

**FOR SALE**  
**OFFICE / RETAIL BUILDING**  
**MARKETING FLYER**



**7 CHAPLIN HILL ROAD  
MORGANTOWN, WV 26501**



STAR CITY



7 CHAPLIN HILL ROAD

UNIVERSITY TOWN CENTRE

I-79, EXIT 155

WESTRIDGE  
DEVELOPMENT

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## OFFICE/ RETAIL BUILDING FOR SALE

**SALE PRICE / \$2,125,000**

**GROSS BUILDING SIZE / 2,383 SQ FT**

**DRIVE-THRU SIZE / 3 LANES / 1,188 SQ FT**

**GROSS LOT SIZE / 1.05 ACRES**

**CITY LIMITS / OUTSIDE**

**ZONING / NO ZONING**

**PROPERTY TYPE / OFFICE, RETAIL**

**PROPERTY FEATURES / CLOSE TO MANY AMENITIES, OFF-STREET PARKING, VISIBLE FROM SIGNALIZED INTERSECTION, SIGNAGE, THREE DRIVE-THRU LANES**

**7 CHAPLIN HILL ROAD  
MORGANTOWN, WV 26501**

Located at the foothills of the northern entrance (Exit 155) to the University Town Centre, 7 Chaplin Hill Road is an office/retail building comprised of 2,383 (+/-) square feet. The building is currently built out as a bank with three covered drive-thru lanes totaling 1,188 (+/-) square feet. The property is located roughly 0.1 mile to I-79, Exit 155. Post closing, the current tenant will require 120 days to vacate the building.

Situated between I-79, Exit 153 and 155, the University Town Centre is the ultimate shopping destination in Greater Morgantown. From clothing stores, restaurants, entertainment, and more, the University Town Centre provides various types of stores for locals and visitors alike. West Virginia University's main campus and downtown Morgantown are just 3.5 miles away. Along US Highway 19, there is a traffic count of 40,552 vehicles per day (2021). Source: ©2023 Kalibrate Technologies (Q4 2023).

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# PROPERTY SPECIFICATIONS

## PROPERTY SPECIFICATIONS

The subject building is a single-story structure containing a total of 2,383 (+/-) square feet in the main building. The drive-thru area offers three, covered lanes which contain an additional 1,188 (+/-) square feet. The building is constructed via brick with a shingle roof.

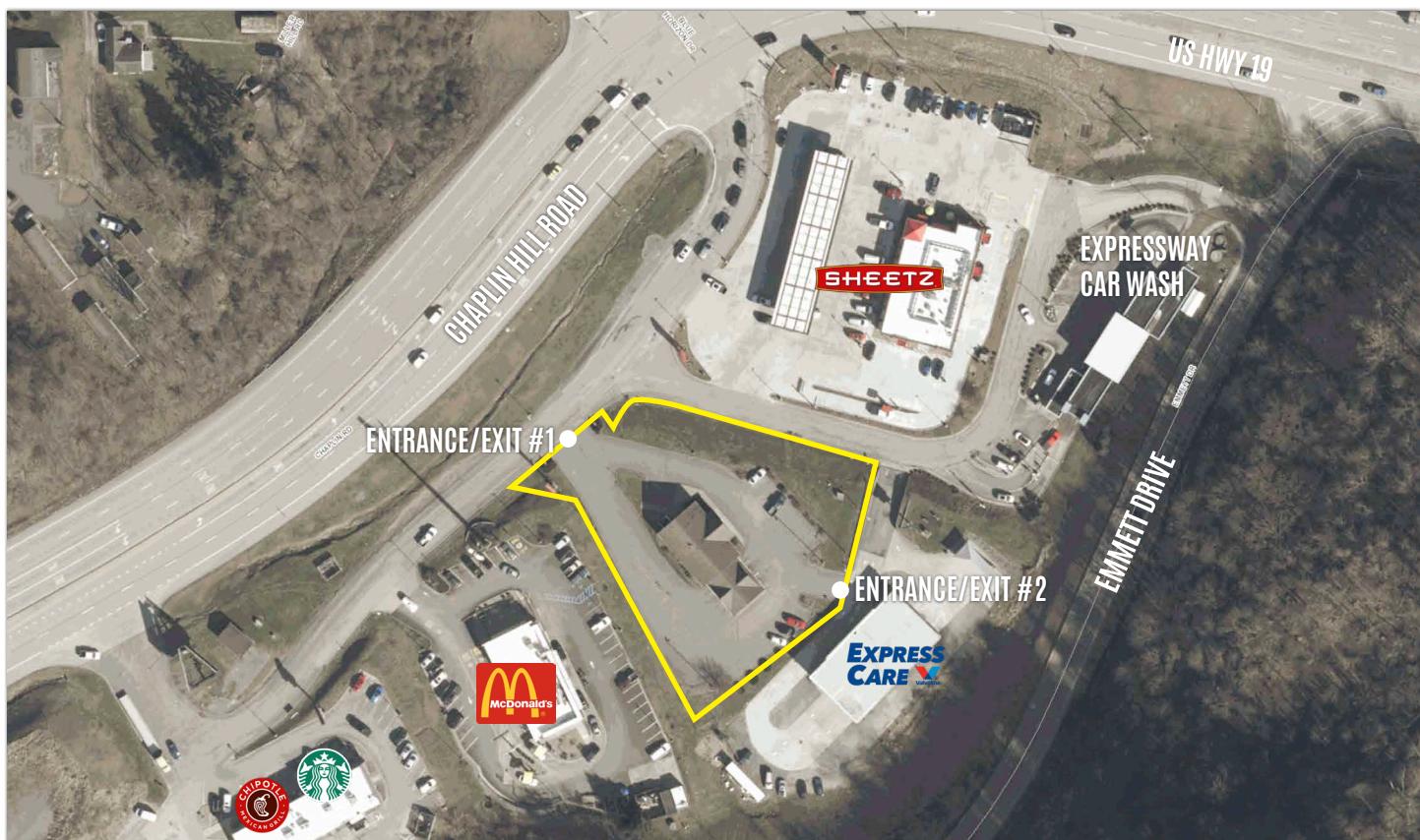
## INGRESS / EGRESS / PARKING

This property offers two points of ingress and egress onto the property parking lot. The parking lot is paved and offers 20 total spaces for employees and guests.

## UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Mountaineer Gas
Water	Morgantown Utility Board (MUB)
Sewer	Morgantown Utility Board (MUB)
Trash	Town of Star City (Wednesday)
Cable/Internet	Multiple Providers



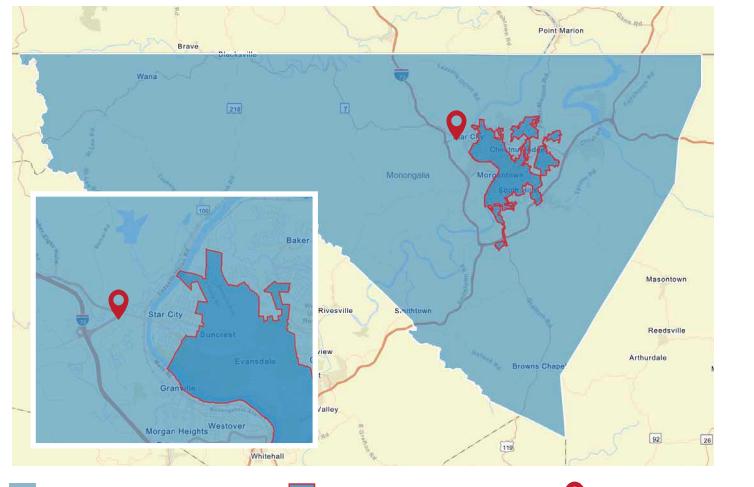
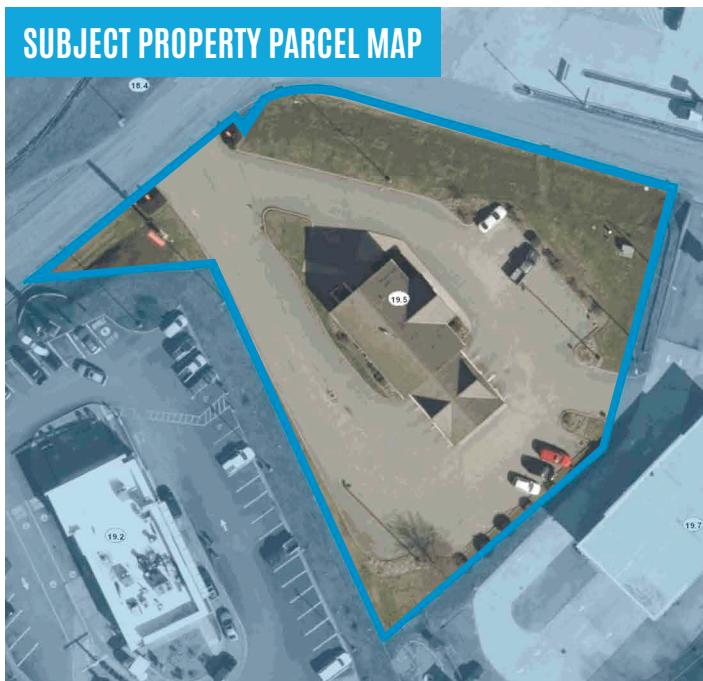
# LOCATION ANALYSIS

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.

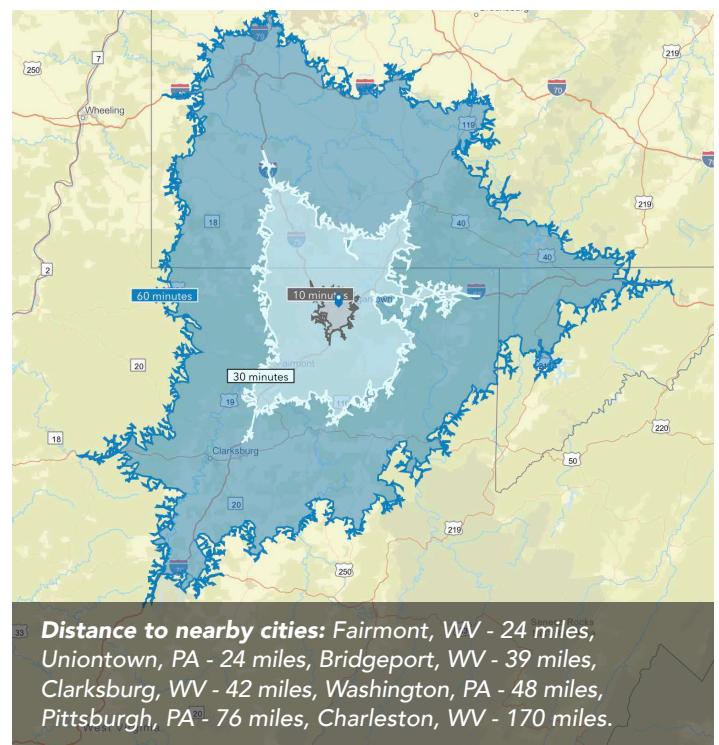
**Monongalia County** has a total population of 103,960 and a median household income of \$55,376. Total number of businesses is 3,881.

The **City of Morgantown** has a total population of 31,050 and a median household income of \$37,549. Total number of businesses is 1,460.

*Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2021.*

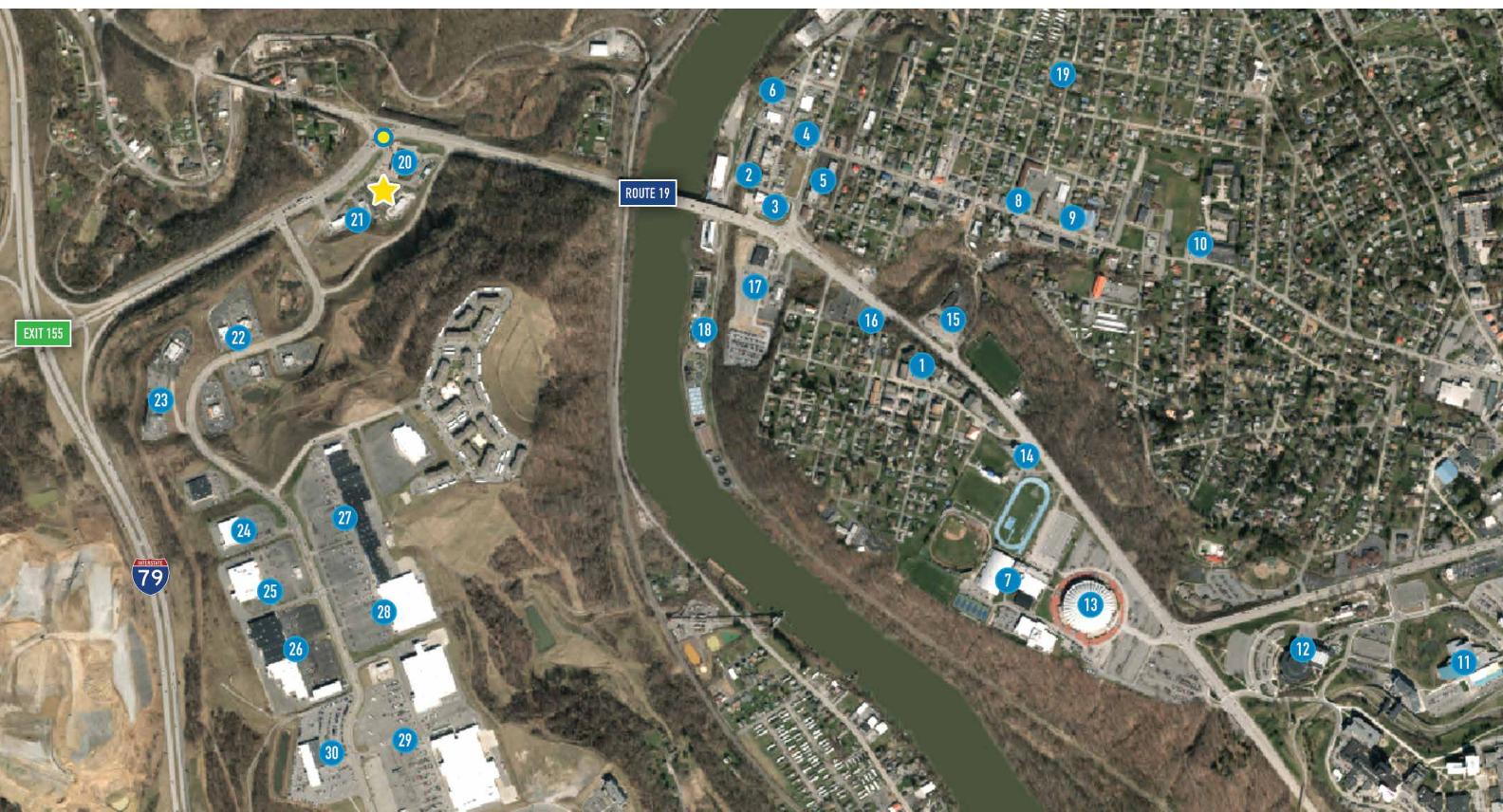


Monongalia County, WV    Morgantown City Limits    Subject Location



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# SURROUNDING AMENITIES



The map above was taken facing north. Several of the surrounding businesses have been highlighted with blue numbers. Referenced with a yellow star is the subject property, 7 Chaplin Hill Road.

Along US Highway 19, there is a traffic count of 40,552 vehicles per day. Source: ©2023 Kalibrate Technologies (Q4 2023).

- 1 Hotel M
- 2 March-Westin
- 3 Sheetz
- 4 Tuscan Sun Salon & Spa
- 5 Best Western
- 6 Terra Cafe
- 7 WVU Gymnastics
- 8 United States Postal Service
- 9 Star City Fire Department
- 10 Circle K
- 11 WVU Student Rec Center
- 12 Lyell B Clay Concert Theatre
- 13 WVU Coliseum
- 14 West Virginia State Police
- 15 Econo Lodge
- 16 Texas Roadhouse
- 17 CVS, Golden Corral
- 18 Morgantown Waste Water Treatment
- 19 Star City
- 20 Sheetz
- 21 McDonald's, Starbucks, Chipotle
- 22 Olive Garden, Red Lobster
- 23 Fairfield Inn & Suites by Marriott
- 24 Best Buy
- 25 Giant Eagle
- 26 Dick's, Ashley Homestore, AC Moore, Ulta, Kirkland's
- 27 Dollar Tree, TJ Maxx, Old Navy, Bed Bath and Beyond, Petco, Gamestop, Cicis Pizza
- 28 Target
- 29 Sams Club, Walmart
- 30 Premeir Chevrolet Buick GMC

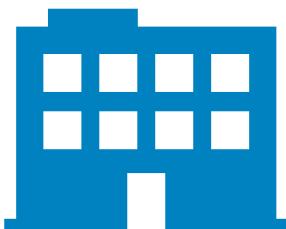
# DEMOGRAPHICS / KEY FACTS

## 3 MILE RADIUS



**37,672**

Total Population



**1,587**

Businesses



**57,299**

Daytime Population



**\$232,895**

Median Home Value



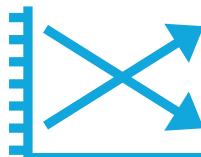
**\$34,268**

Per Capita Income



**\$45,672**

Median Household Income



**0.20%**

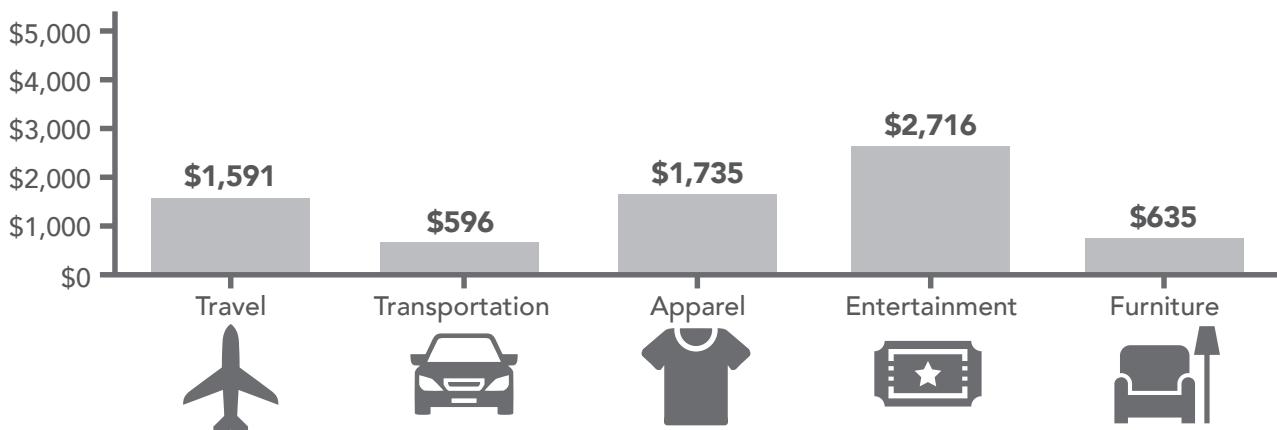
2020-2023 Pop Growth Rate



**18,122**

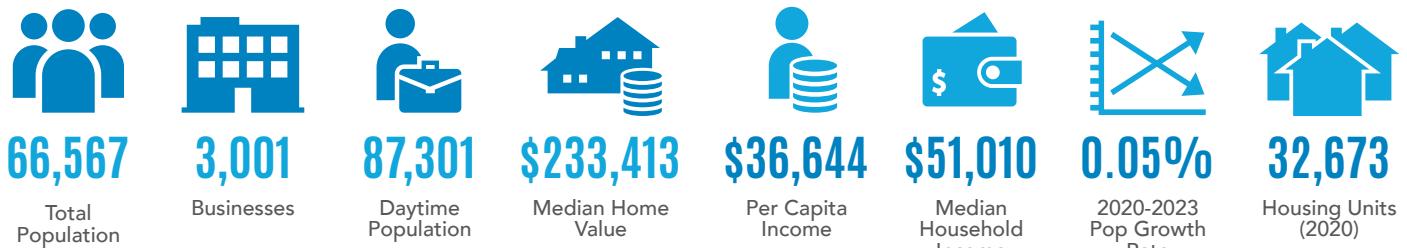
Housing Units (2020)

## KEY SPENDING FACTS

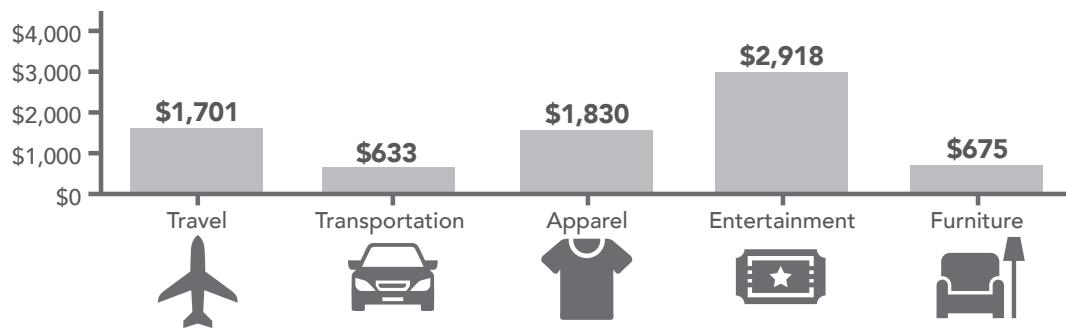


These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axe. The vintage of the data is 2023, 2028. Spending facts are average annual dollar per household.

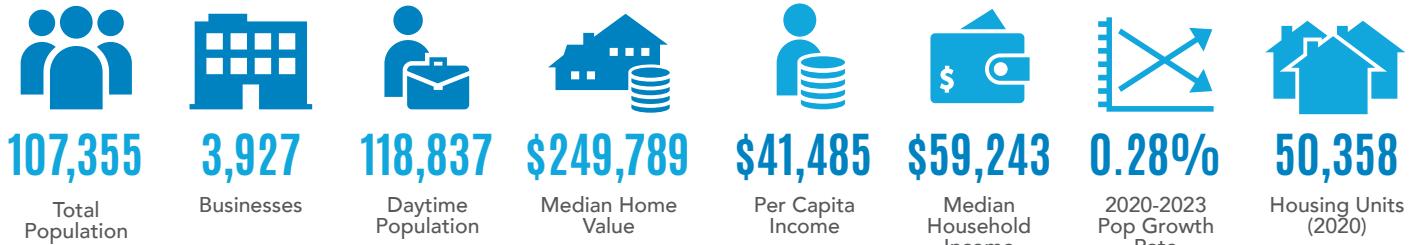
## 5 MILE RADIUS



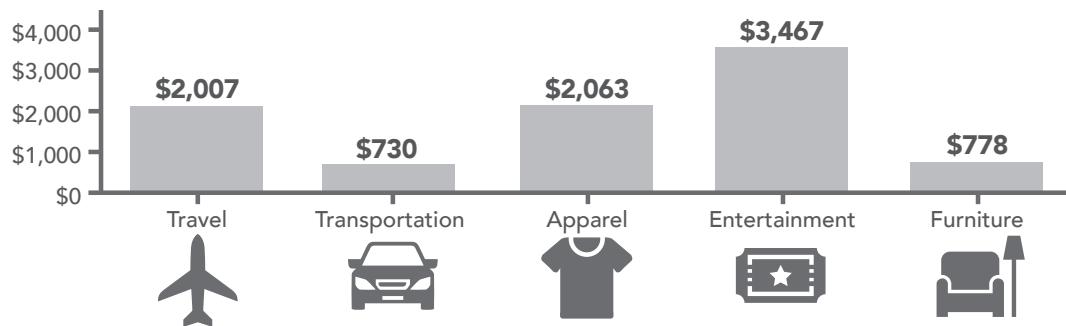
### KEY SPENDING FACTS



## 10 MILE RADIUS



### KEY SPENDING FACTS



# WESTRIDGE DEVELOPMENT

## ECONOMIC DEVELOPMENT STATISTICS

**Statistics below are within three mile radius of the subject location.**

- **MYLAN PARK:** Mylan Park just finished a **\$40M indoor aquatic center and outdoor track.** Mylan Park offers nearly **400 acres** with over **1,000,000 visitors a year** prior to the track, aquatic center, Monongalia County building, WVU Rehab Center and assisted living center, alternative learning center. Pro Performance, a large indoor recreational facility, plus several softball fields comprise Mylan Park.
- A 120 unit nursing home facility will soon break ground at Mylan Park. The developer closed on the 5-6 acres as of June 15, 2020.
- **GATEWAY:** The Gateway is fast approaching a total of **\$60 Million of commercial development.** Immediately adjacent to Gateway Development, Phase 1 (61 acres) of a townhouse development is under construction at Sugar Maple Ridge along Solomon Road. Phase I will consist of 220 townhouses.

## WESTRIDGE DEVELOPMENT



The new WestRidge Business and Retail Park is located just 5 miles from the subject location. It includes 1,000+ beautiful acres of dynamic mixed-use development that has been master

planned into five developments. See the development site plan with color coded plans on the following page. Situated between the University Town Centre (Exit 155) and the Morgantown Mall (Exit 152), WestRidge is perfectly

positioned at Exit 154 to capture the retail synergy generated by these two large developments. Transportation infrastructure in WestRidge includes unparalleled direct access to the Interstate 79 high-growth corridor via three interstate exits, one of which was built specifically to provide an "interstate front door" to WestRidge.

WestRidge Corporate Park (**red**) will include 500,000+ square feet of corporate office space. The first two pads are complete, with 90,000 square feet.

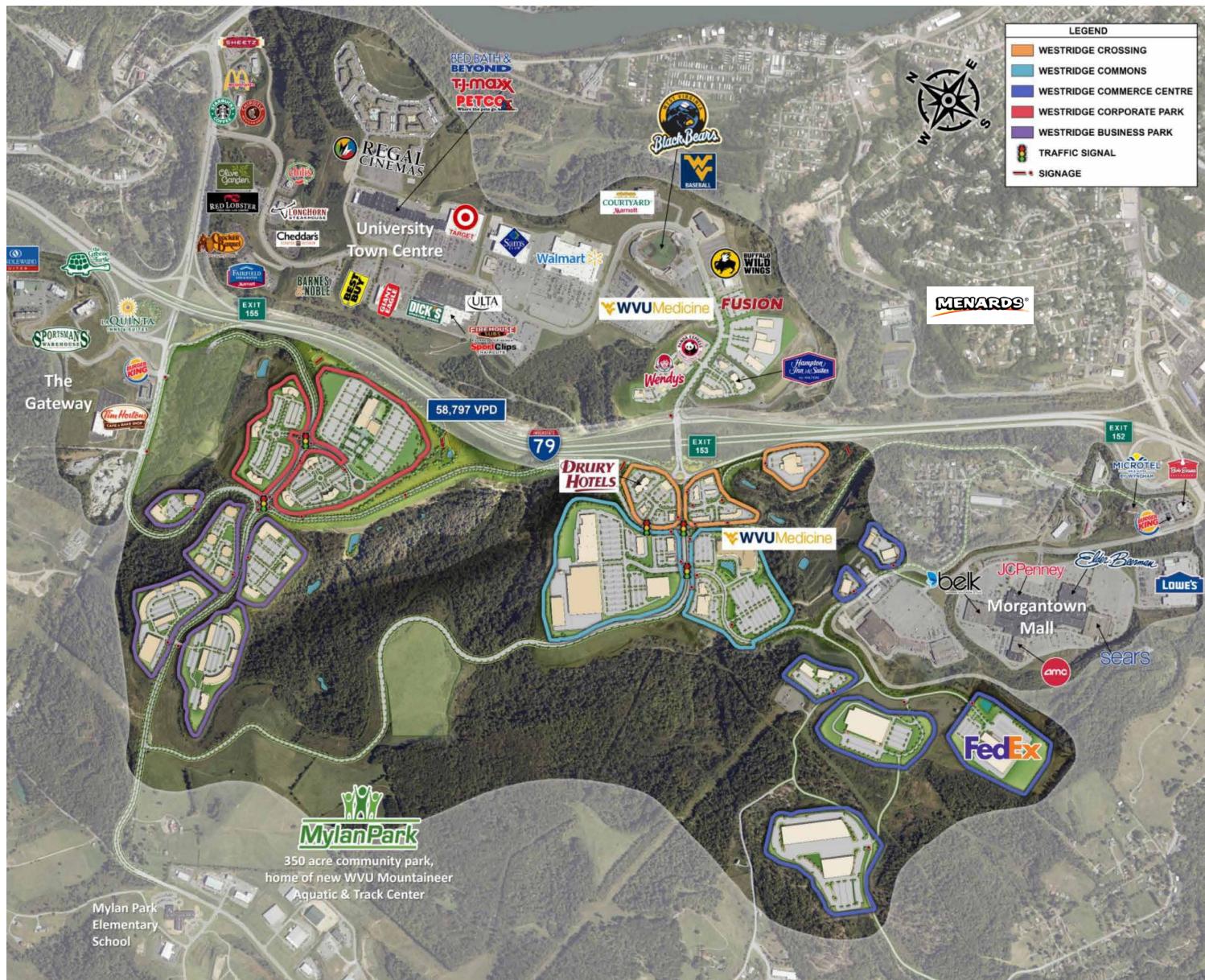
More than 400,000 square feet of regional retail and a new WestRidge Commons (**light blue**) will be located four miles from West Virginia University (30,000 students), the main retail component of the 300 acre business park on the west side of I-79 at Exit 154 projected to be approximately 400,000 square feet of retail and restaurants.

WestRidge Commons combined with University Town Centre, exit 154, will boast more than 1.3 million square feet of retail classifying it as a "Super Regional Center." This will draw from a retail trade area of 25 miles or more.

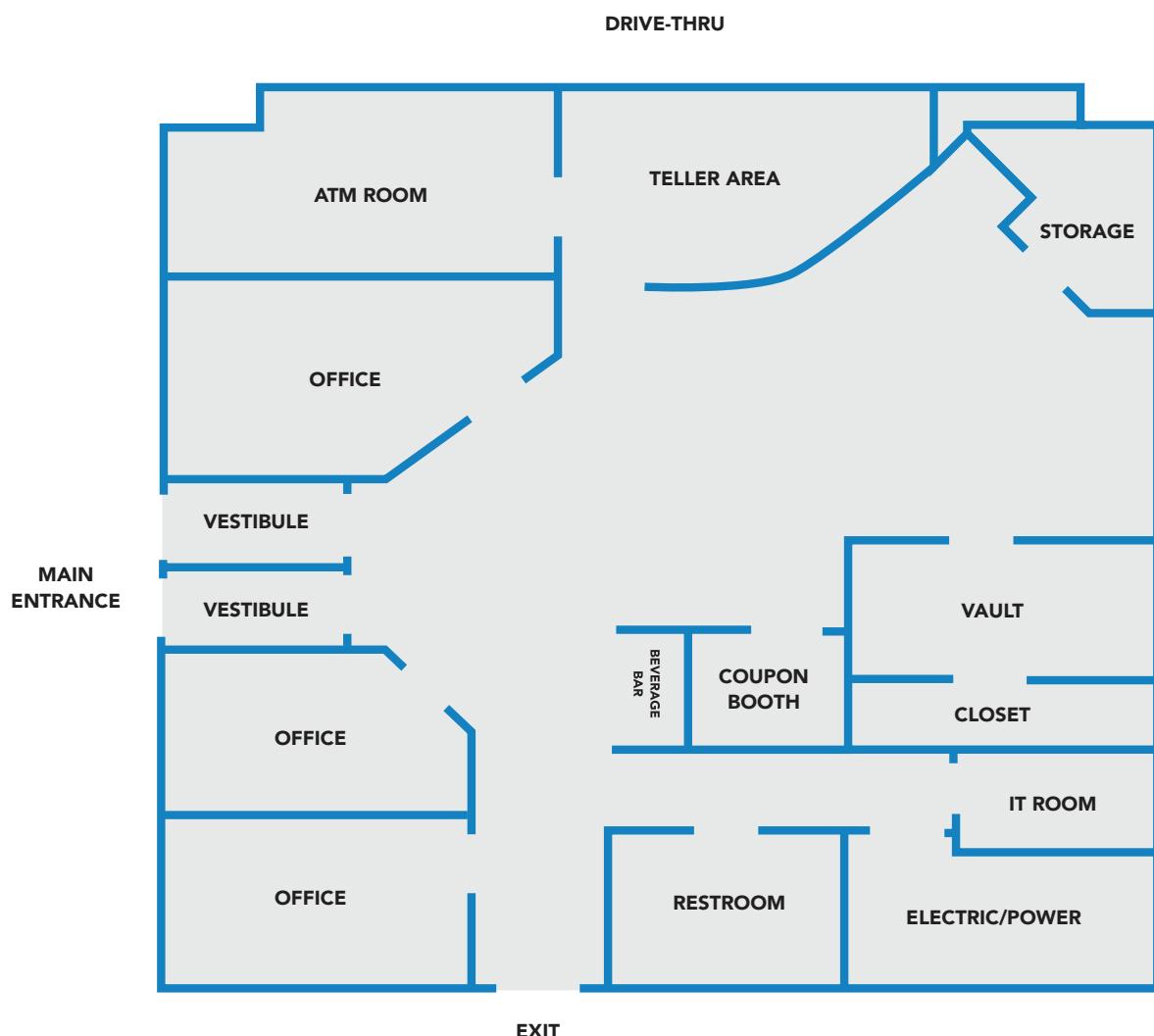
Menards, is the areas newest retail business coming to the Greater Morgantown market. Menards is the nation's third largest home improvement chain and has broken ground on a 173,000 square foot facility slated to open in Spring of 2021.

WestRidge Commerce Center (**dark blue**) features a 100,000 square foot FedEx Ground distribution center plus more than 100,000 square feet of flex industrial space to be built by the developer. A total of 40 acres in large pad sites is also available for large-scale distribution, manufacturing and light industrial uses, including Pad 2E (16 acres) and 2F (24 acres).

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# FLOOR PLAN



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# INTERIOR PHOTOS



Main Entramce/Lobby.



Main Entramce/Lobby.



Teller Area.

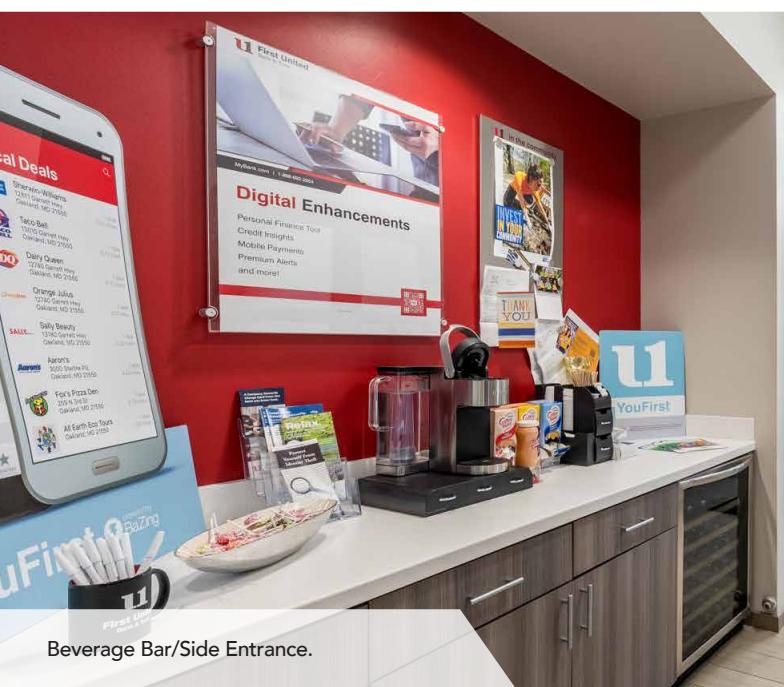
# INTERIOR PHOTOS



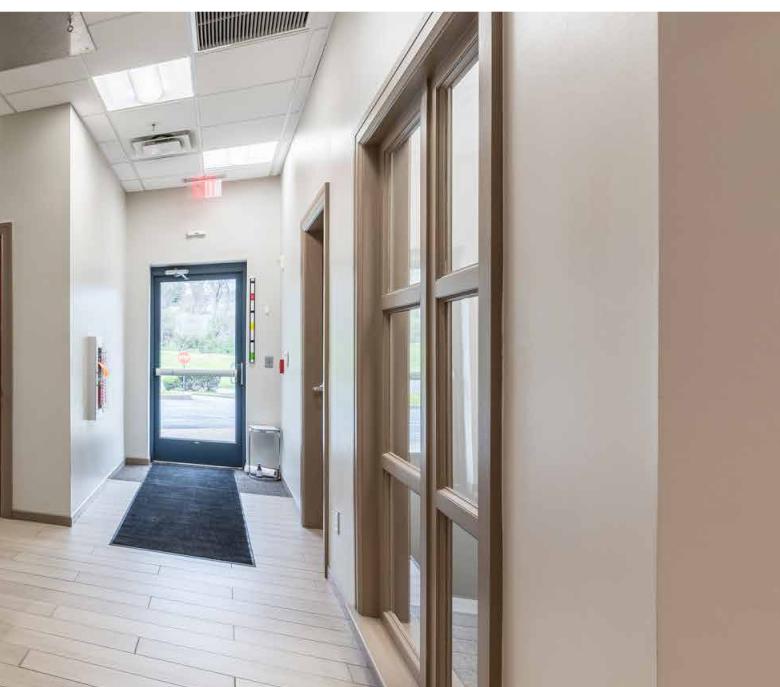
Teller Area.



Private Office.



Beverage Bar/Side Entrance.



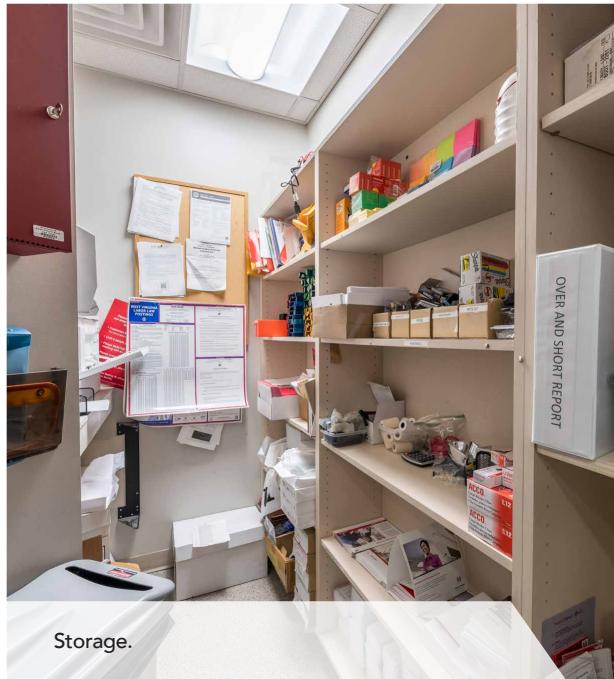
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Kitichenette/Break Room.



Private Office.

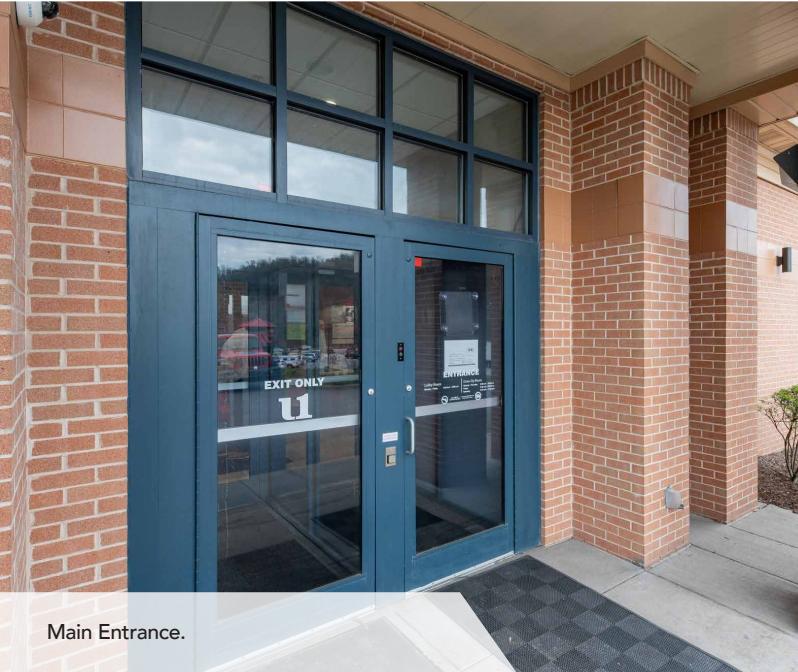


Storage.



Attic Storage.

# EXTERIOR PHOTOS



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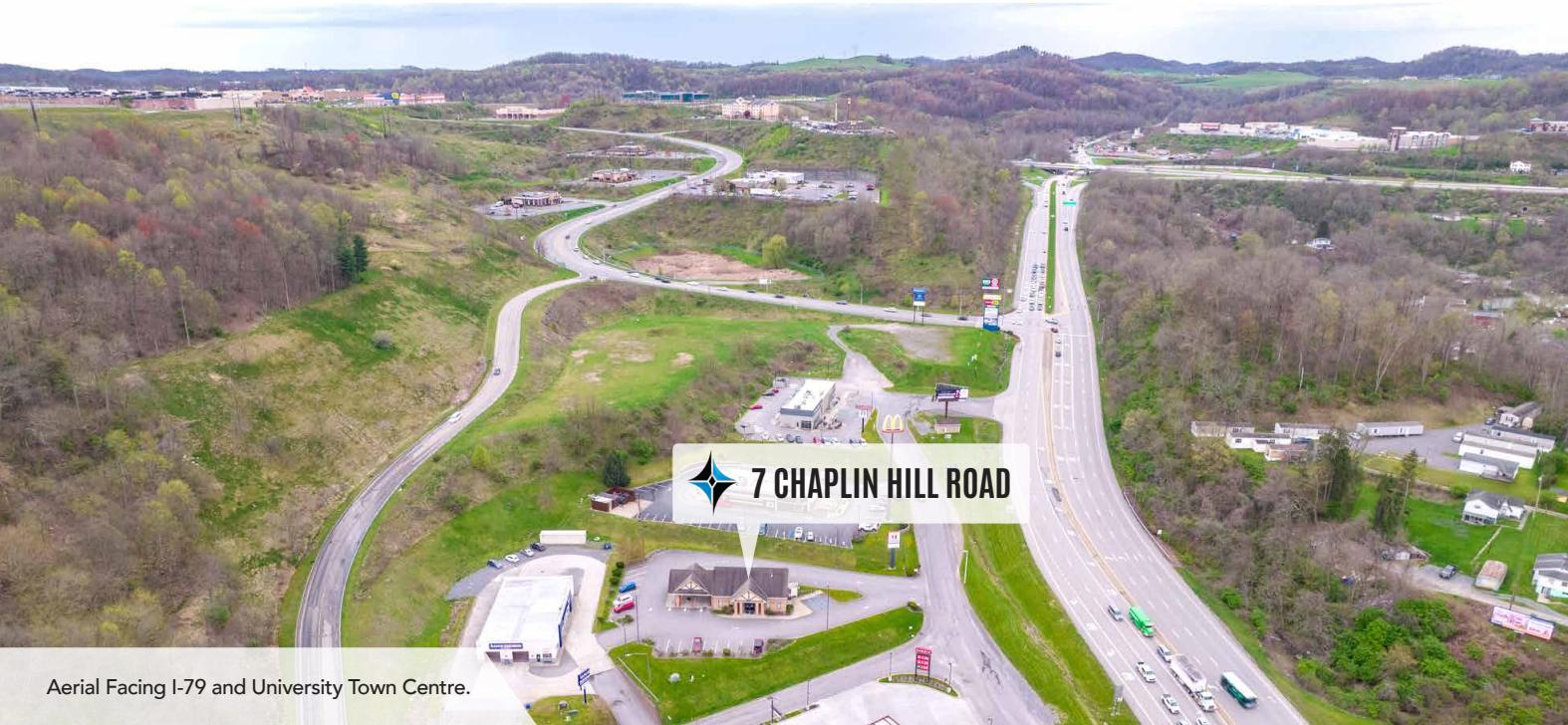


Exterior Back of Building.



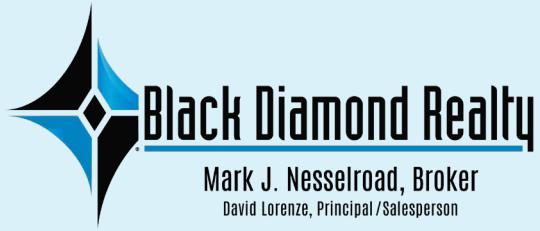
Drive-Thru.

# AERIALS



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