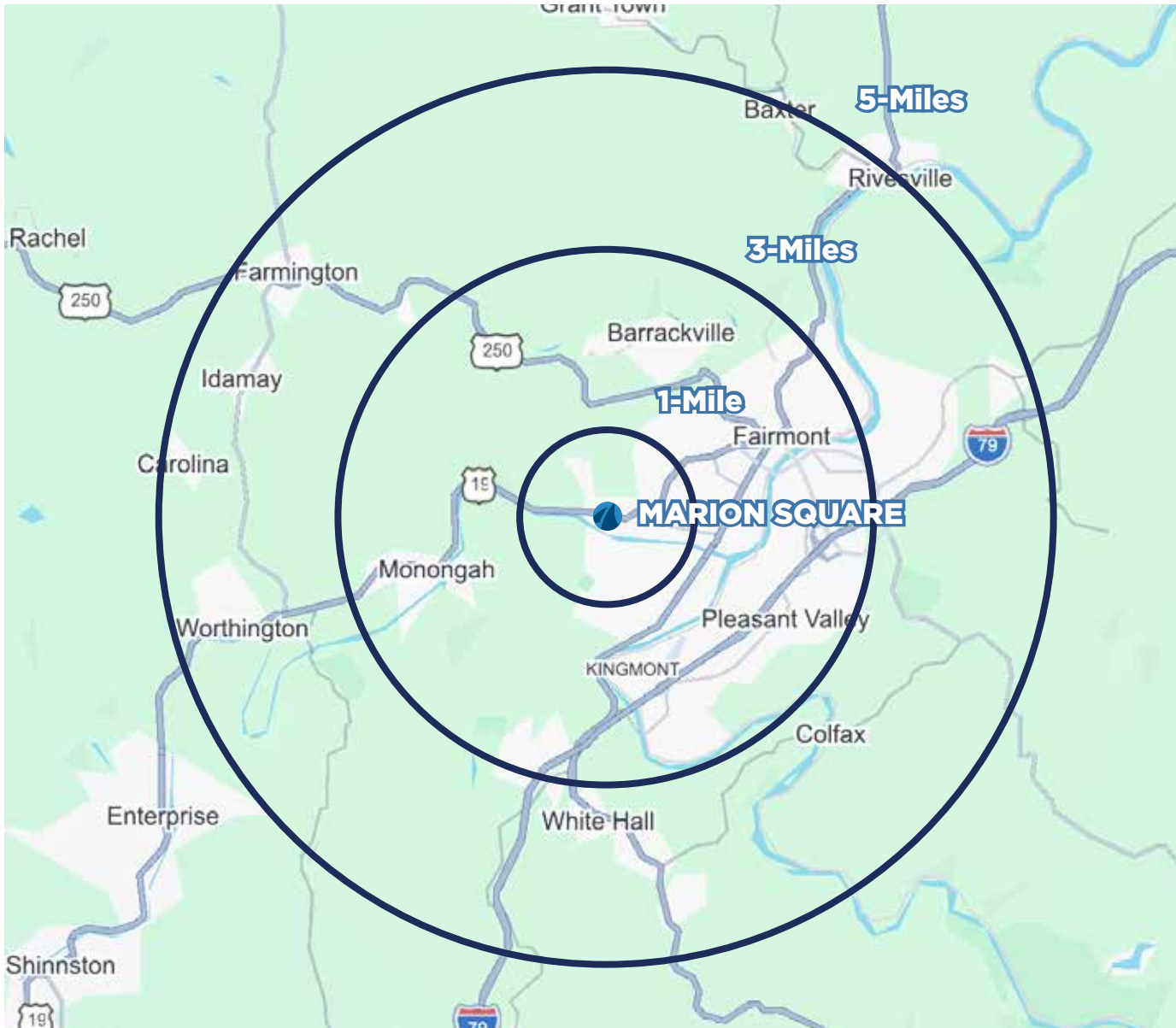
For Leasing Information, contact: **Jessica Hansen**  
[jhansen@broadreachretail.com](mailto:jhansen@broadreachretail.com) 443.813.2514



# Location



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## Demographics (2025 Estimates)

- 1-Mile Radius
  - Population: 5,599
  - Average Household Income: \$76,438
- 5-Mile Radius
  - Population: 38,966
  - Average Household Income: \$63,536
- 10-Mile Radius
  - Population: 64,956
  - Average Household Income: \$65,631

## Property Highlights

- 123,929 square foot shopping center
- Anchor: Food Lion
- Junior Anchors: CVS, Busy Beaver, Planet Fitness, O'Reilly Auto Parts
- Located in the heart of the I-79 Corridor in Fairmont, WV
- Near the 400ac I-79 Technology Park, Fairmont State University, and 2 hospitals
- Great mix of national and local tenants

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# Site Plan



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Suite	Tenant	SF
401	CVS	9,600
<b>312</b>	<b>Available</b>	<b>2,850</b>
310	Paula's	2,000
308	Food Lion	29,000
305	Viva Hair Salon	1,500
304	Cricket Wireless	1,500
303	Fairmont Nails & Spa	1,500
301	70 East Tobacco	1,500
<b>219</b>	<b>Available</b>	<b>2,500</b>
<b>217</b>	<b>Available</b>	<b>2,000</b>
<b>216</b>	<b>Available</b>	<b>5,000</b>
215	Busy Beaver	26,250
213	Planet Fitness	13,600
<b>209</b>	<b>Available</b>	<b>4,000</b>
207	All Weather Playground	3,920
<b>206</b>	<b>Available</b>	<b>2,000</b>
<b>203</b>	<b>Available</b>	<b>4,000</b>
<b>201</b>	<b>Available</b>	<b>2,800</b>
120	O'Reilly's Auto Parts	8,409
<b>Total</b>		<b>123,929</b>

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# Market Aerial



Marion Square Shopping Center  
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**MARION SQUARE**

TYGART CENTER AT FAIRMONT CAMPUS  
PIERPONT CENTER AT FAIRMONT CAMPUS  
FAIRMONT FIELD GOLF COURSE

**MIDDLETOWN COMMONS**

1-79 TECHNOLOGY PARK  
30+ BUSINESSES  
400 ACRES

FAIRMONT STATE UNIVERSITY

WVU FAIRMONT MEDICAL CENTER

Walgreens



Cleveland Ave

Locust Ave

Fairmont Ave

Stoney Rd

Speedway Ave

Pleasant Valley

Colfax Rd

Le Grafton Rd

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