



**FOR LEASE**  
RETAIL, RESTAURANT,  
MEDICAL SUITES  
MARKETING FLYER



**453 OAKLAND STREET, SUITES 100 & 200**  
**MORGANTOWN, WV 26505**

TO EXIT 155

RUBY MEMORIAL HOSPITAL &  
WVU HEALTH SCIENCES COMPLEX

◆ 453 OAKLAND STREET

WVU COLISEUM

MILAN PUSKAR STADIUM

W WVU EVANSDALE CAMPUS

W WVU DOWNTOWN CAMPUS

DOWNTOWN MORGANTOWN

EXIT 152



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RETAIL, RESTAURANT, MEDICAL  
FOR LEASE

453 OAKLAND STREET, SUITES 100 & 200  
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### SUITE 100

RENTAL RATE / \$28.25 / SQ FT - BASE RENT

LEASE STRUCTURE / NNN

AVAILABLE SPACE / 4,791 SQ FT

PREVIOUS USE / CONVENIENCE STORE

### SUITE 200

RENTAL RATE / \$27.25 / SQ FT - BASE RENT

LEASE STRUCTURE / NNN

AVAILABLE SPACE / 5,188 SQ FT

PREVIOUS USE / RESTAURANT

### A Premier Opportunity to Serve Morgantown's Thriving University & Medical Community

Position your business at 453 Oakland Street, a modern commercial property built in 2016 in one of Morgantown's most active business and medical corridors. This two-story building offers 9,979 (+/-) square feet with two suites available for lease, making it ideal for retail, restaurant, or service-oriented businesses.

Previously occupied by a convenience store, **Suite 100** (First Level) includes 4,791 (+/-) square feet and features an open floor plan, existing coolers, and multiple customer entrances.

Fully built out as a restaurant with seating for roughly 140-160 guests, **Suite 200** (Second Level) includes 5,188 (+/-) square feet and features a large bar, commercial kitchen, and outdoor patio, providing a turnkey opportunity for food and beverage operators.

Located adjacent to WVU's Evansdale Campus, the PRT system, Milan Puskar Stadium, Ruby Memorial Hospital, and the WVU Health Sciences Center, this property offers exceptional accessibility to students, healthcare professionals, employees, and visitors alike.

# FOR LEASE

## RETAIL, RESTAURANT, MEDICAL - WALKING DISTANCE TO WVU ACADEMIC AND MEDICAL CAMPUSES

453 OAKLAND STREET · MORGANTOWN, WV 26505 · 4,791 - 9,979 (+/-) SQ FT

# PROPERTY SPECIFICATIONS

## PROPERTY HIGHLIGHTS

- 9,979 (+/-) square foot two-story commercial building constructed in 2016
- 4,791 (+/-) square feet via Suite 100
- 5,188 (+/-) square feet via Suite 200
- Two suites available for immediate lease
- Suite 100 features an open retail layout, existing coolers, and multiple access points
- Suite 200 includes a fully equipped restaurant, large bar, commercial kitchen, outdoor patio, and seating for approximately 140-160 guests
- Elevator access with 100% ADA accessibility throughout
- Fire sprinkler and security systems
- 65 shared on-site parking spaces
- Prime Oakland Street location near the WVU Medicine Campus and WVU Evansdale Campus
- Walking distance to the PRT, Milan Puskar Stadium, Ruby Memorial Hospital, and the WVU Health Sciences Center
- Excellent opportunity for retail, restaurant, and medical providers

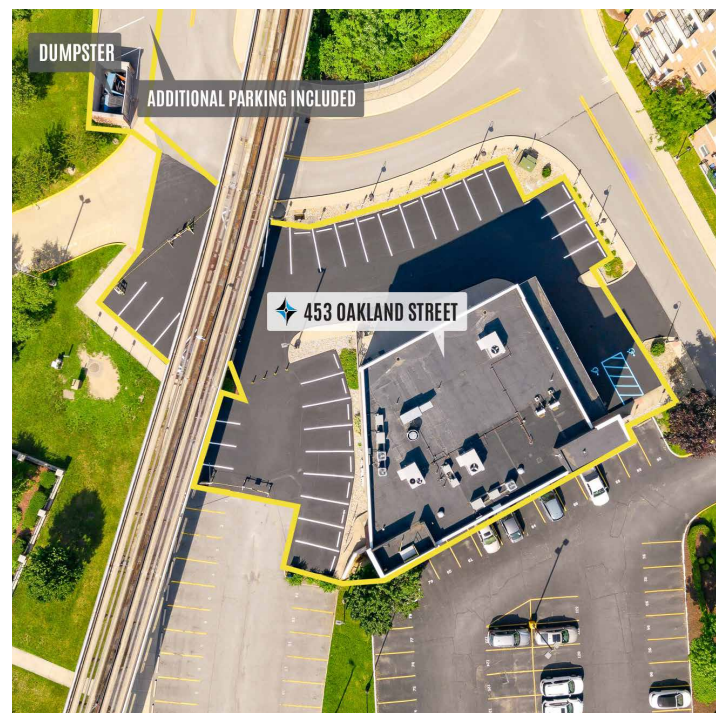
## UTILITIES

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          | Mountain State Waste           |
| Cable/Internet | Multiple Providers             |

## INGRESS / EGRESS / PARKING

The property offers convenient access from both Oakland Street and Country Club Drive, providing multiple entry points for customers, employees, and visitors. The recently paved parking lot features 65 lined spaces shared between Suites 100 and 200. The lined spaces continue north of the dumpster.



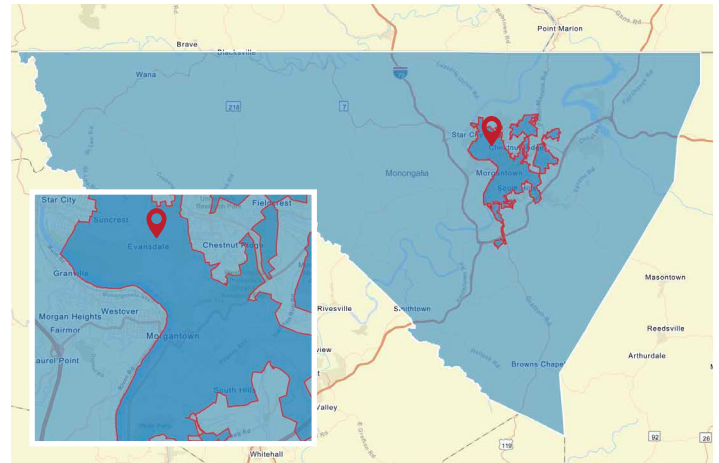
# LOCATION ANALYSIS

Monongalia County is located in north-central West Virginia, with Morgantown serving as the county seat and home to West Virginia University. The Morgantown MSA consistently ranks on numerous lists recognizing the region's achievements in growth, business development, and workforce cultivation. Morgantown's prominence in the recession-resistant sectors of higher education and health care contributes to the area's long-term economic stability. According to the WVU Bureau of Business and Economic Research, the region is projected to experience "continued healthy growth" well into the future.

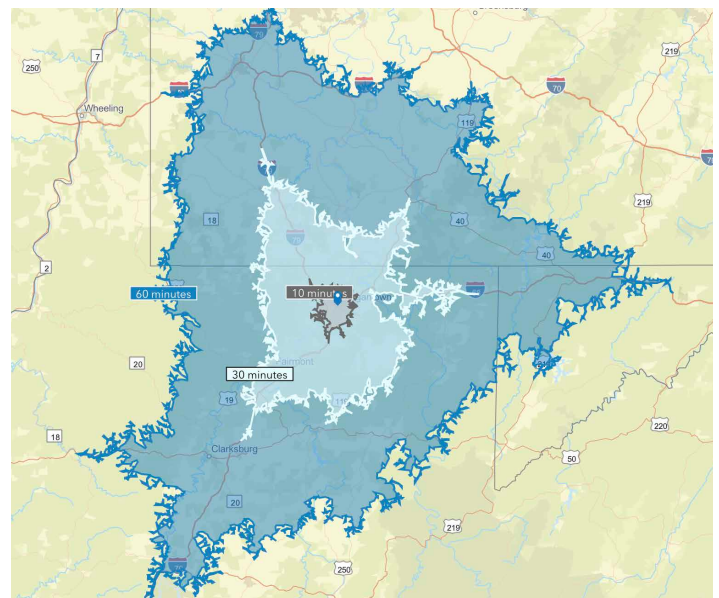
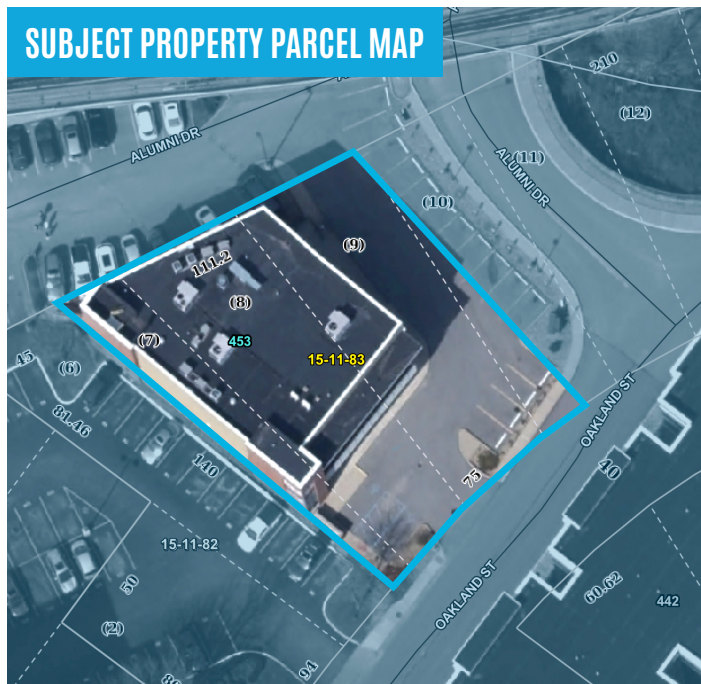
**Monongalia County** has a total population of 106,376, with a median household income of \$65,346 and 3,875 total businesses.

The **City of Morgantown**, located within the county, has a total population of 29,856 and 1,441 total businesses.

*Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025 and census.gov/quickfacts/fact/table/monongaliacountywestvirginia/pst045225*



Monongalia County, WV Morgantown City Limits Subject Location



**Distance to nearby cities:** Fairmont, WV - 24 miles, Uniontown, PA - 24 miles, Bridgeport, WV - 39 miles, Clarksburg, WV - 42 miles, Washington, PA - 48 miles, Pittsburgh, PA - 76 miles, Charleston, WV - 170 miles.

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## RETAIL, RESTAURANT, MEDICAL - WALKING DISTANCE TO WVU ACADEMIC AND MEDICAL CAMPUSES

453 OAKLAND STREET · MORGANTOWN, WV 26505 · 4,791 - 9,979 (+/-) SQ FT

# SURROUNDING AMENITIES



The aerial above was taken facing southeast. Several of the most popular surrounding locations have been highlighted. Referenced with a yellow star, 453 Oakland Street is located within walking distance of Milan Puskar Stadium, Ruby Memorial Hospital, WVU Health Sciences Campus, WVU Evansdale Campus and Route 705.

- |                                                                                                                                                                   |                                                           |                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|------------------------------|
| 1 Sabraton                                                                                                                                                        | 11 Walgreens                                              | 23 Suncrest Center           |
| 2 Pierpont Centre                                                                                                                                                 | 12 Sheetz                                                 | 24 Applebee's                |
| 3 Morgantown Airport                                                                                                                                              | 13 WVU Innovation Corporation / Hope Gas                  | 25 WVU Police Department     |
| 4 Suncrest Towne Centre: Kroger, First United Bank, Buffalo Wild Wings, The Goat, McDonalds, PetValu, WVU Urgent Care, Pies&Pints, Primanti Brothers, Kroger Fuel | 14 Office Depot                                           | 26 Alumni Center             |
| 5 Suncrest Village                                                                                                                                                | 15 Dunkin' Donuts                                         | 27 University Park           |
| 6 Vandalia Health Medical Complex                                                                                                                                 | 16 Euro-Suites                                            | 28 Burrough's Place          |
| 7 Vandalia Health Hospital                                                                                                                                        | 17 Encompass Health Rehabilitation Hospital of Morgantown | 29 Suncrest Area             |
| 8 White Birch Towers                                                                                                                                              | 18 WVU Health Sciences Campus                             | 30 Suncrest Middle School    |
| 9 Holiday Inn/Smokin' J's Ribs and Brewhouse                                                                                                                      | 19 Ruby Memorial Hospital                                 | 31 Kroger                    |
| 10 CVS                                                                                                                                                            | 20 Milan Puskar Stadium                                   | 32 Student Recreation Center |
|                                                                                                                                                                   | 21 Medical Center PRT                                     | 33 WVU Towers Dormitories    |
|                                                                                                                                                                   | 22 Marquis Center                                         | 34 WVU Residence Hall        |
|                                                                                                                                                                   |                                                           | 35 Downtown WVU              |

# DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



59,158

Total  
Population



2,718

Businesses



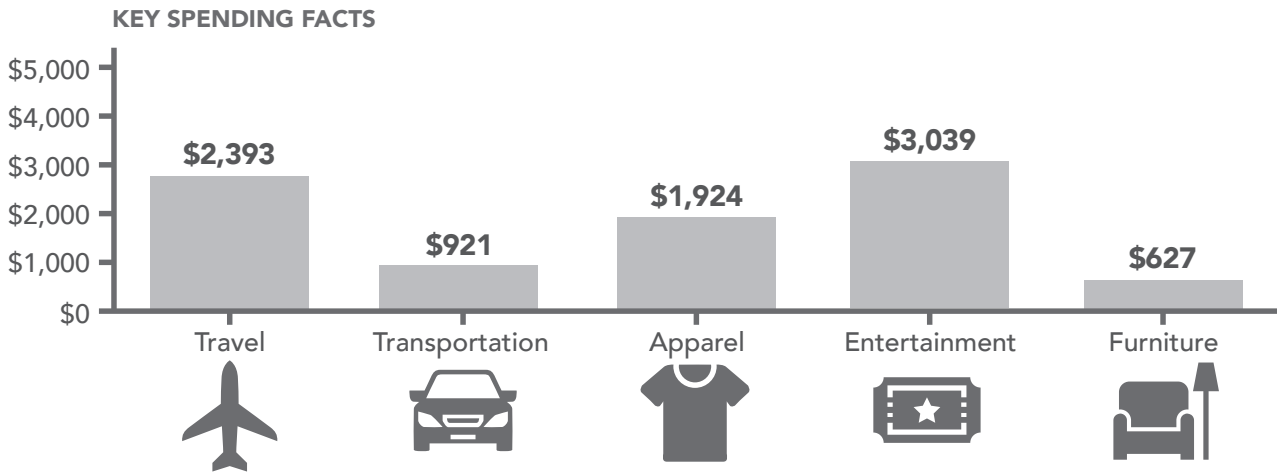
76,752

Daytime  
Population



\$273,527

Median Home  
Value



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



**76,698**

Total  
Population



**3,400**

Businesses



**96,024**

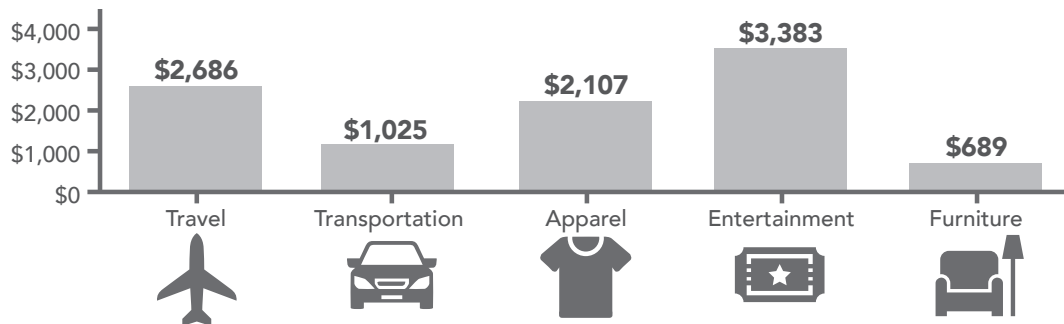
Daytime  
Population



**\$276,786**

Median Home  
Value

### KEY SPENDING FACTS



## 10 MILE RADIUS



**107,791**

Total  
Population



**3,930**

Businesses



**118,796**

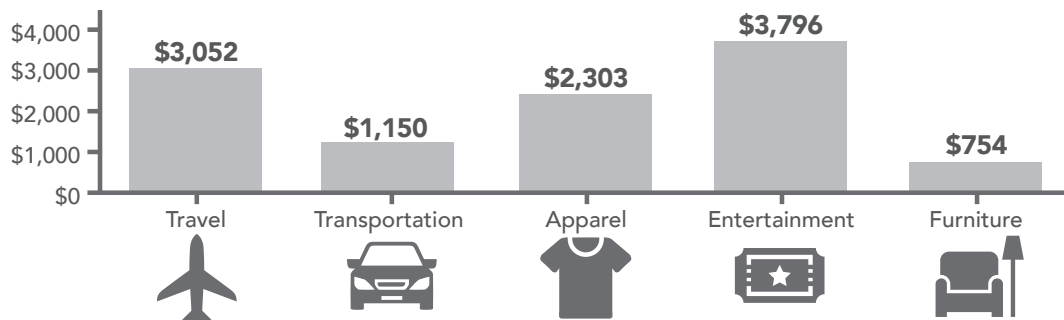
Daytime  
Population



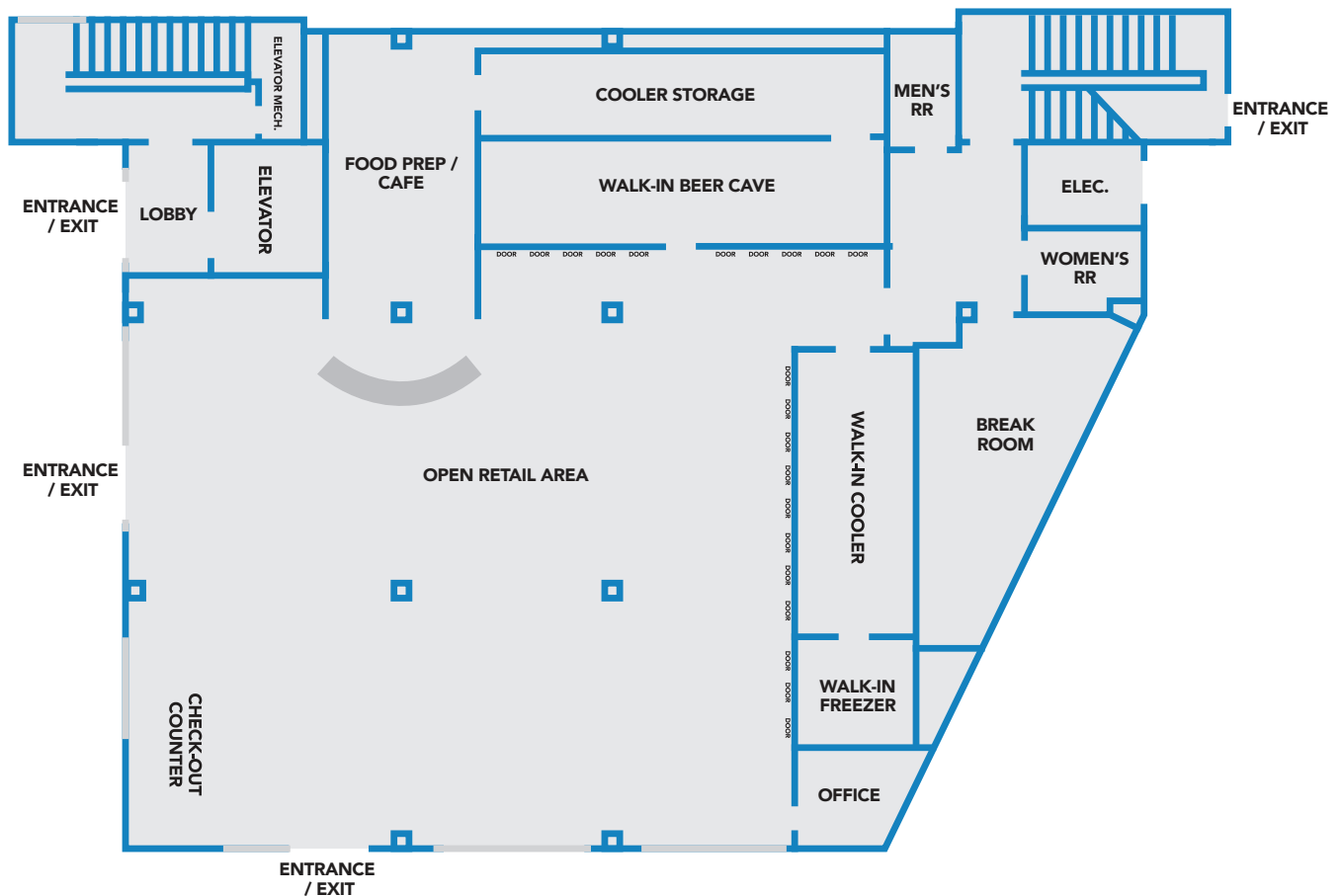
**\$286,167**

Median Home  
Value

### KEY SPENDING FACTS



# FLOOR PLAN: SUITE 100 (FIRST FLOOR)



**FOR LEASE**

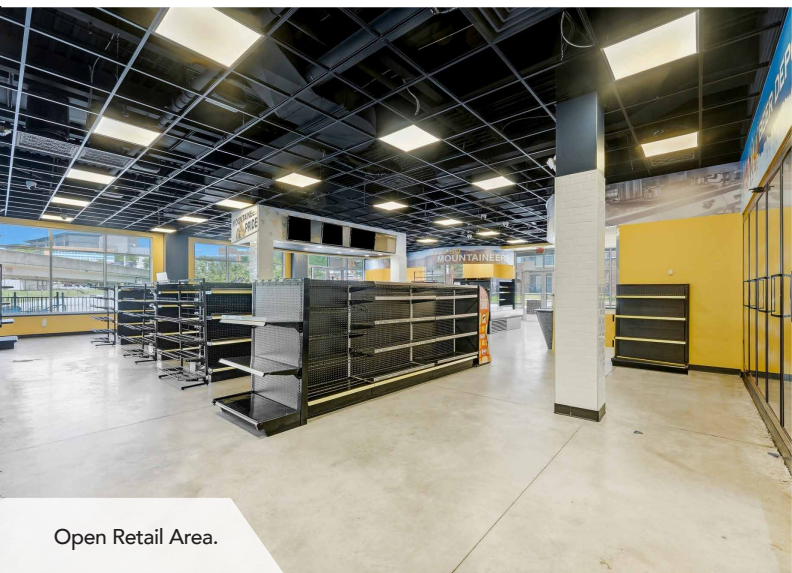
**RETAIL, RESTAURANT, MEDICAL - WALKING DISTANCE TO WVU ACADEMIC AND MEDICAL CAMPUSES**

**453 OAKLAND STREET · MORGANTOWN, WV 26505 · 4,791 - 9,979 (+/-) SQ FT**

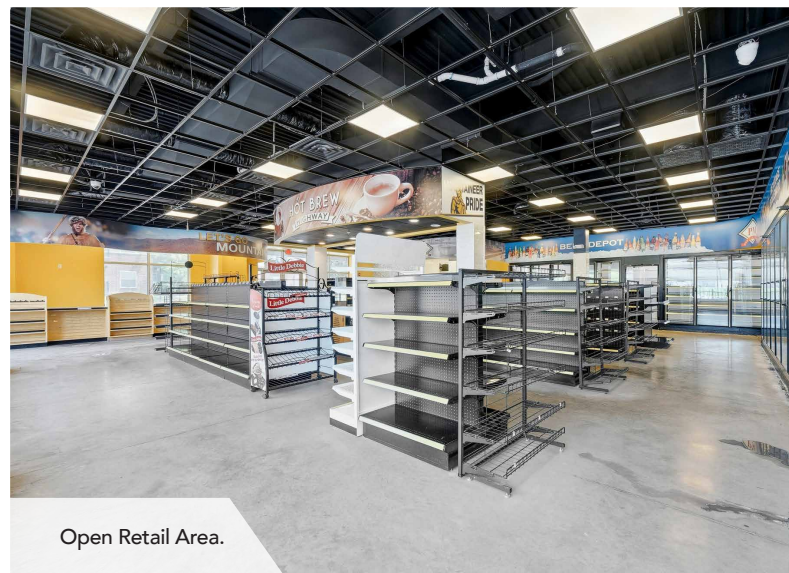
# INTERIOR PHOTOS



Retail Entrance.

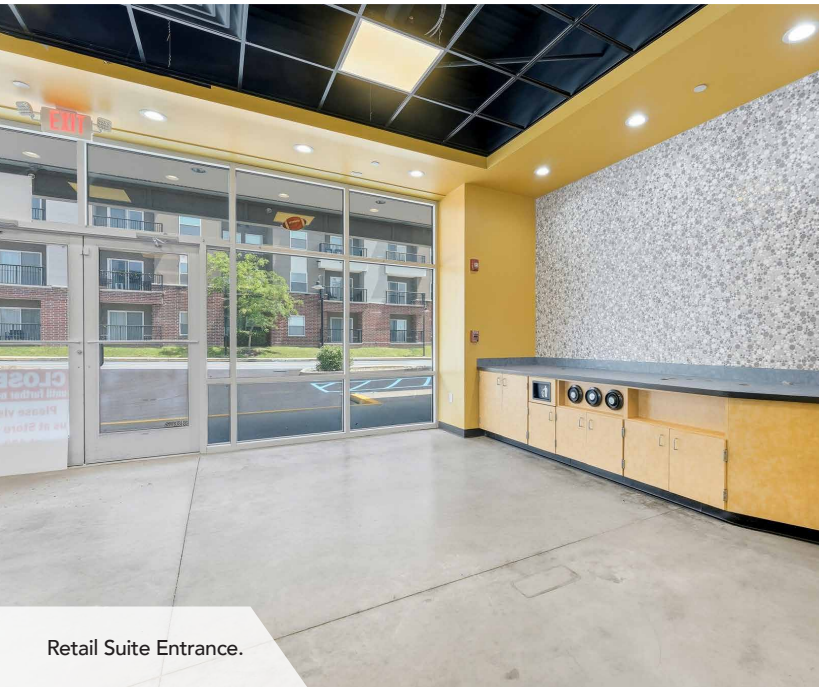


Open Retail Area.



Open Retail Area.

# INTERIOR PHOTOS



Retail Suite Entrance.



Retail Area.



Cooler.

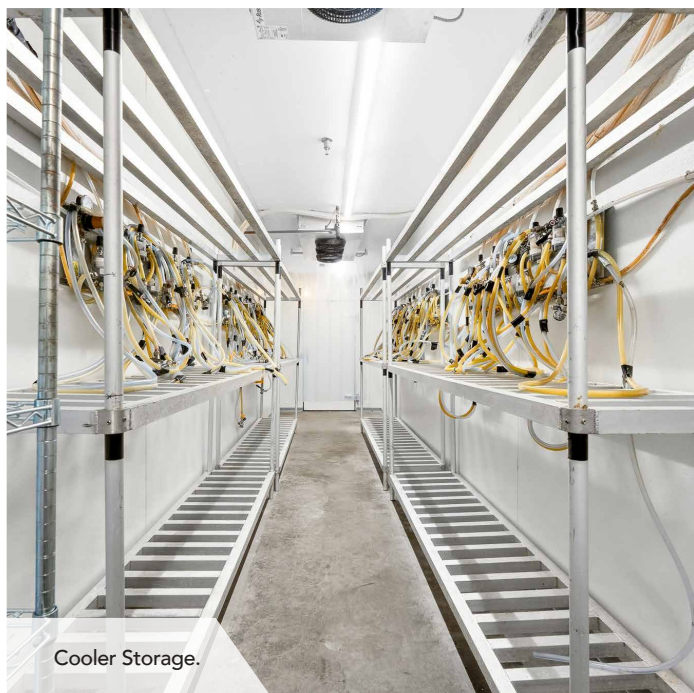


Retail Cooler.

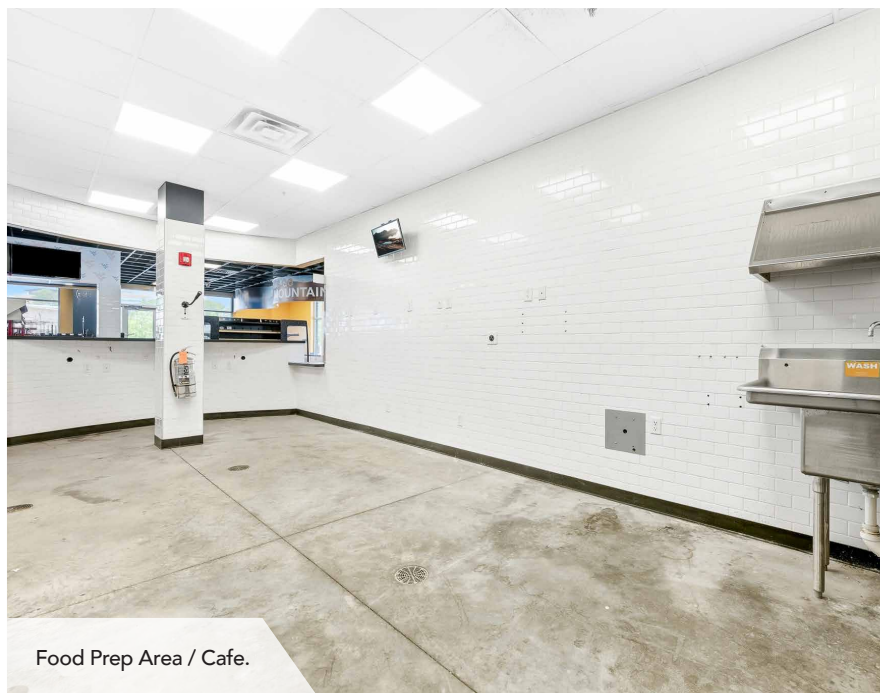
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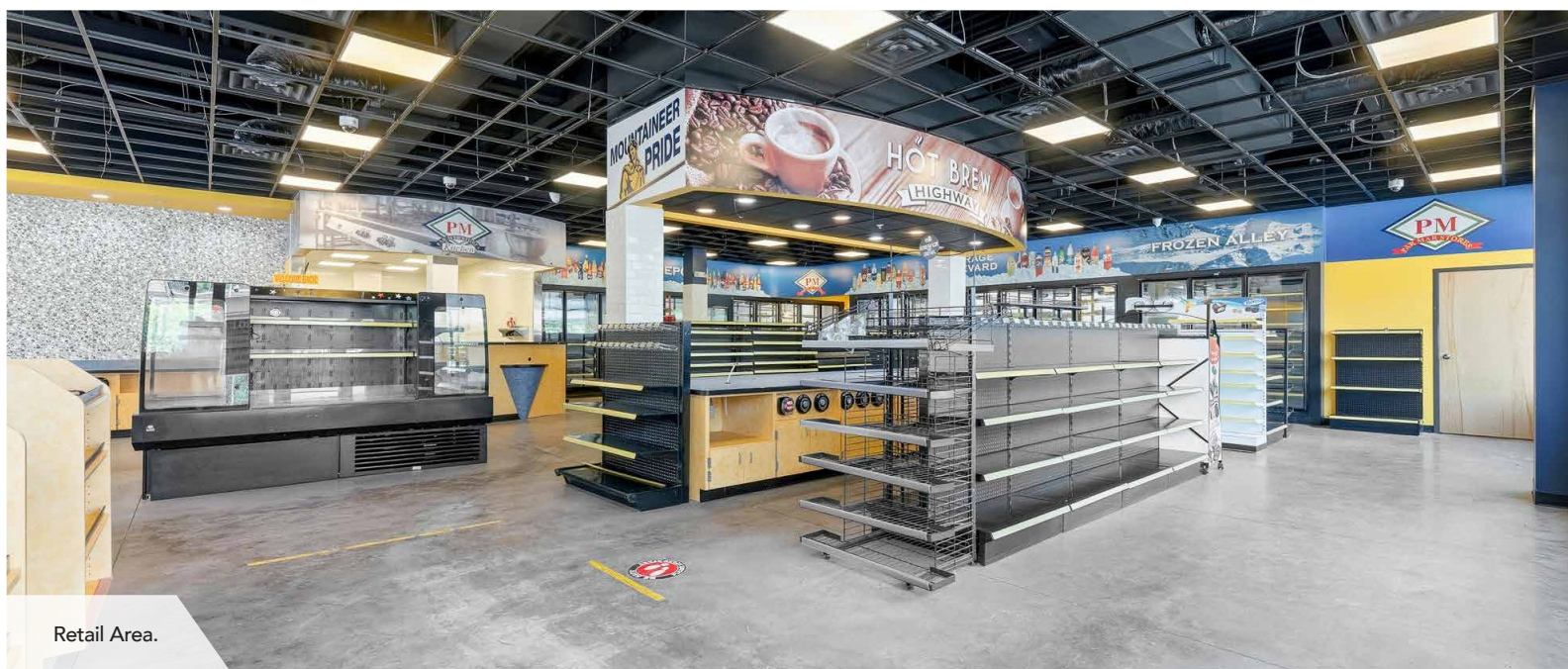
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Cooler Storage.

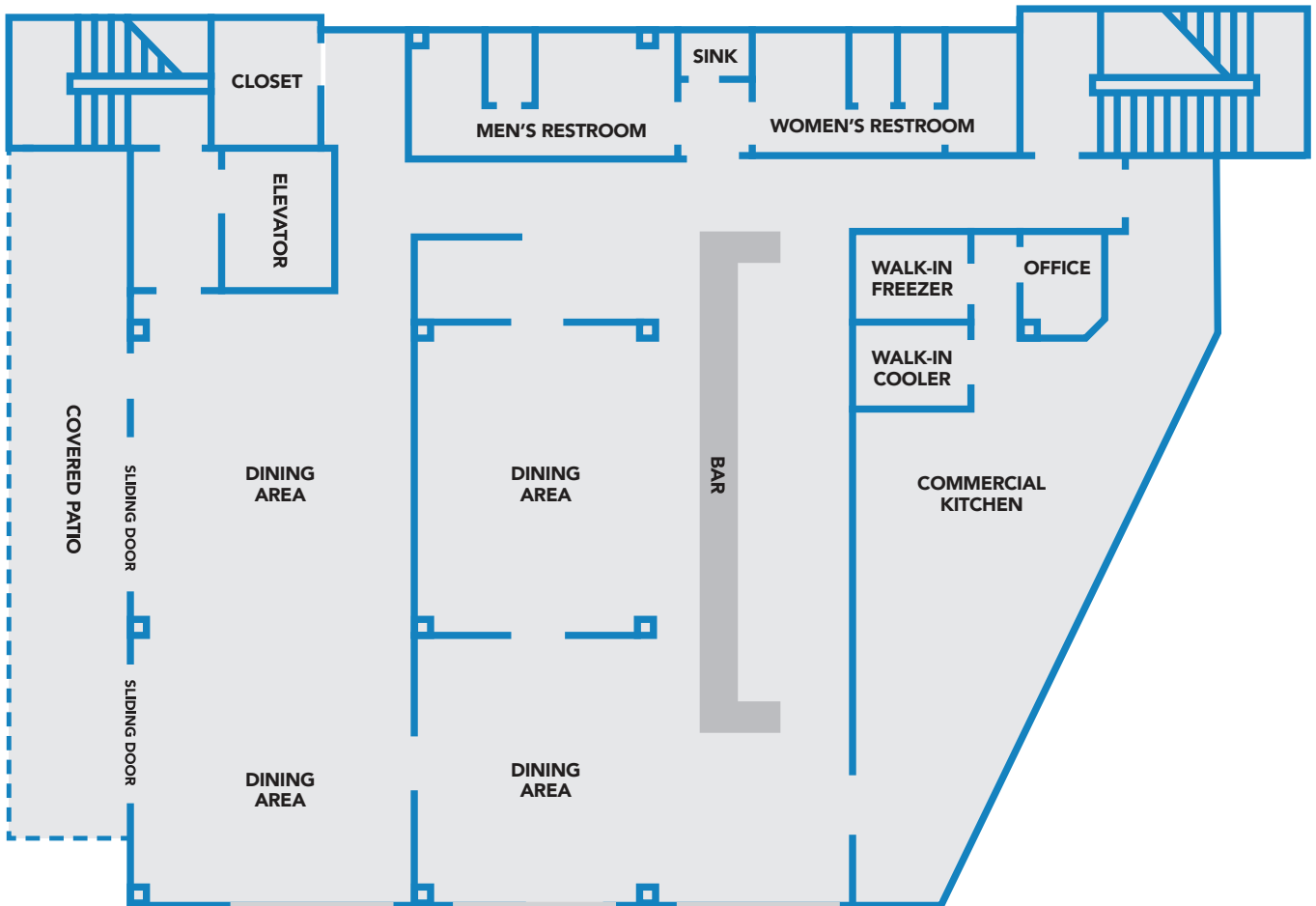


Food Prep Area / Cafe.



Retail Area.

# FLOOR PLAN: SUITE 200 (SECOND FLOOR)

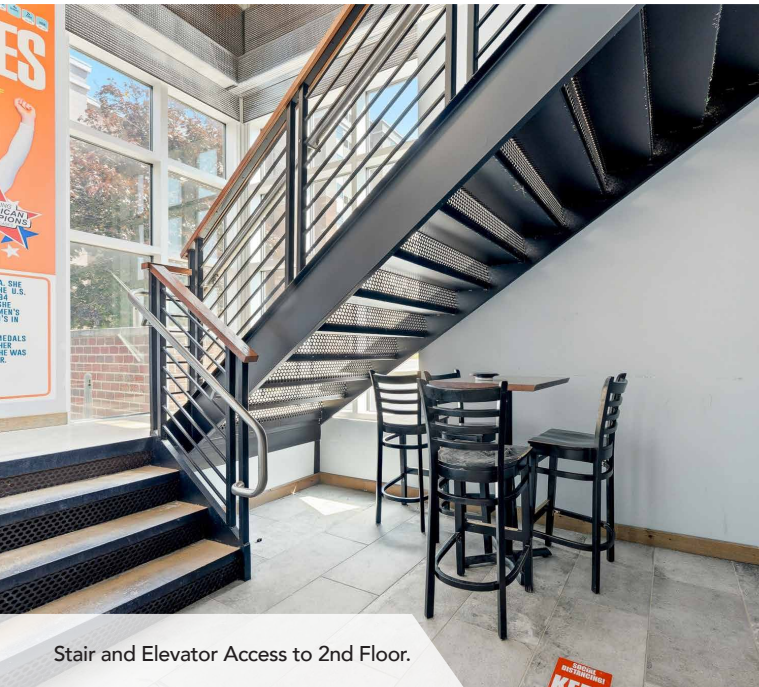


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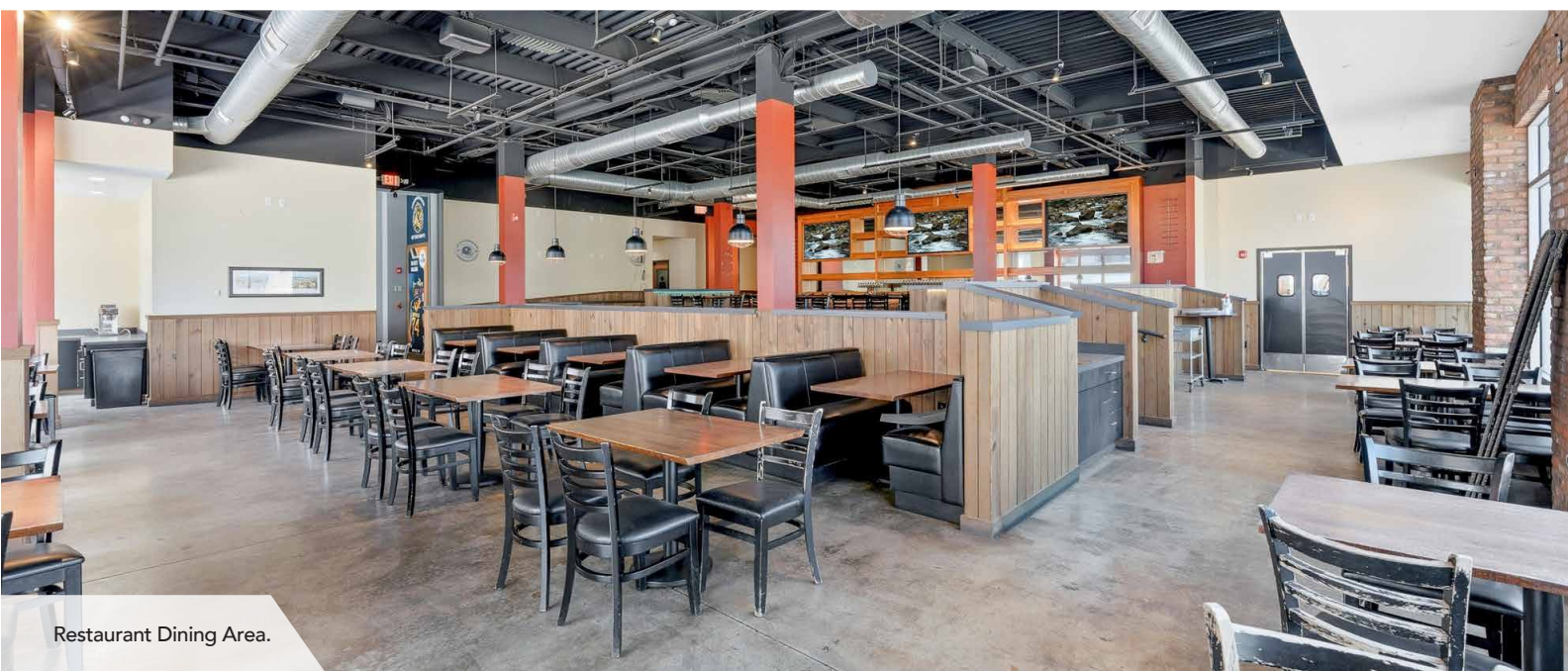
# INTERIOR PHOTOS



Stair and Elevator Access to 2nd Floor.

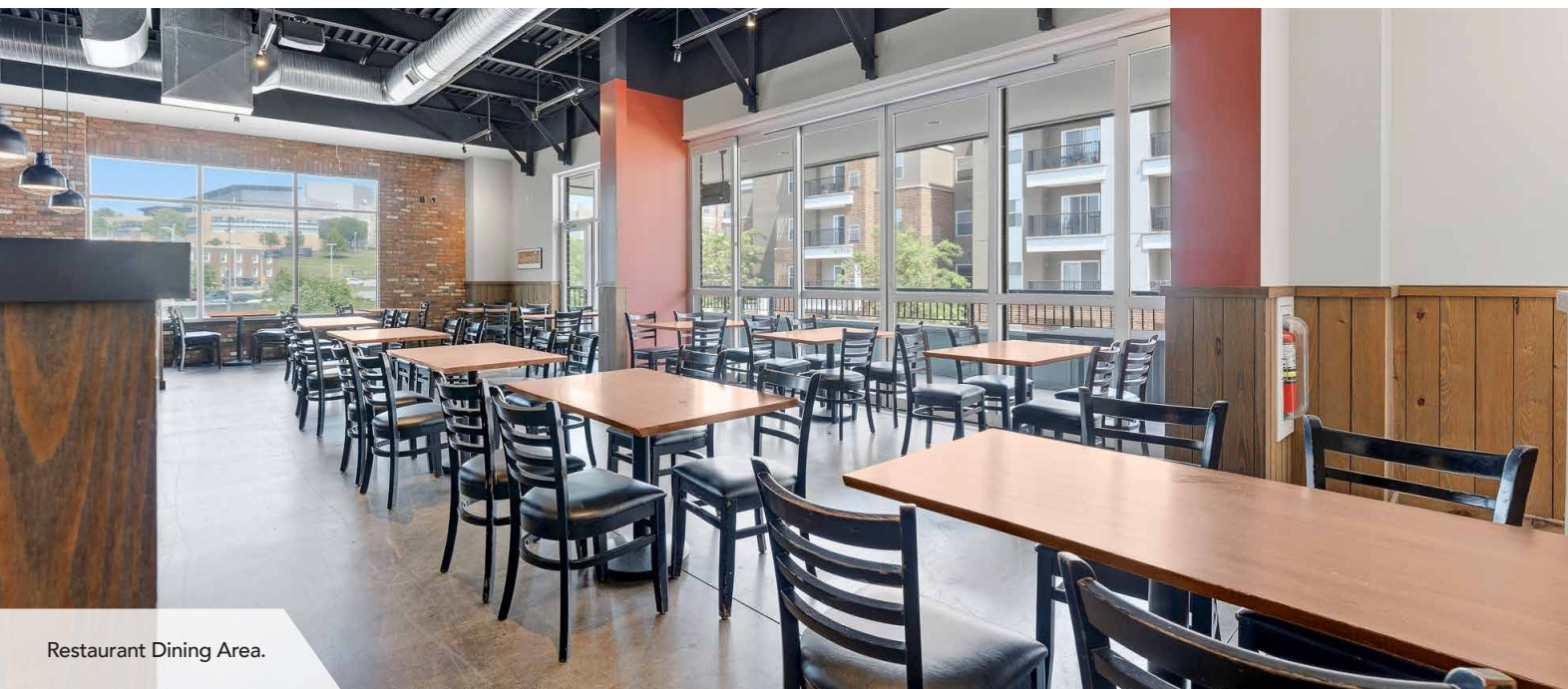


Restaurant Bar Area.

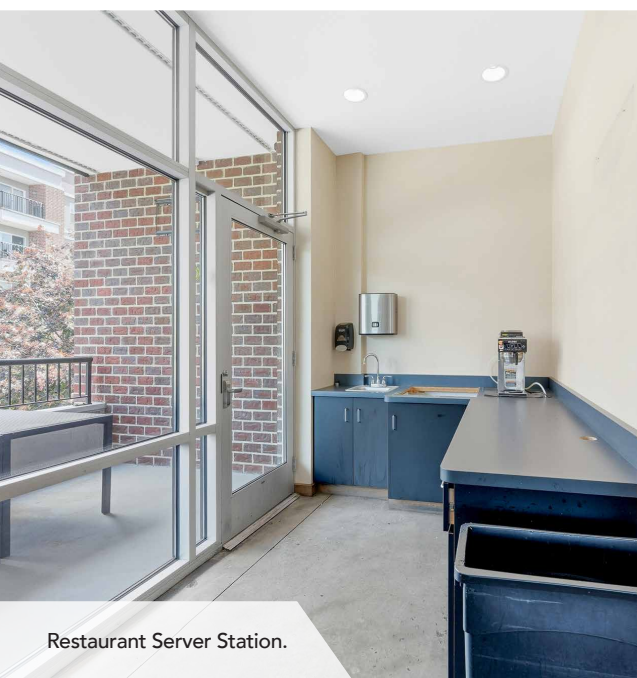


Restaurant Dining Area.

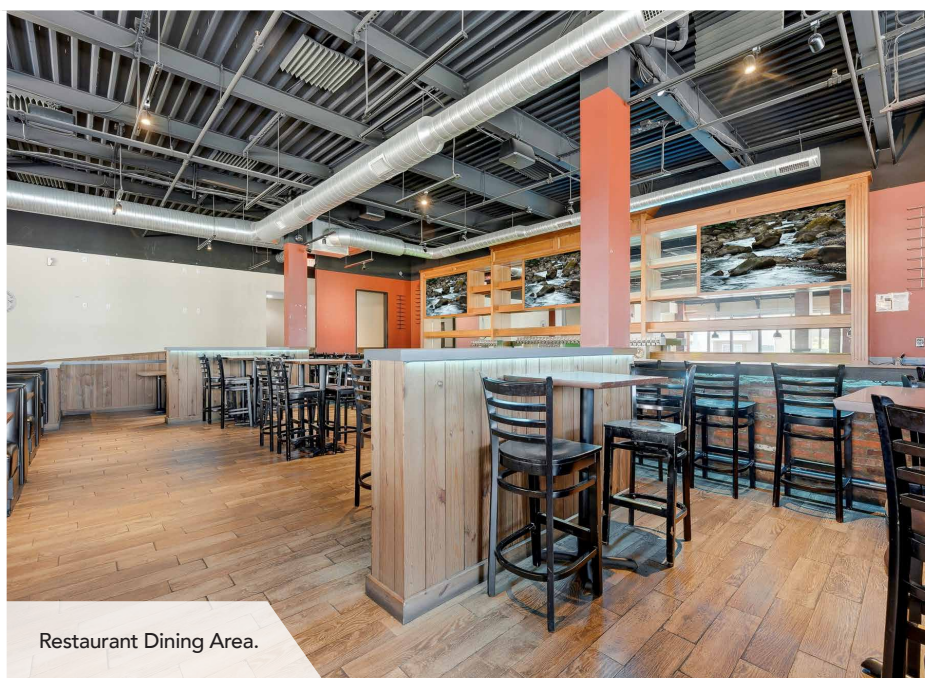
# INTERIOR PHOTOS



Restaurant Dining Area.



Restaurant Server Station.

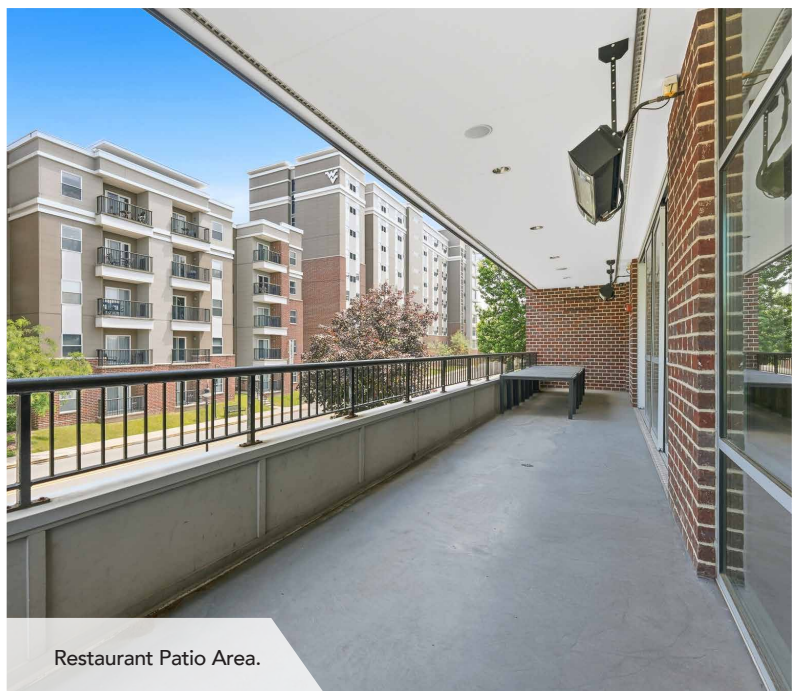


Restaurant Dining Area.

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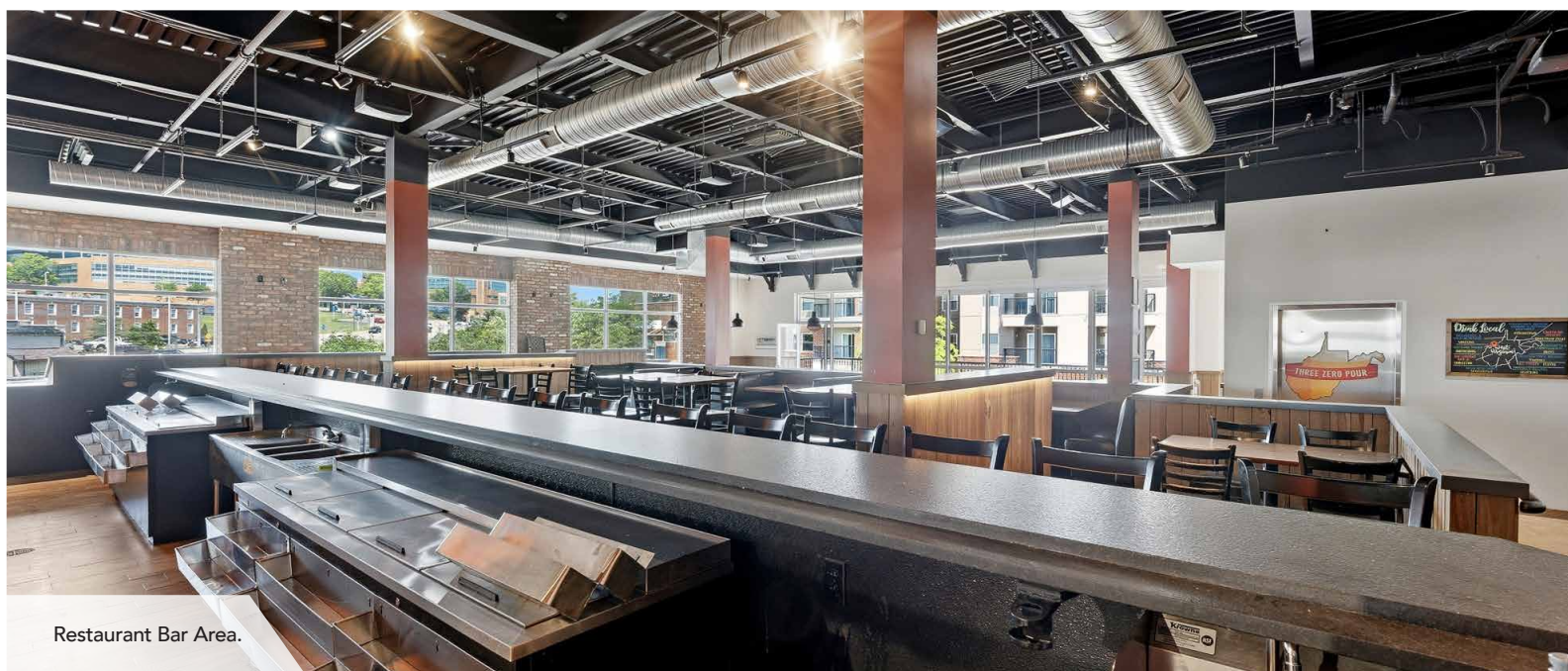
453 OAKLAND STREET · MORGANTOWN, WV 26505 · 4,791 - 9,979 (+/-) SQ FT



Restaurant Patio Area.



Restaurant Dining Area.



Restaurant Bar Area.

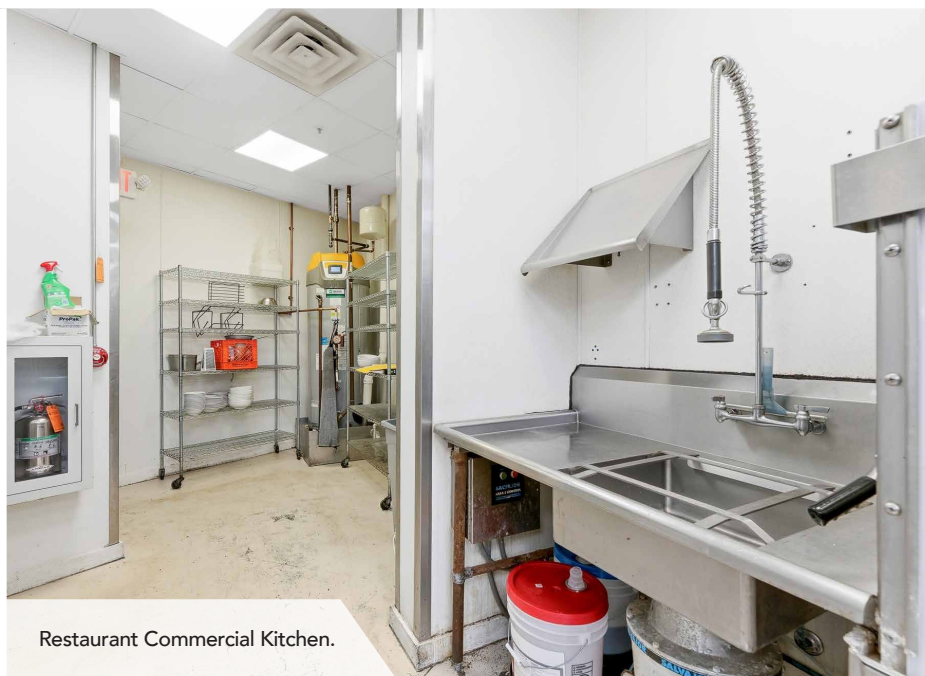
# INTERIOR PHOTOS



Restaurant Commercial Kitchen.



Walk-In Cooler.



Restaurant Commercial Kitchen.

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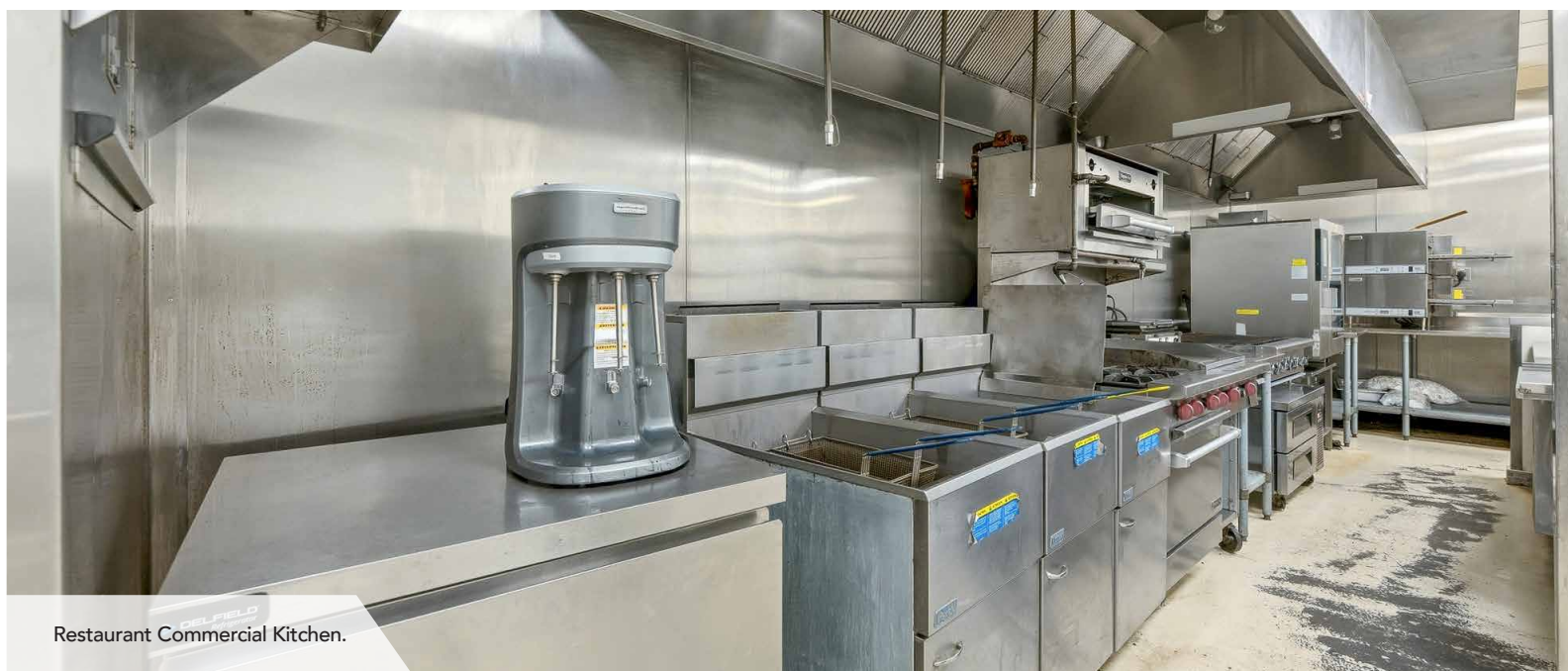
453 OAKLAND STREET · MORGANTOWN, WV 26505 · 4,791 - 9,979 (+/-) SQ FT



Restaurant Commercial Kitchen.



Restaurant Commercial Kitchen.



Restaurant Commercial Kitchen.

# EXTERIOR PHOTOS



Side and Back of the Building.

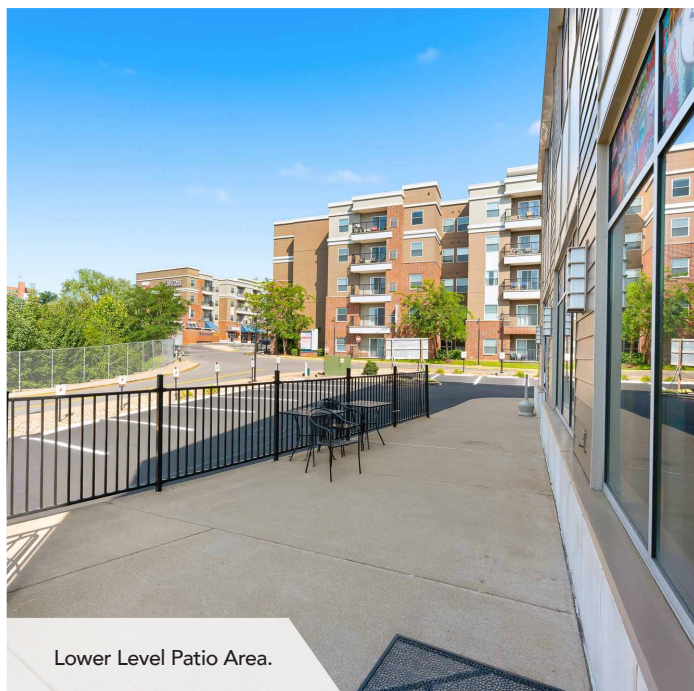


Front of the Building.

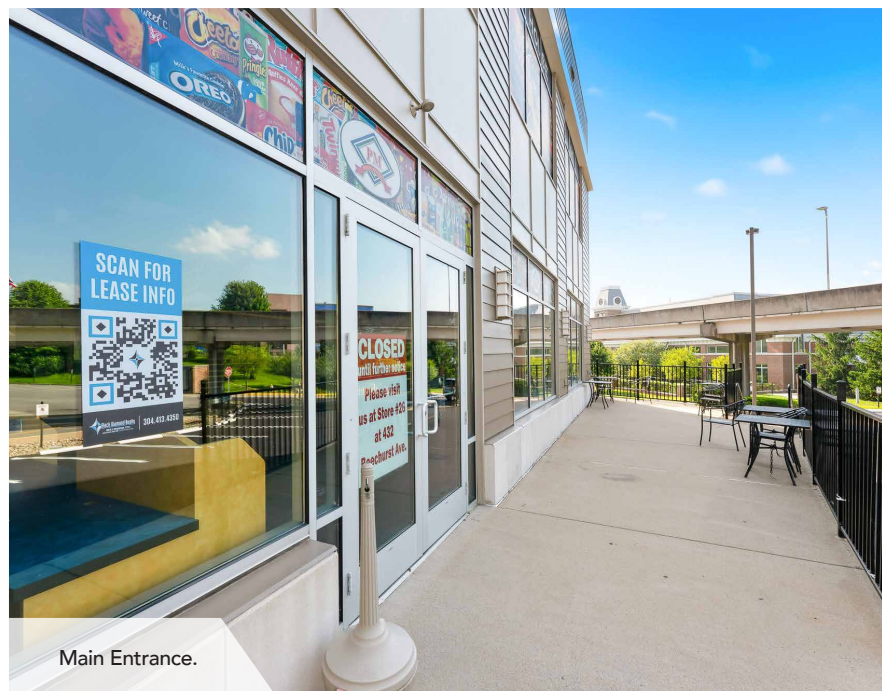
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Lower Level Patio Area.

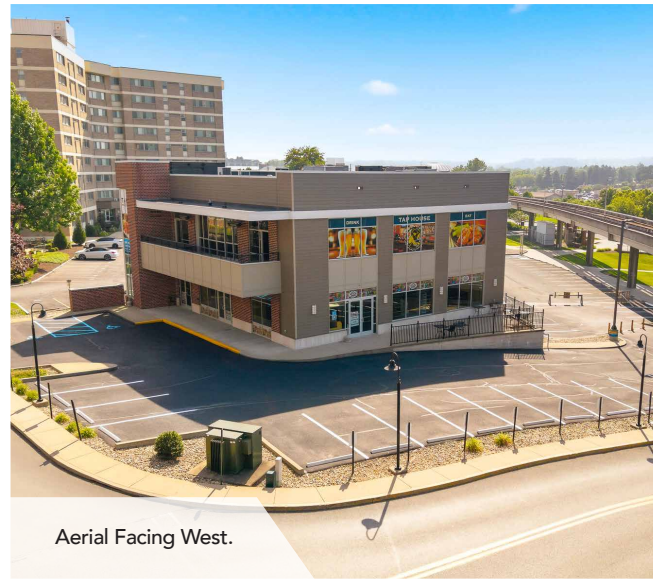


Main Entrance.



Front and Side of the Building.

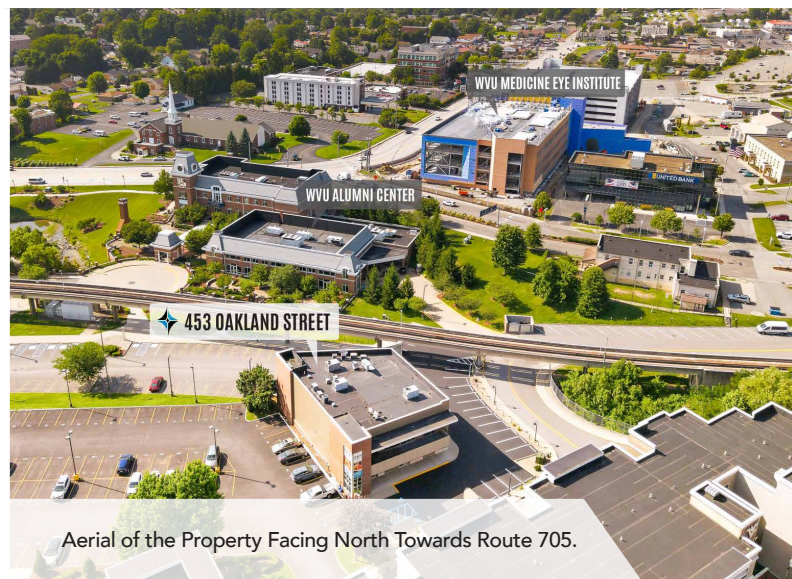
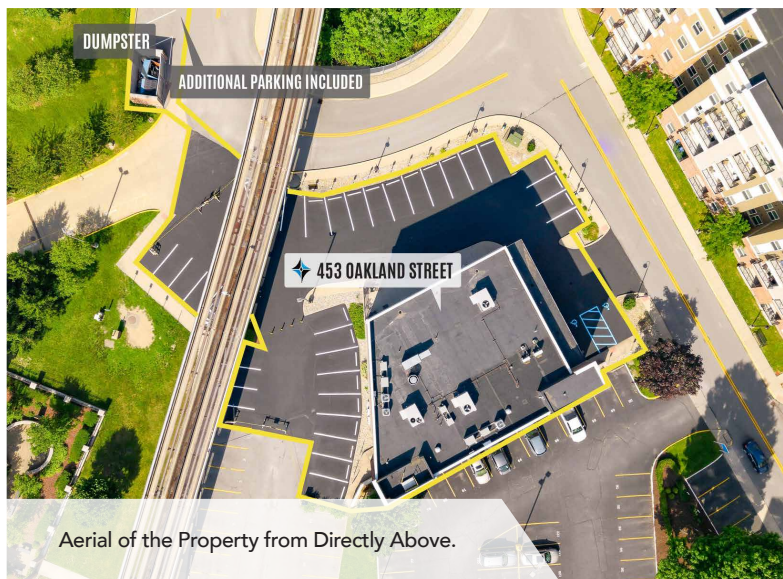
# AERIALS

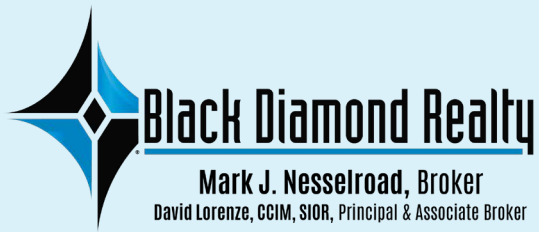


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