



# 1383 Earl L. Core Road

Morgantown, WV 26505



## PROPERTY HIGHLIGHTS

**Retail /  
Restaurant**

PROPERTY TYPE

**1,380**

SQUARE FEET

**\$15.00**

PER SQ FT

**Modified  
Gross**  
Net of utilities

LEASE STRUCTURE

Located at 1383 Earl L. Core Road (Route 7), this endcap suite offers 1,380 (+/-) square feet of available space. The space is restaurant-ready and equipped with a primary gas cooktop, hood and ansul system, 2 large walk-in coolers, 2 stainless prep tables, meat cooker, and front checkout counter. The location is close to many amenities and easily accessible from the main road, making it a great fit for any retail/ restaurant user. The building is situated just 1.5 miles off I-68 (Exit 4) within the Sabraton Plaza shopping center (home to Wendy's, Family Dollar, Edward Jones, Supercuts, and US Cellular) and immediately adjacent to Aldi grocery store. Prime signage opportunities are available, as well as ample parking. Along Earl L. Core Road, there is a daily traffic count of 17,651 Vehicles Per Day (Esri, Esri and Kalibrate Technologies, 2024) and the location is convenient to many top Morgantown employers and residents.



**Mark Nesselroad, Esq., MBA**

Broker

304.413.4350 (Office) | 304.413.0497 (Direct)

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





**Black  
Diamond  
Realty**

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