

**Black Diamond Realty**

Mark J. Nesselroad, Broker  
David Lorenze, Principal/Salesperson

**FOR LEASE**  
**OFFICE / RETAIL SUITES**  
**MARKETING FLYER**



# SNIDER PLAZA

193 GREENBAG ROAD MORGANTOWN, WV 26501



**MOUNTAINEER MALL**

**14,719 VPD (2024)**

**SNIDER PLAZA**

# TABLE OF CONTENTS

---

## **Property Overview / Specifications**

Introduction of property and specifications of the building, utilities and access.

02

## **Location Analysis / Surrounding Amenities**

Detailed description and aerial photo of the location and its proximity to surrounding businesses.

04

## **Demographics**

Demographics and key facts pertaining to the property within a three, five and ten mile radius.

06

## **Suite 1**

Description and interior photos of Suite 1, 4,675 (+/-) square feet.

08

## **Suite 2**

Description and interior photos of Suite 2, 1,010 (+/-) square feet.

12

## **Suite 3**

Description and interior photos of Suite 3, 1,625 (+/-) square feet.

16

## **Suite 4**

Description and interior photos of Suite 4, 1,200 (+/-) square feet.

20

## **Aerials**

Aerial photos of the property from various heights and angles.

24

304.413.4350

BlackDiamondRealty.net

David Lorenze, CCIM Principal/Salesperson  
dlorenze@blackdiamondrealty.net  
M. 304.685.3092



## OFFICE / RETAIL SUITES FOR LEASE

## SNIDER PLAZA 193 GREENBAG ROAD MORGANTOWN, WV 26501

LEASE RATE / \$11.50 / SQ FT / YEAR

GROSS BUILDING SIZE / 22,000 (+/-) SQ FT

### AVAILABLE SPACE /

SUITE 1: 4,675 (+/-) SQ FT

SUITE 2: 1,010 (+/-) SQ FT

SUITE 3: 1,625 (+/-) SQ FT

SUITE 4: 1,200 (+/-) SQ FT

### CITY LIMITS / OUTSIDE

PROPERTY FEATURES / LARGE PAVED  
PARKING LOT, HIGHLY VISIBLE, MULTIPLE  
SUITES, SIGNAGE OPPORTUNITIES

Located at 193 Greenbag Road, Snider Plaza is a 22,000 (+/-) square foot multi-tenant building with four suites available for lease. Suite 1 offers 4,675 (+/-) square feet of office/retail space. Suite 2 offers 1,010 (+/-) square feet of office space. Suite 3 offers 1,625 (+/-) square feet of office space. Suite 4 offers 1,200 (+/-) square feet of office space. Embrace the opportunity to establish or expand your business in this thriving location, where convenience and quality meet.

The property is located outside the city limits of Morgantown roughly 2.4 miles from I-68, Exit 1 and 2.8 miles to downtown Morgantown and West Virginia University's main campus. Along Green Bag Road, there is a traffic count of 14,719 vehicles per day (2024). Source: ©2024 Kalibrate Technologies (2024).

# FOR LEASE

OFFICE / RETAIL SUITES - LOCATED 2.4 MILES FROM I-68, EXIT 1  
193 GREENBAG ROAD · MORGANTOWN, WV 26501 · MULTIPLE SUITES AVAILABLE

## PROPERTY SPECIFICATIONS

### SPECIFICATIONS

The subject building was built in 1986 and has had some interior updates since it was originally constructed. The building is comprised of 22,000 (+/-) gross square feet, approximately 14,700 (+/-) square feet being office space and 7,300 (+/-) square feet being warehouse. The current tenants of the building include: Herman Price, Bath Fitter's, B&K Direct Floors. There are a total of four spaces available. There are multiple gas-forced HVAC units for the various spaces. The subject property sits on 3.4 (+/-) acres.

### INGRESS / EGRESS / PARKING

Ingress and egress to the parking lot are available via one location along Greenbag Road. The parking lot is paved asphalt and offers 30 (+/-) lined spaces available for customers and employees.

### LEGAL DESCRIPTION / ZONING

Located outside of City Limits of Morgantown, this property is situated within the Morgan District (8) of Monongalia County. The site is comprised of six (6) parcels identified as Morgan District, Map 10A, Parcels 71, 72, 73, 74, 76 and 77. See the parcel map on page 4 for details.

### DIRECTIONS

Head West on I-68, take Exit 1 for US-119 toward University Avenue/Downtown. Turn left onto US-119 N and Travel 2.4 miles. Turn right onto Callen Avenue, then right onto Mississippi Street, take a slight right turn to stay on Mississippi Street. Turn right onto Green Bag Road travel for 0.3 mile and the destination is on the right.

### UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Hope Gas
Water	Morgantown Utility Board (MUB)
Sewer	Morgantown Utility Board (MUB)
Trash	Waste Management
Cable/Internet	Comcast

### SIGNAGE

Signage is available to tenants via the backlit, double-sided Snider Plaza sign.



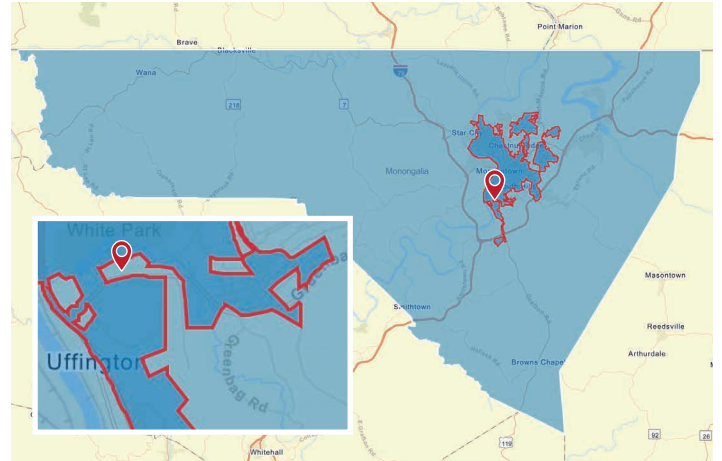
# LOCATION ANALYSIS

Monongalia County lies in north central West Virginia with Morgantown as the county seat and home of West Virginia University. The Morgantown MSA regularly ranks a variety of lists pointing to the area's accomplishments in terms of growth, business development, workforce cultivation and more. Morgantown's prominence in both of the recession-resistant sectors of higher education and health care employment is one reason for the stability in the area. The WVU Bureau of Business and Economic Research calls for "continued healthy growth" well into the future.

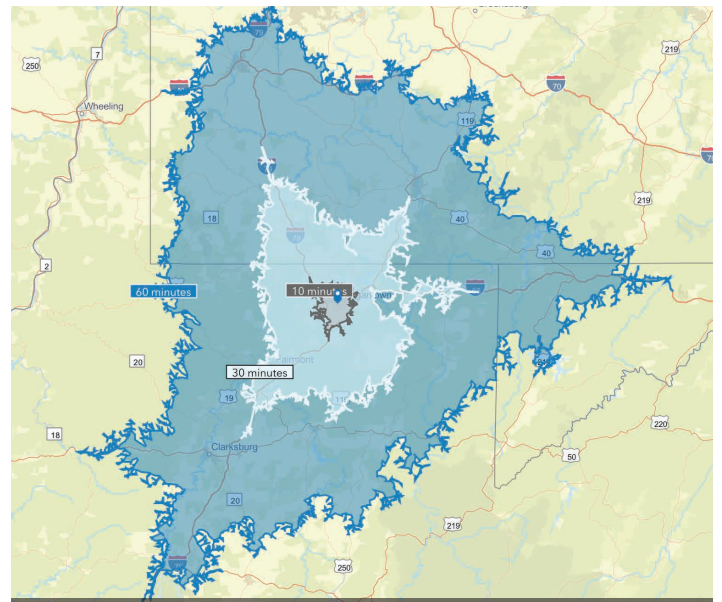
**Monongalia County** has a total population of 107,576 and a median household income of \$62,983. Total number of businesses is 4,046.

The **City of Morgantown** has a total population of 30,211 and a median household income of \$39,400. Total number of businesses is 1,524.

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



■ Monongalia County, WV ■ Morgantown City Limits 📍 Subject Location



**Distance to nearby cities:** Fairmont, WV - 20 miles, Uniontown, PA - 28 miles, Bridgeport, WV - 33 miles, Clarksburg, WV - 37 miles, Washington, PA - 47 miles, Pittsburgh, PA - 86 miles, Charleston, WV - 156 miles.

## SUBJECT PROPERTY PARCEL MAP



**FOR LEASE**  
**OFFICE / RETAIL SUITES - LOCATED 2.4 MILES FROM I-68, EXIT 1**  
**193 GREENBAG ROAD · MORGANTOWN, WV 26501 · MULTIPLE SUITES AVAILABLE**

# SURROUNDING AMENITIES



The aerial above highlights several of the most popular surrounding retail, restaurants and businesses. The subject property, Snider Plaza, 193 Greenbag Road has been referenced with a yellow star and is located 2.4 miles from I-68, Exit 1.

Along Green Bag Road, there is a traffic count of 14,719 vehicles per day (2024). Source: ©2024 Kalibrate Technologies (2024).

- ① A W Dance Company
- ② Blue Ridge Beverages
- ③ Lemac Mine Services
- ④ Wilson Works
- ⑤ Energy Environmental Analytics
- ⑥ Morgantown Utility Board
- ⑦ Federal Correctional Institution
- ⑧ Mountaineer Mall
- ⑨ United States Postal Service
- ⑩ Walmart Supercenter
- ⑪ Gabe's Corporate Headquarters, Tractor Supply Co., Koval Buildy Supply, Legal Aid of West Virginia
- ⑫ Morgantown Industrial Park
- ⑬ Giant Eagle Supermarket
- ⑭ Goodyear Auto Service, Carpet One Floor and Home, NAPA Auto Parts
- ⑮ Monongalia County Technical Education Center
- ⑯ Champion Training Academy
- ⑰ FD Kitchen and Bath
- ⑱ Family Dollar
- ⑲ Mountainview Elementary School

# DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



42,764

Total Population



1,957

Businesses



45,527

Daytime Population



\$222,299

Median Home Value



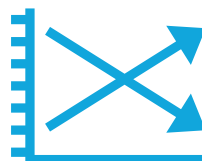
\$29,060

Per Capita Income



\$42,736

Median Household Income



0.02%

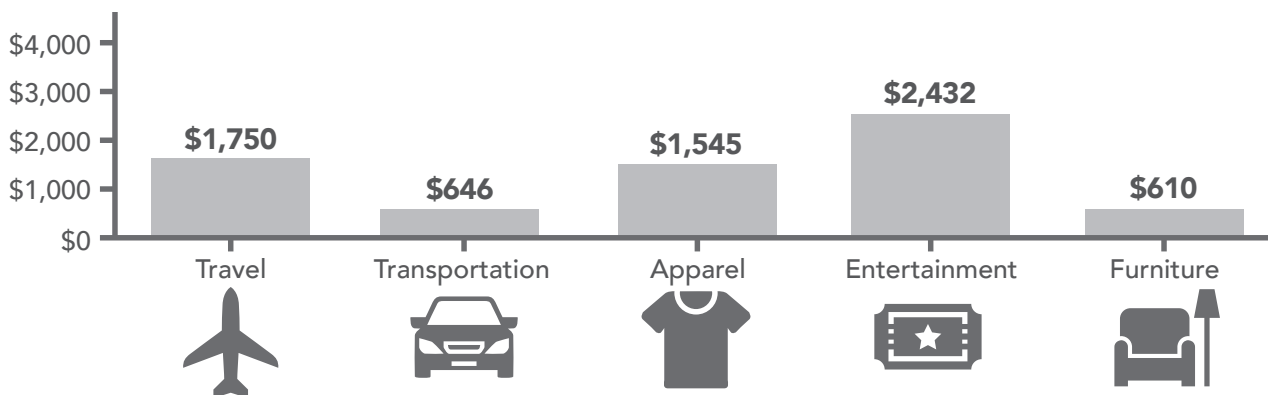
2024-2029 Pop Growth Rate



19,883

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, 2029. Spending facts are average annual dollar per household.

## 5 MILE RADIUS



**76,343**

Total Population



**3,484**

Businesses



**95,636**

Daytime Population



**\$255,223**

Median Home Value



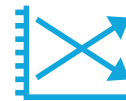
**\$36,006**

Per Capita Income



**\$54,819**

Median Household Income



**0.26%**

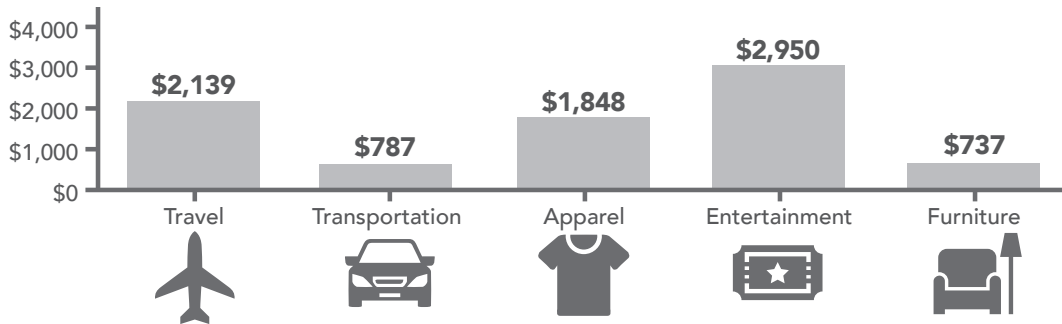
2024-2029 Pop Growth Rate



**36,579**

Housing Units (2020)

### KEY SPENDING FACTS



## 10 MILE RADIUS



**109,489**

Total Population



**4,094**

Businesses



**119,796**

Daytime Population



**\$265,437**

Median Home Value



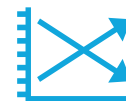
**\$39,442**

Per Capita Income



**\$61,764**

Median Household Income



**0.35%**

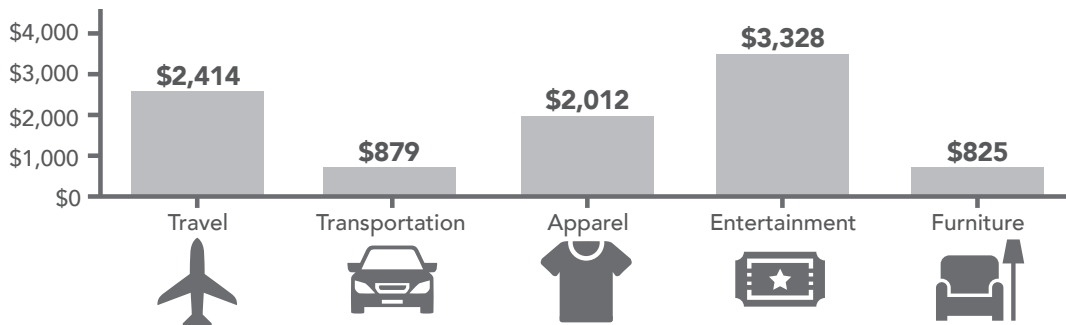
2024-2029 Pop Growth Rate



**51,000**

Housing Units (2020)

### KEY SPENDING FACTS



# SUITE 1

## 4,675 (+/-) SQUARE FEET

This office/retail suite offers 4,675 (+/-) square feet of space. The front entrance to this space features two doors, with four windows allowing for natural light into the front room. The floor plan consists of a large open show room, a reception desk, a kitchenette/breakroom, office space, and one restroom. Additionally, if there is interest, the lower level/

warehouse space could be included if the space is valuable to the next user. Access to the lower level can be accomplished within the suite by a set of stairs.

Finishes include a mixture of wood laminate, carpeting, tile and concrete flooring, drywall walls, and standard commercial fluorescent lighting throughout.



**FOR LEASE**  
**OFFICE / RETAIL SUITES - LOCATED 2.4 MILES FROM I-68, EXIT 1**  
**193 GREENBAG ROAD · MORGANTOWN, WV 26501 · MULTIPLE SUITES AVAILABLE**

# INTERIOR PHOTOS



Open Space/Show Room.



Open Space/Show Room.

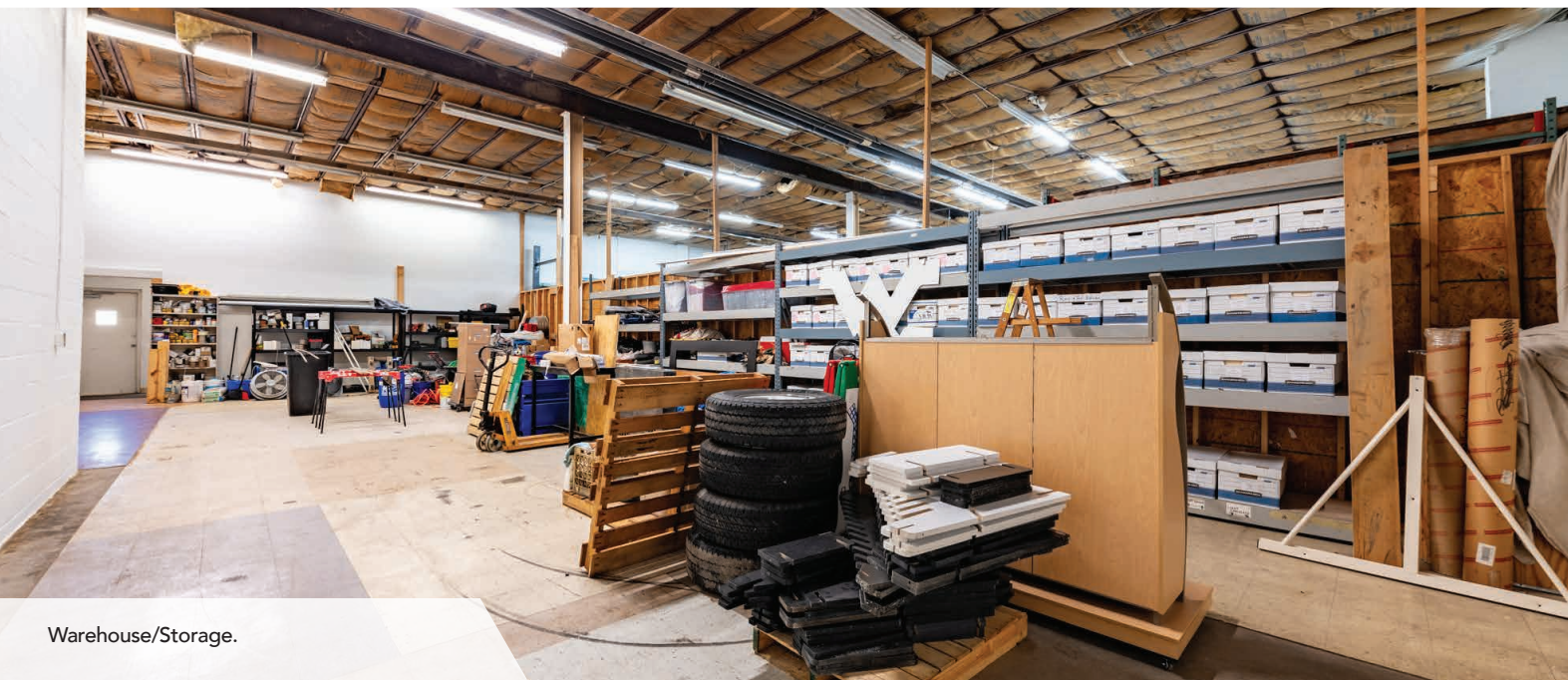
# INTERIOR PHOTOS



Reception Desk.



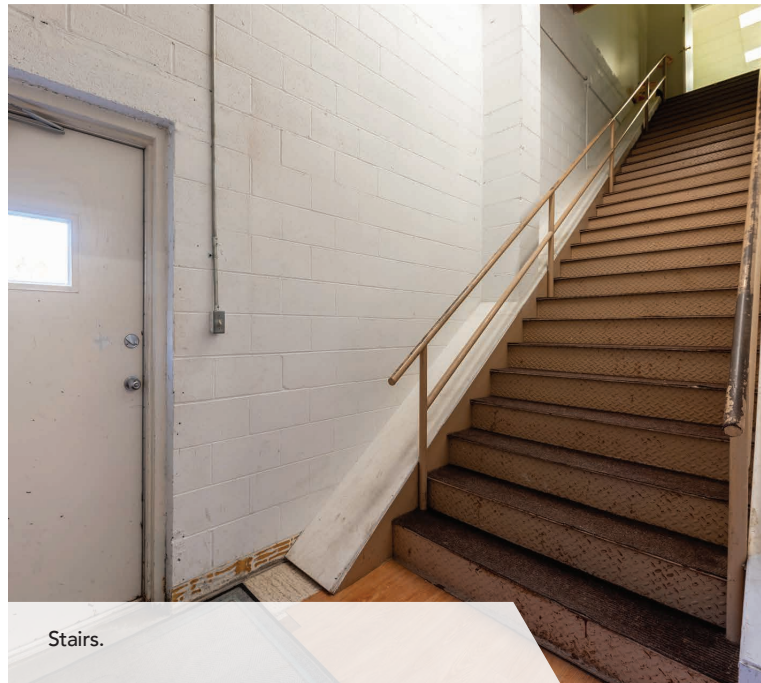
Breakroom/Kitchenette.



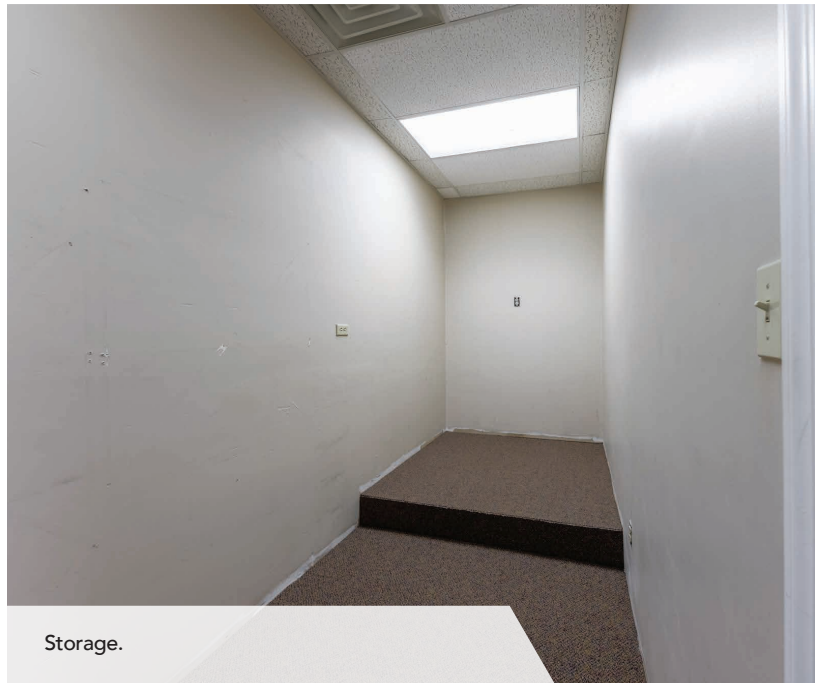
Warehouse/Storage.

# FOR LEASE

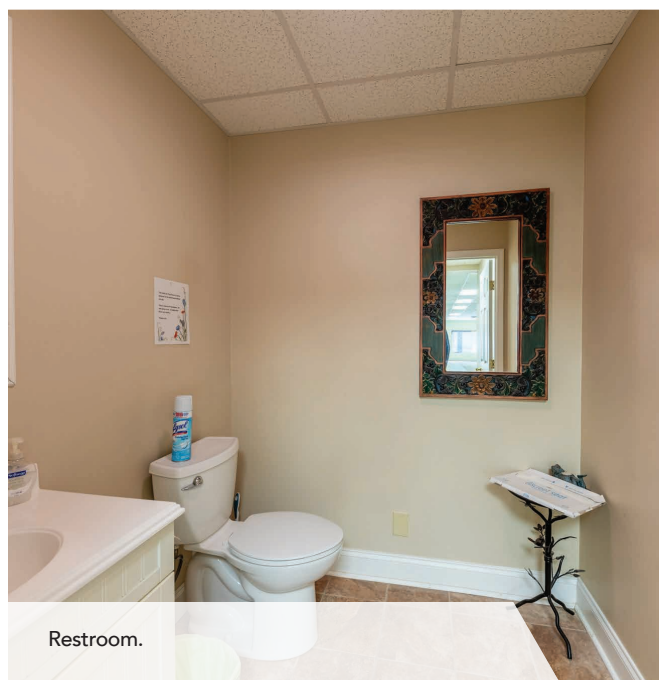
OFFICE / RETAIL SUITES - LOCATED 2.4 MILES FROM I-68, EXIT 1  
193 GREENBAG ROAD · MORGANTOWN, WV 26501 · MULTIPLE SUITES AVAILABLE



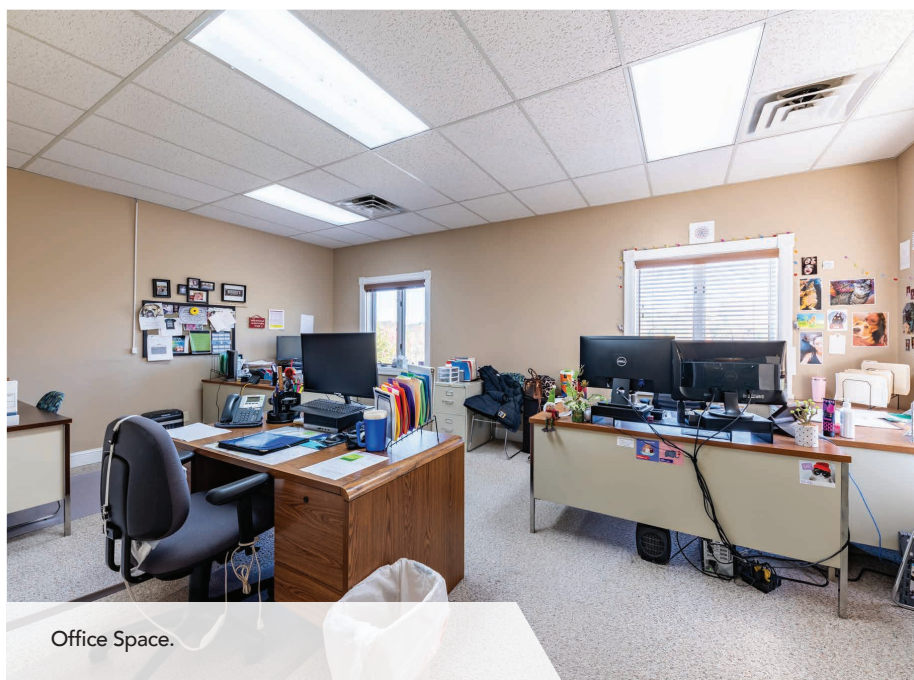
Stairs.



Storage.



Restroom.



Office Space.

# SUITE 2 (UPPER LEFT)

## 1,010 (+/-) SQUARE FEET

This suite's exterior entrance is furthest to the left front facing the building. The suite offers 1,010 (+/-) square feet of space. There are a set of stairs when immediately entering the suite to get to the suite's interior entrance. The floor plan consists of large open reception/waiting room, a kitchenette, a conference room, two offices, one restroom and multiple stor-

age/mechanical closets. Additionally this suite features a large storage room.

Finishes include a mixture of wood laminate, carpeting, tile and concrete flooring, drywall walls, and standard commercial fluorescent lighting throughout.

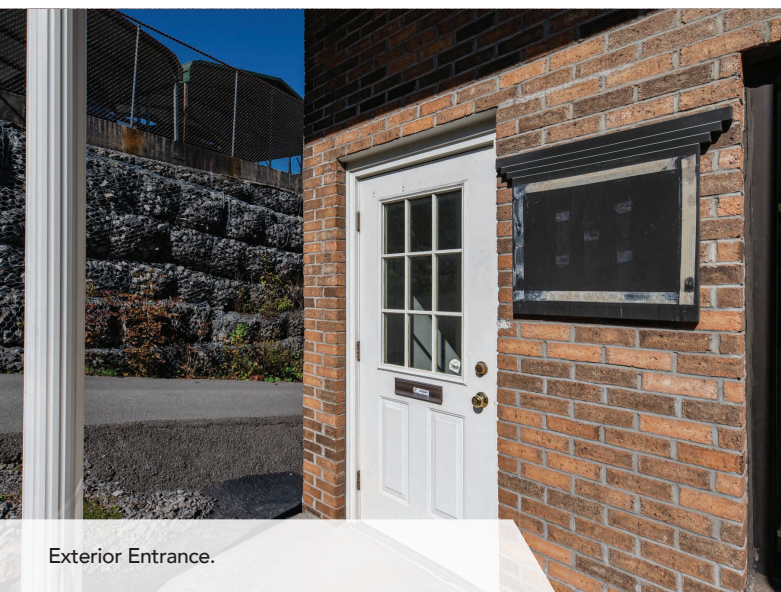


**FOR LEASE**  
**OFFICE / RETAIL SUITES - LOCATED 2.4 MILES FROM I-68, EXIT 1**  
**193 GREENBAG ROAD · MORGANTOWN, WV 26501 · MULTIPLE SUITES AVAILABLE**

# INTERIOR PHOTOS



Reception/Waiting Room.



Exterior Entrance.



Stairs to Office Entrance.

# INTERIOR PHOTOS



Office.



Restroom/Kitchenette Hallway.



Open Work Area.

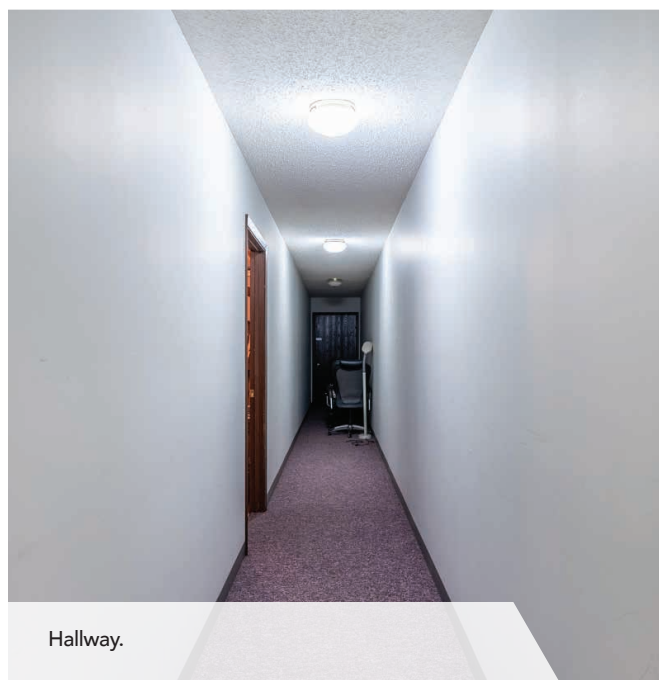


# FOR LEASE

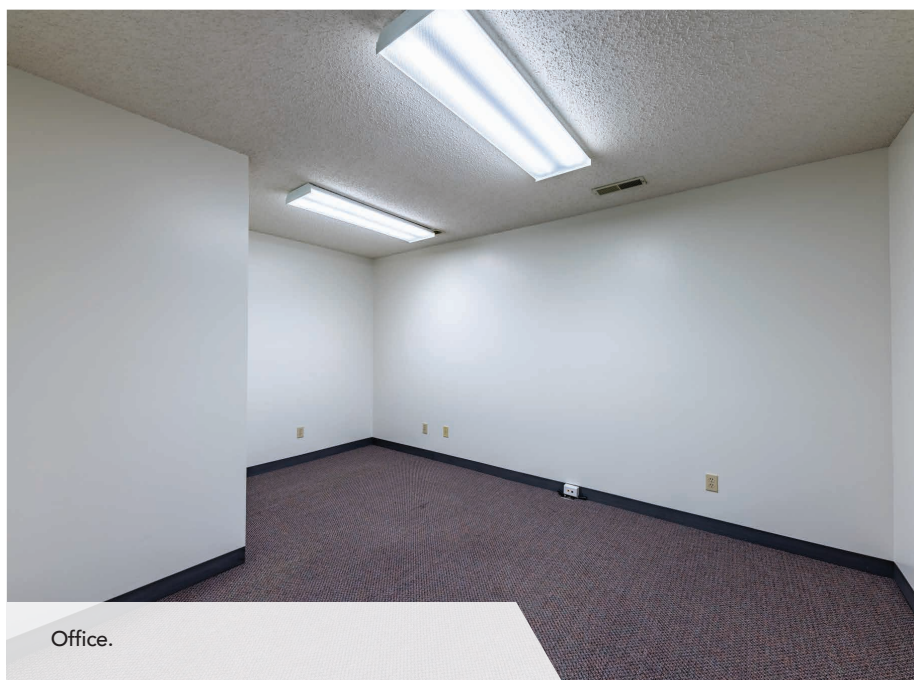
OFFICE / RETAIL SUITES - LOCATED 2.4 MILES FROM I-68, EXIT 1  
193 GREENBAG ROAD · MORGANTOWN, WV 26501 · MULTIPLE SUITES AVAILABLE



Storage.



Hallway.



Office.

# SUITE 3 (UPPER MIDDLE)

## 1,625 (+/-) SQUARE FEET

This suite's exterior entrance located at the front of the building, in the middle. The suite offers 1,625 (+/-) square feet of space. There are a set of stairs when immediately entering the suite to get to the suite's interior entrance. The floor plan consists of a reception space, seven offices, two restrooms, and a storage/mechanical closet.

Finishes include a mixture laminate and carpeting, drywall walls, and standard commercial fluorescent lighting throughout.



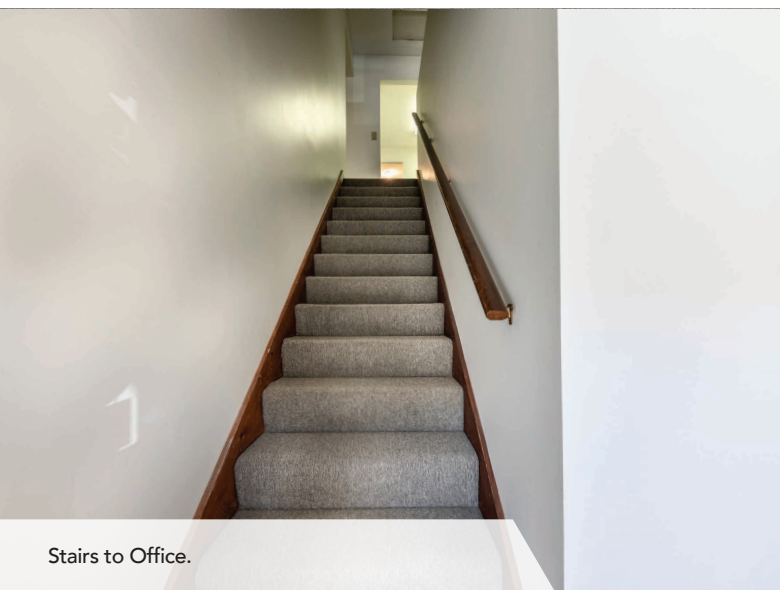
**FOR LEASE**

**OFFICE / RETAIL SUITES - LOCATED 2.4 MILES FROM I-68, EXIT 1  
193 GREENBAG ROAD · MORGANTOWN, WV 26501 · MULTIPLE SUITES AVAILABLE**

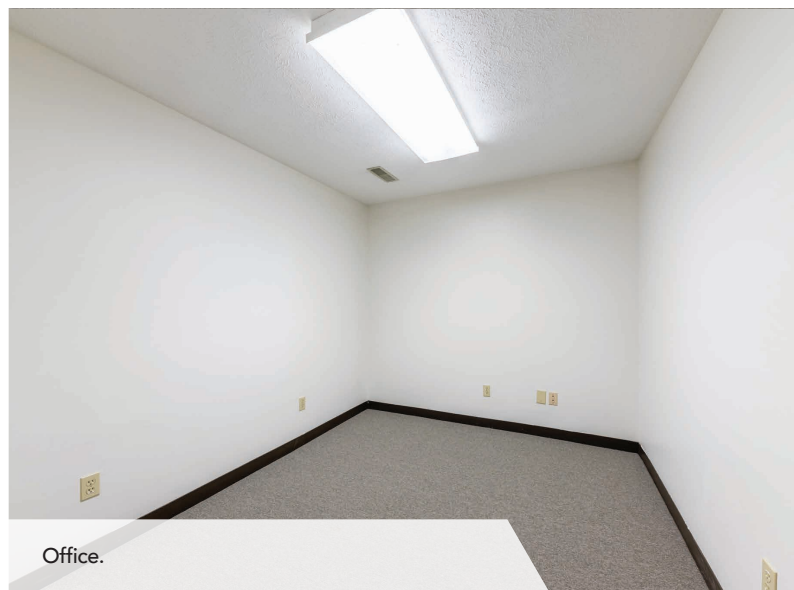
# INTERIOR PHOTOS



Reception.



Stairs to Office.



Office.

# INTERIOR PHOTOS



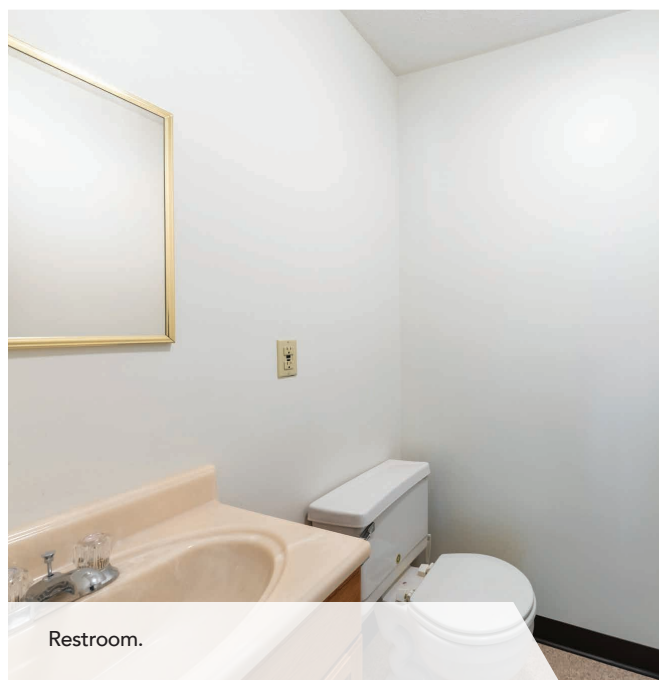
Office.

# FOR LEASE

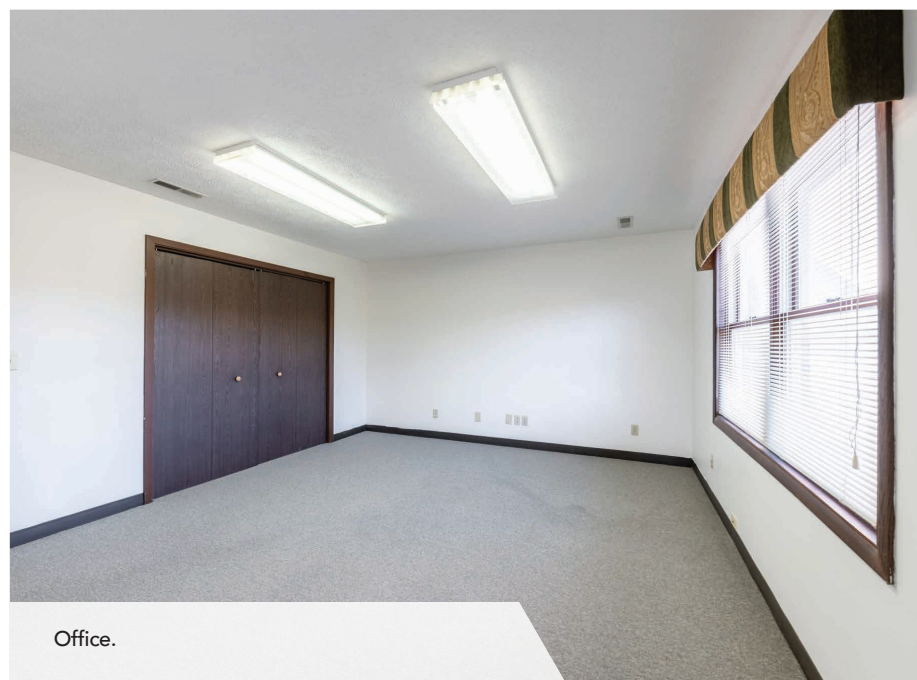
OFFICE / RETAIL SUITES - LOCATED 2.4 MILES FROM I-68, EXIT 1  
193 GREENBAG ROAD · MORGANTOWN, WV 26501 · MULTIPLE SUITES AVAILABLE



Office.



Restroom.



Office.

# SUITE 4 (UPPER RIGHT)

## 1,200 (+/-) SQUARE FEET

This suite's exterior entrance located at the front of the building, the furthest right. The suite offers 1,200 (+/-) square feet of space. There are a set of stairs when immediately entering the suite to get to the suite's interior entrance. The floor plan consists of six offices, one restroom, a file room/storage space and a mechanical closet.

Finishes include carpeting throughout and drywall walls, and standard commercial fluorescent lighting throughout.



**FOR LEASE**

**OFFICE / RETAIL SUITES - LOCATED 2.4 MILES FROM I-68, EXIT 1  
193 GREENBAG ROAD · MORGANTOWN, WV 26501 · MULTIPLE SUITES AVAILABLE**

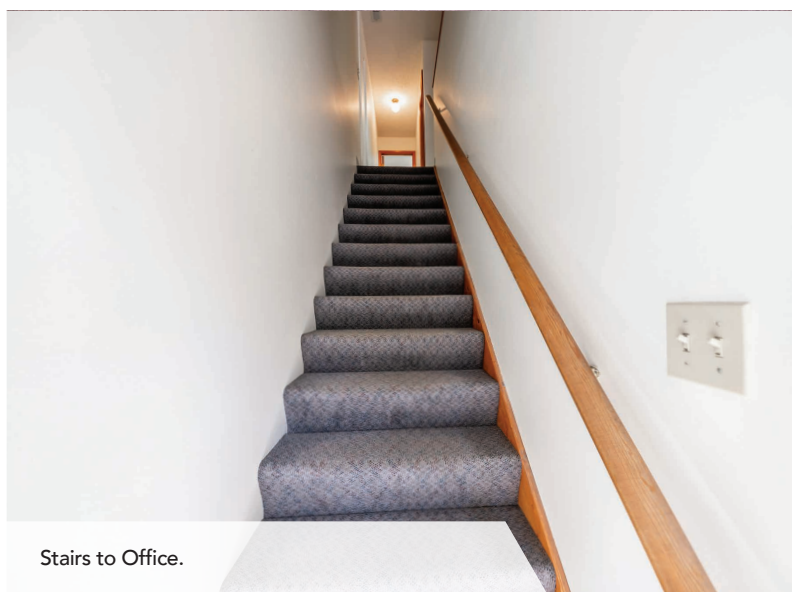
# INTERIOR PHOTOS



Office.



Exterior Entrance.



Stairs to Office.

# INTERIOR PHOTOS



File Room/Storage.



Office.



Office.



# FOR LEASE

OFFICE / RETAIL SUITES - LOCATED 2.4 MILES FROM I-68, EXIT 1  
193 GREENBAG ROAD · MORGANTOWN, WV 26501 · MULTIPLE SUITES AVAILABLE



Office.

# AERIAL PHOTOS



Aerial Facing North.

# FOR LEASE

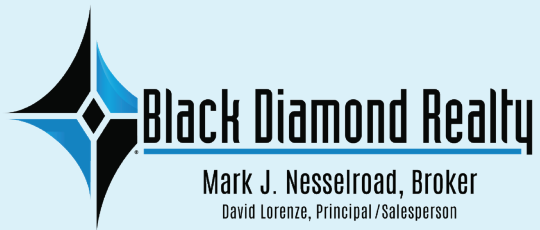
OFFICE / RETAIL SUITES - LOCATED 2.4 MILES FROM I-68, EXIT 1  
193 GREENBAG ROAD · MORGANTOWN, WV 26501 · MULTIPLE SUITES AVAILABLE



Aerial Facing East.



Aerial Facing Southwest.



# CONTACT

## BLACK DIAMOND REALTY

1399 Stewartstown Road, Suite 150  
Morgantown, WV 26505

P. 304.413.4350 | F. 304.599.3285

[BlackDiamondRealty.net](http://BlackDiamondRealty.net)

### PRIMARY CONTACT

**David Lorenze**, CCIM, Principal/Salesperson

M. 304.685.3092

[dlorenze@blackdiamondrealty.net](mailto:dlorenze@blackdiamondrealty.net)

### SECONDARY CONTACT

**Caleb Wooldridge**, Associate/Salesperson

M. 681.209.6619

[cwooldridge@blackdiamondrealty.net](mailto:cwooldridge@blackdiamondrealty.net)