



# For Sale - \$249,000

300 E Dupont Ave., Belle, WV



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# Property Description

- Lot Size: 0.5 Acres
- Building Size: 2,025 SF
- 2 Stories
- 16 Parking Spaces
- 4 Drive Through Lanes





# Area Map





# Area Map





# Local Map





# Interior Pictures



Looking from rear of lobby towards main entrance.



Looking from main entrance to the right of lobby.

# Interior Pictures



Looking from front of building down the service counter.



Drive through service window.



# Interior Pictures



Conference Room on the First Floor.



Conference Room on the Second Floor.

# Interior Pictures



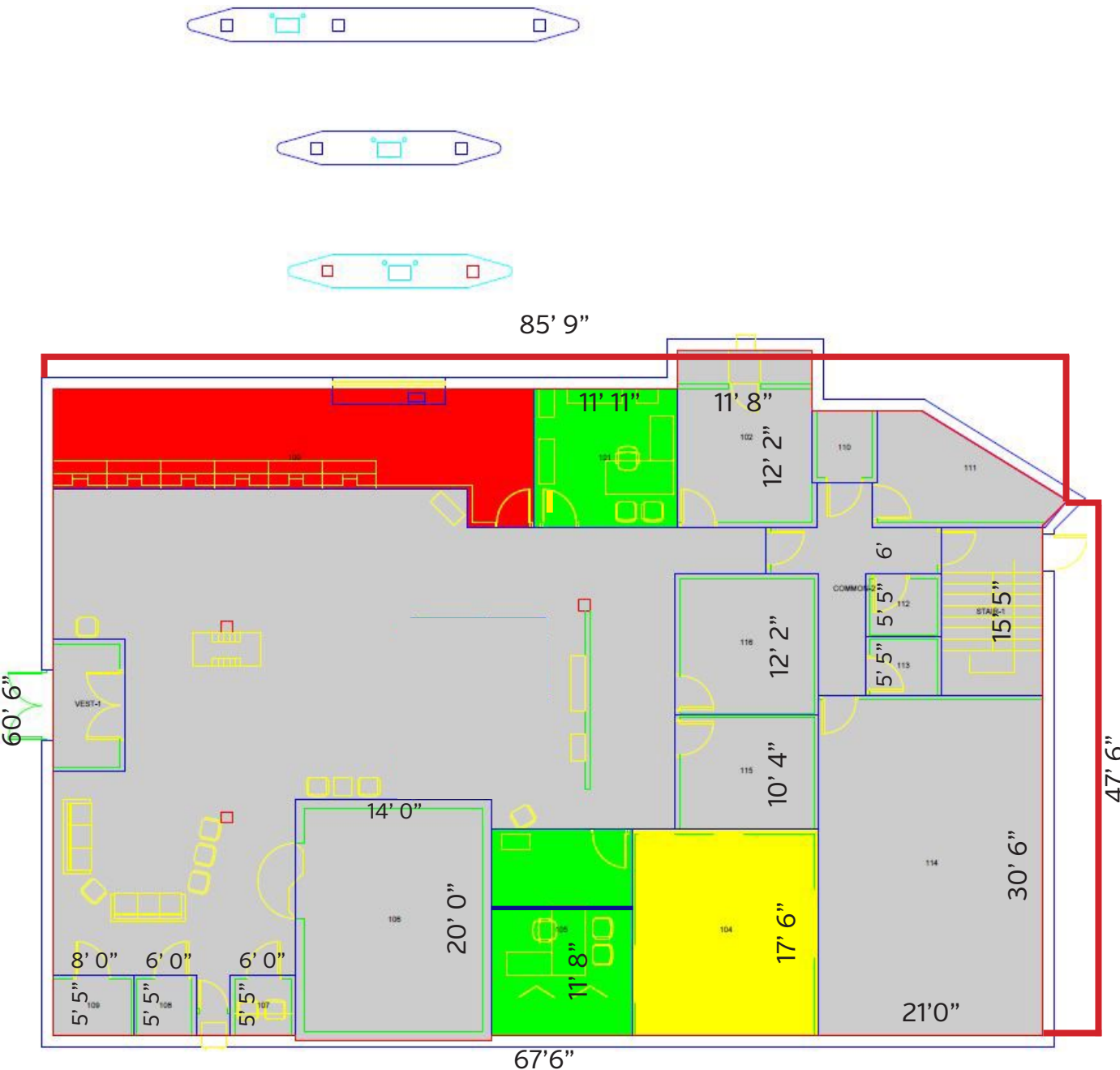
Training Room on the Second Floor.



Break Room on the Second Floor.



# First Floor Plan

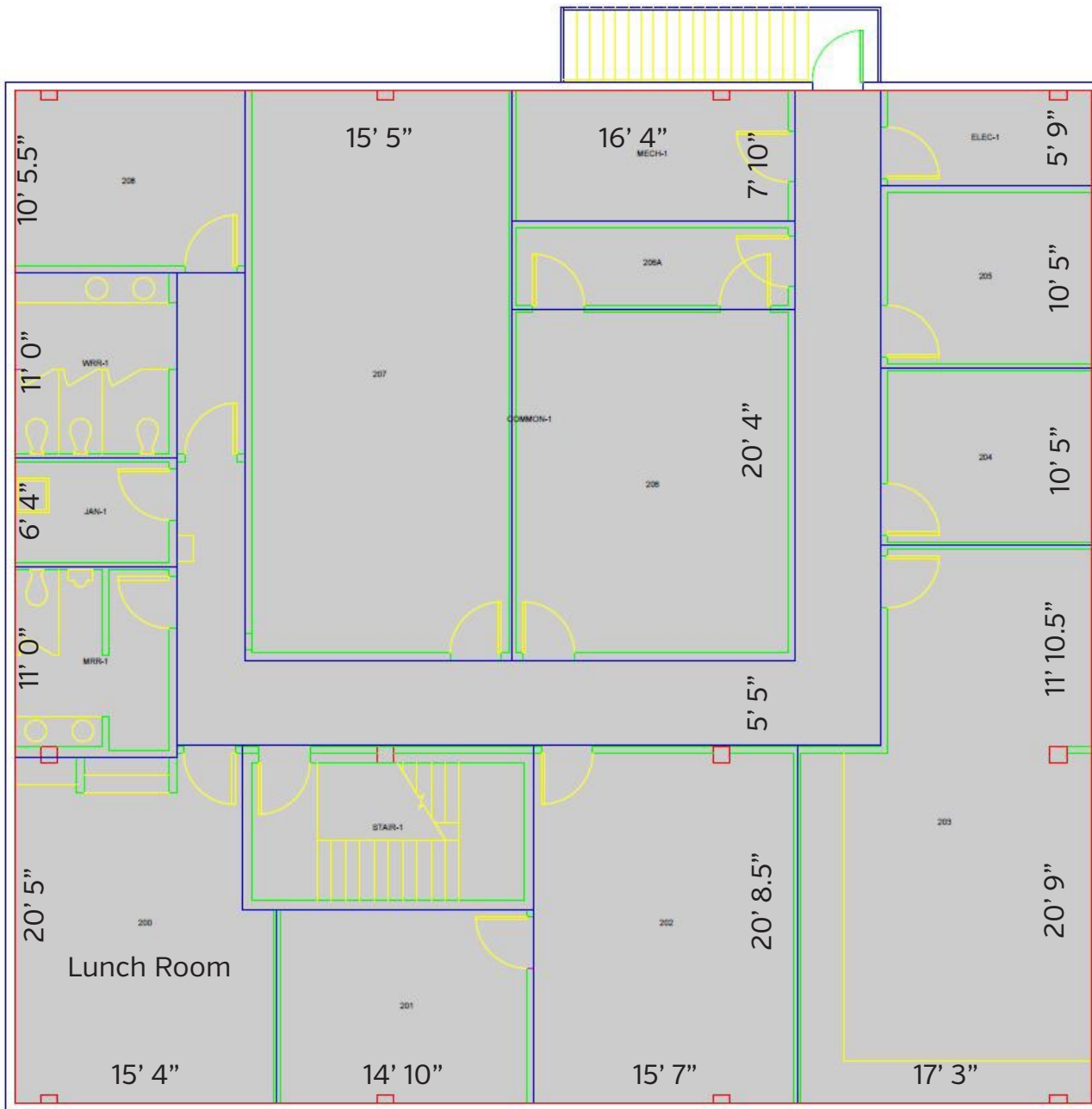


Occupancy	Key	Cnt	Area
At Capacity	Yellow	1	306.94
Exceeds Capacity	Red	1	407.45
Not Occupiable	Grey	16	3,895.72
Vacant	Green	3	479.40
		21	5,089.51

Layout and measurements are approximate

# Second Floor Plan

Occupancy	Key	Cnt	Area
Not Occupiable		17	3,730.11



Layout and measurements are approximate



# Demographics 5-Miles

## MARKETING PROFILE

300 E Dupont Ave, Belle, West Virginia, 25015



Rings: 1, 3, 5 mile radii

## KEY FACTS

12,965

Population



Average Household Size

45.6

Median Age

\$35,075

Median Household Income

## HOUSING STATS



\$81,687

Median Home Value



\$5,432

Average Spent on Mortgage & Basics



\$534

Median Contract Rent

## INCOME



\$35,075

Median Household Income



\$21,527

Per Capita Income



\$42,698

Median Net Worth

Variables	1 mile	3 miles	5 miles
2020 Per Capita Income	\$22,656	\$21,099	\$21,527
2020 Median Household Income	\$37,390	\$36,028	\$35,075
2020 Average Household Income	\$50,257	\$48,441	\$49,235
2025 Per Capita Income	\$25,396	\$23,235	\$23,697
2025 Median Household Income	\$40,250	\$38,104	\$37,062
2025 Average Household Income	\$56,134	\$53,225	\$54,089

## EMPLOYMENT



60%

White Collar



21%

Blue Collar



19%

Services

12.0%

Unemployment Rate

## Population by Generation



499

2020 Generation Alpha Population (Born 2017 or Later) (Esri)



2,338

2020 Generation Z Population (Born 1999 to 2016) (Esri)



2,757

2020 Millennial Population (Born 1981 to 1998) (Esri)



2,599

2020 Generation X Population (Born 1965 to 1980) (Esri)



3,555

2020 Baby Boomer Population (Born 1946 to 1964) (Esri)



1,216

2020 Silent & Greatest Generations Population (Born 1945/Earlier) (Esri)



12,965

2020 Population by Generation Base (Esri)

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