

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

TABLE OF CONTENTS

Property Overview / Specifications Introduction of property and specifications of the building, utilities, access and directions.	02
Location Analysis / Google Map Detailed description, Google Map photo of the location and its proximity to surrounding businesses.	04
Demographics / Key Facts Demographics and key facts pertaining to the property within a three, five and ten mile radius.	06
WestRidge Development Information regarding WestRidge Development and other local economic developments.	08
Floor Plan / Interior Photos Description, floor plan and interior photos of the building.	10
Exterior Photos Various exterior photos of the property.	14
Aerial Photos Aerial photos of the property from various heights and angles.	16

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OFFICE/ RETAIL BUILDING FOR SALE

7 CHAPLIN HILL ROAD MORGANTOWN, WV 26501

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**

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



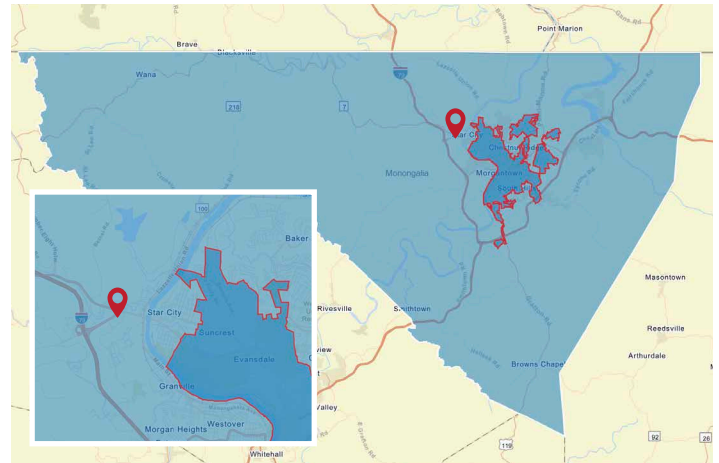
LOCATION ANALYSIS

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.

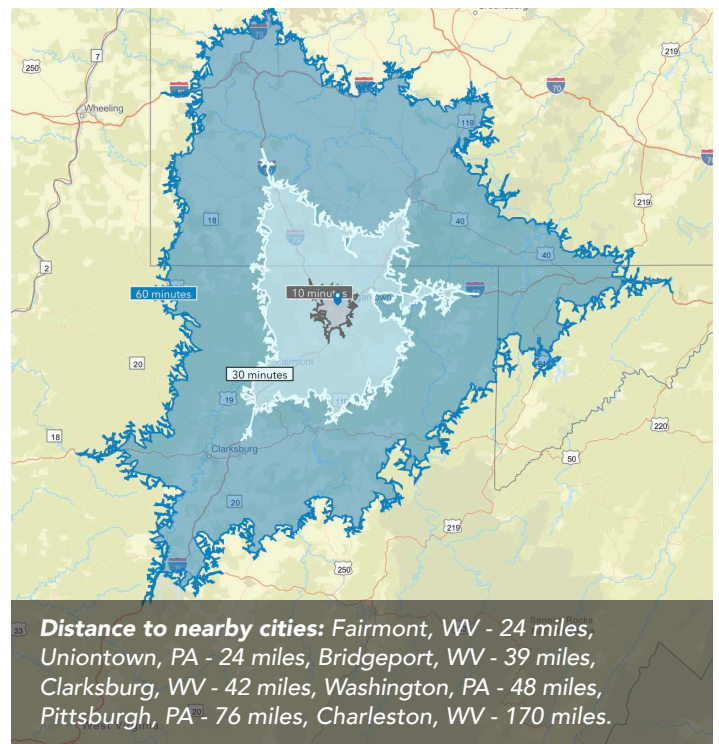
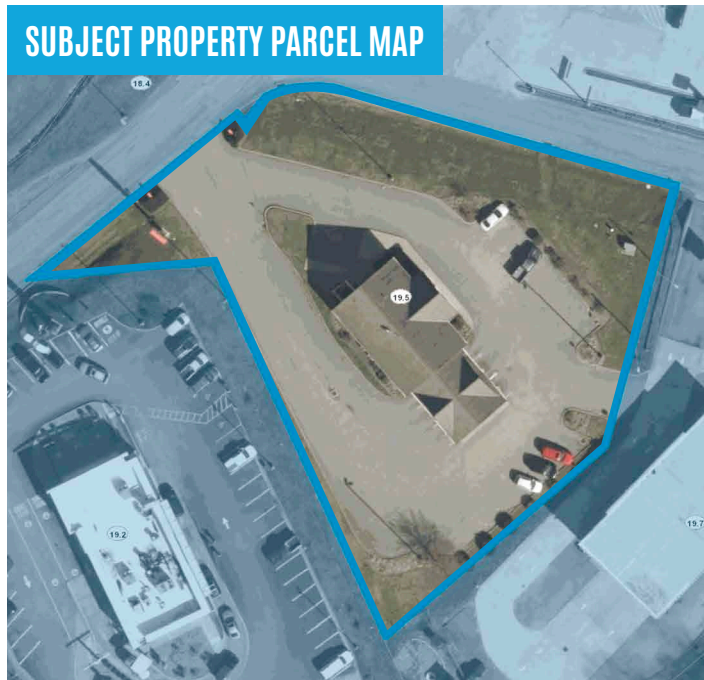
Monongalia County has a total population of 103,960 and a median household income of \$55,376. Total number of businesses is 3,881.

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.



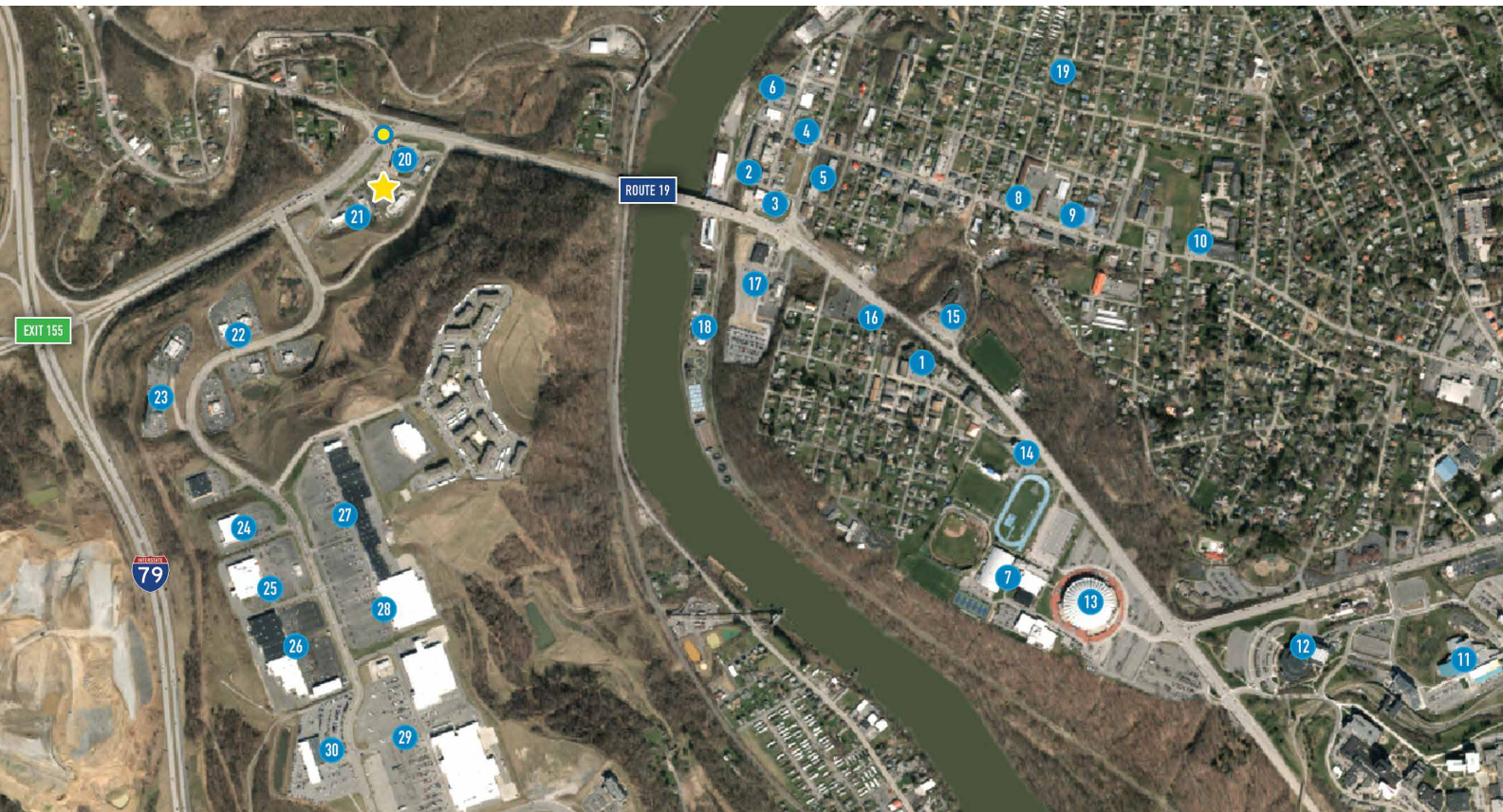
Monongalia County, WV Morgantown City Limits Subject Location



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

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



37,672

Total
Population



1,587

Businesses



57,299

Daytime
Population



\$232,895

Median Home
Value



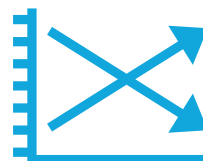
\$34,268

Per Capita
Income



\$45,672

Median Household
Income



0.20%

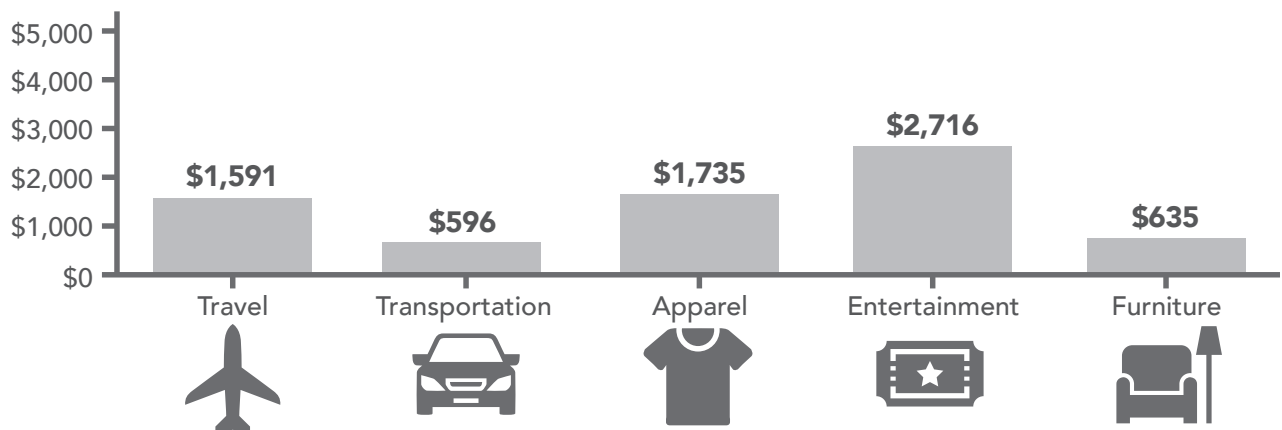
2020-2023
Pop Growth Rate



18,122

Housing Units
(2020)

KEY SPENDING FACTS



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

5 MILE RADIUS



66,567

Total
Population



3,001

Businesses



87,301

Daytime
Population



\$233,413

Median Home
Value



\$36,644

Per Capita
Income



\$51,010

Median
Household
Income



0.05%

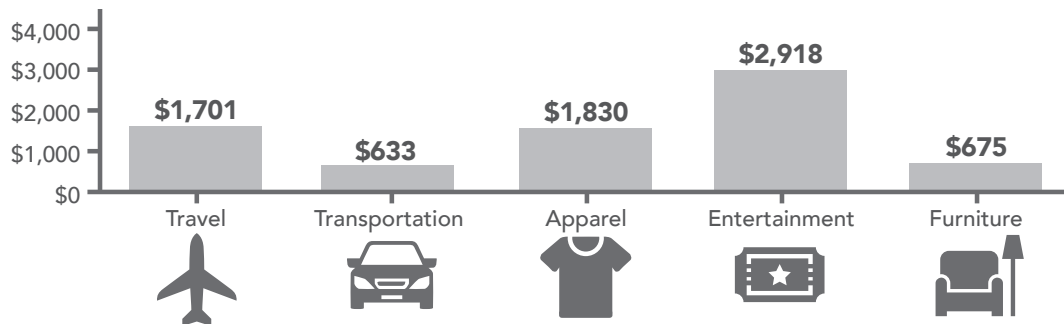
2020-2023
Pop Growth
Rate



32,673

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



107,355

Total
Population



3,927

Businesses



118,837

Daytime
Population



\$249,789

Median Home
Value



\$41,485

Per Capita
Income



\$59,243

Median
Household
Income



0.28%

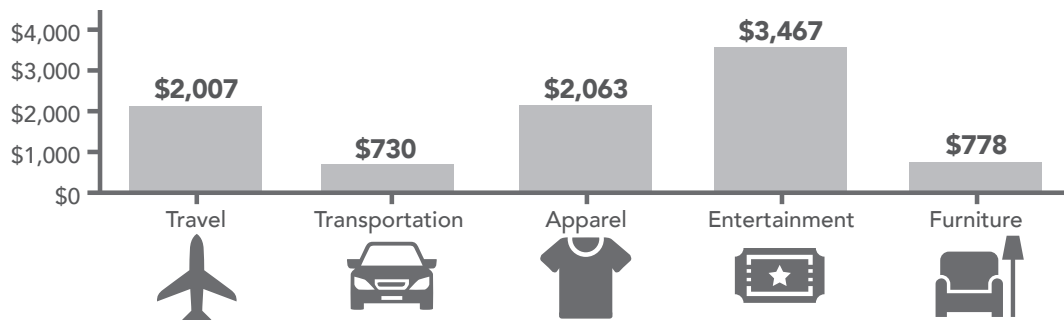
2020-2023
Pop Growth
Rate



50,358

Housing Units
(2020)

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.

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).

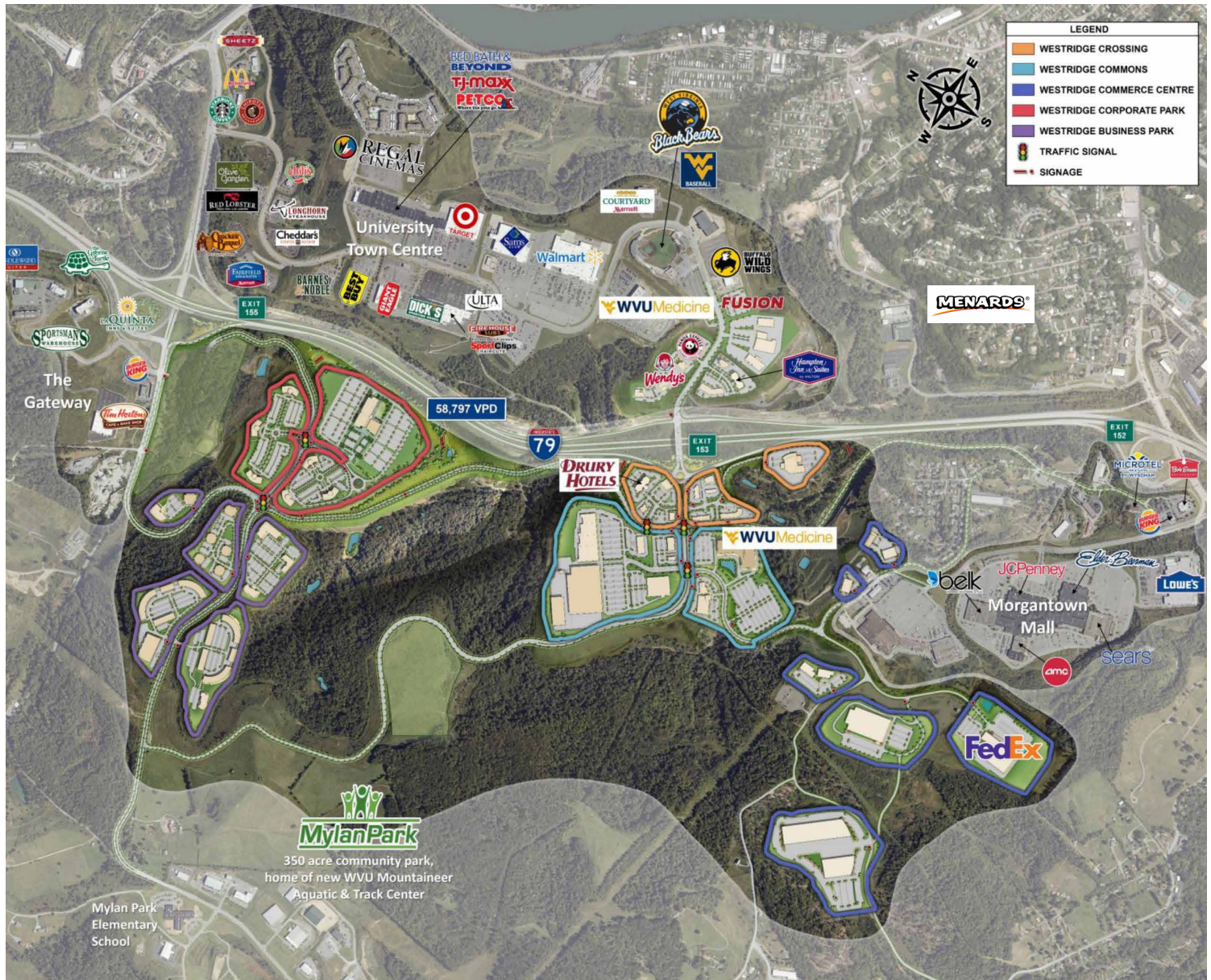
WESTRIDGE DEVELOPMENT



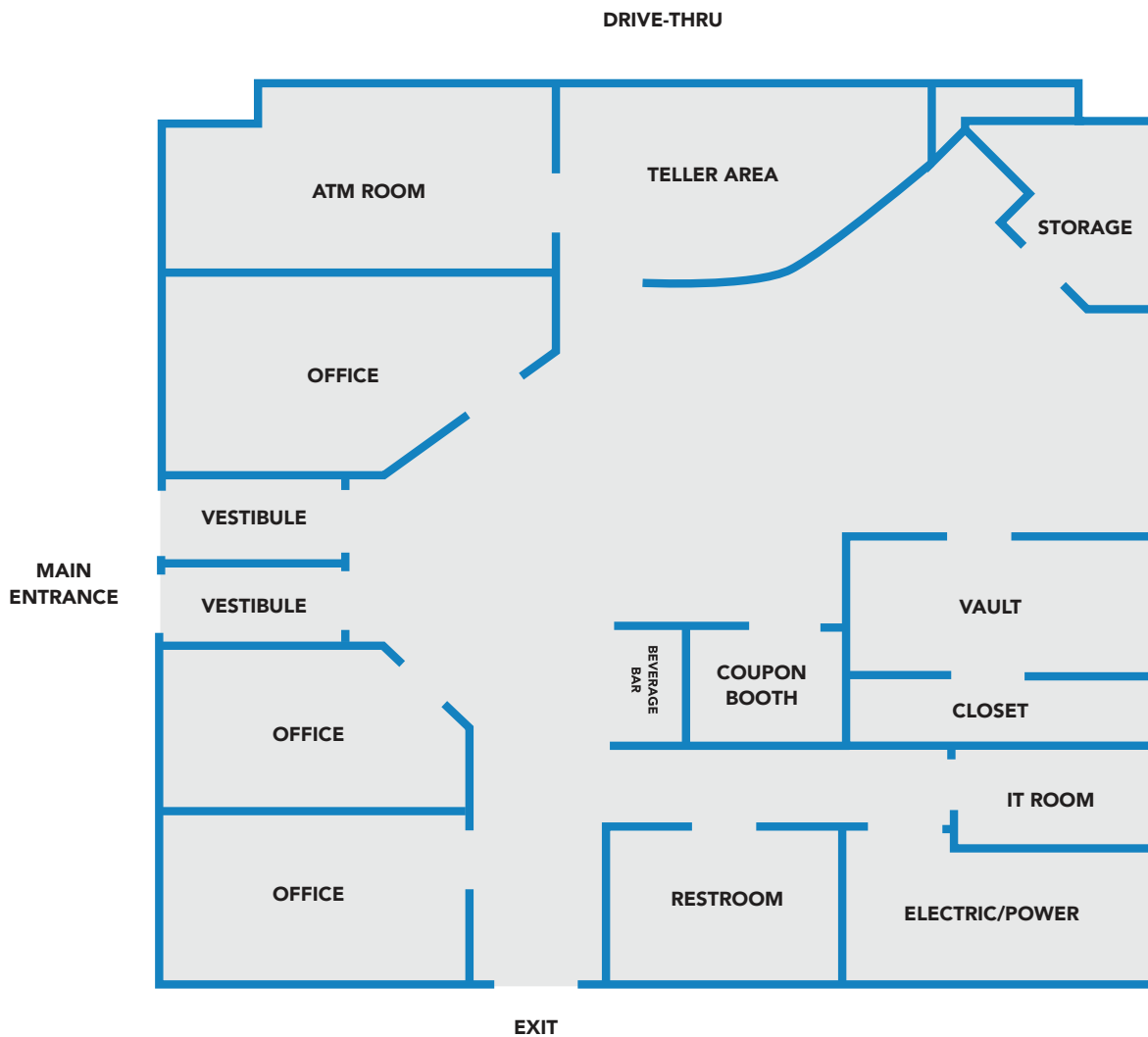
The new WestRidge Business and Retail Park is located just 5 miles from the subject location. It includes 1,000+ beautiful acres of dynamic mixed-use development that has been master planned into five developments. See the development site plan with color coded plans on the following page. Situated between the University Town Centre (Exit 155) and the Morgantown Mall (Exit 152), WestRidge is perfectly

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FLOOR PLAN



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INTERIOR PHOTOS



Main Entrance/Lobby.



Main Entrance/Lobby.



Teller Area.

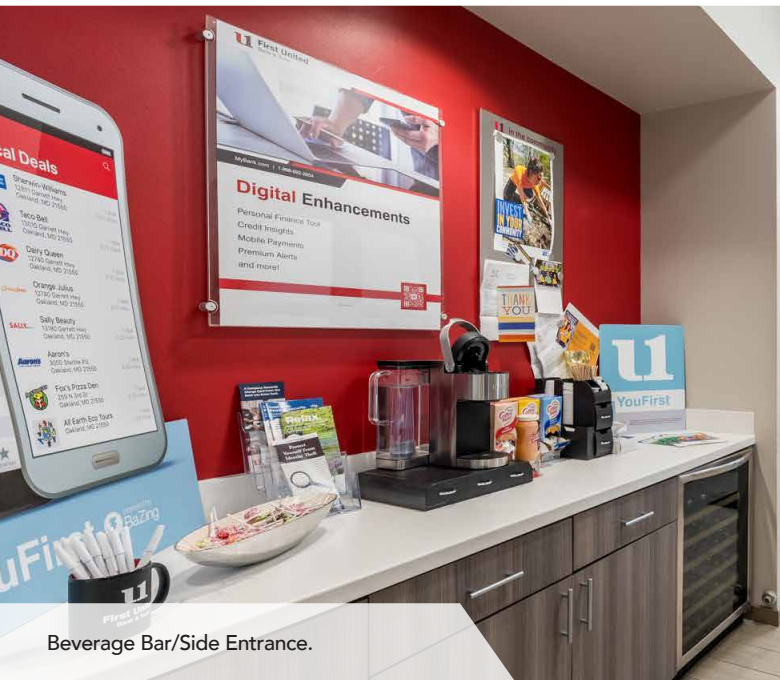
INTERIOR PHOTOS



Teller Area.



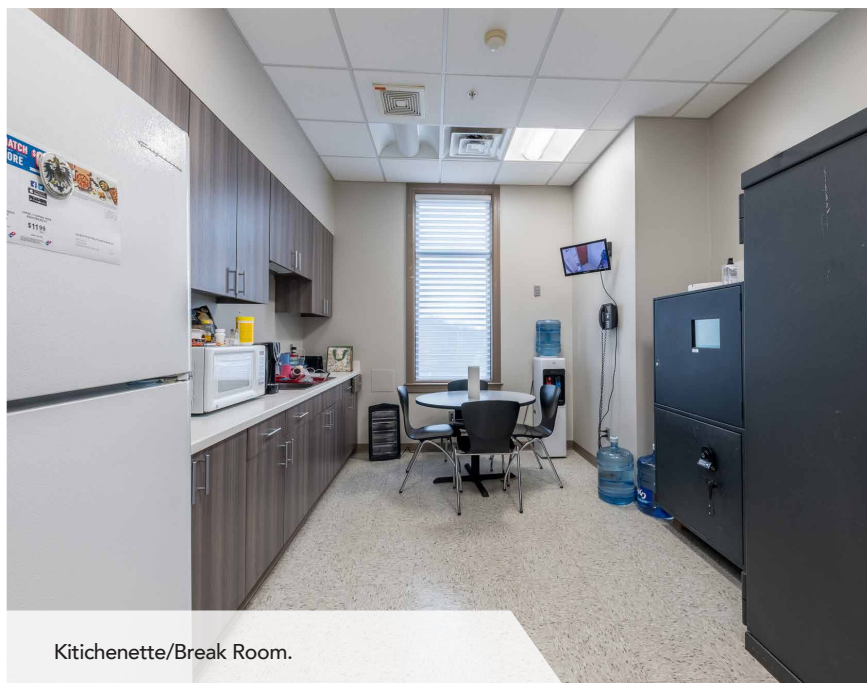
Private Office.



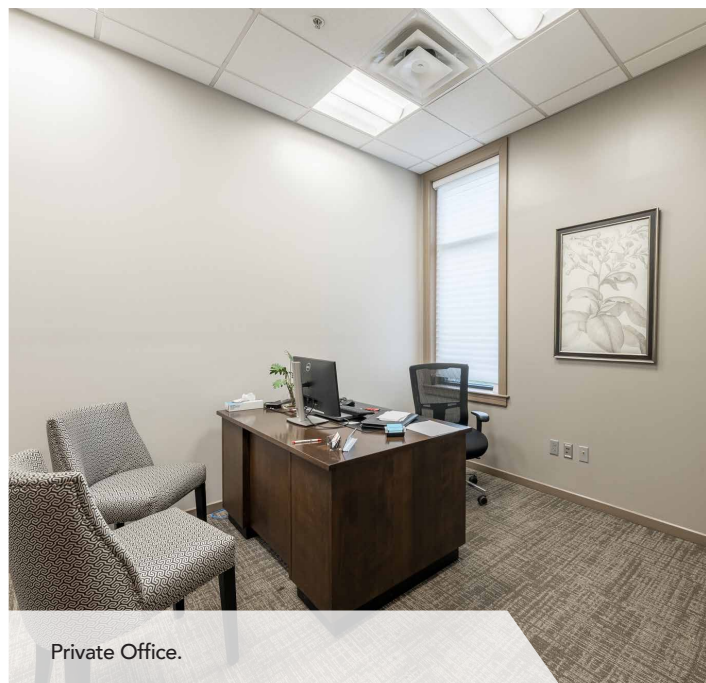
Beverage Bar/Side Entrance.



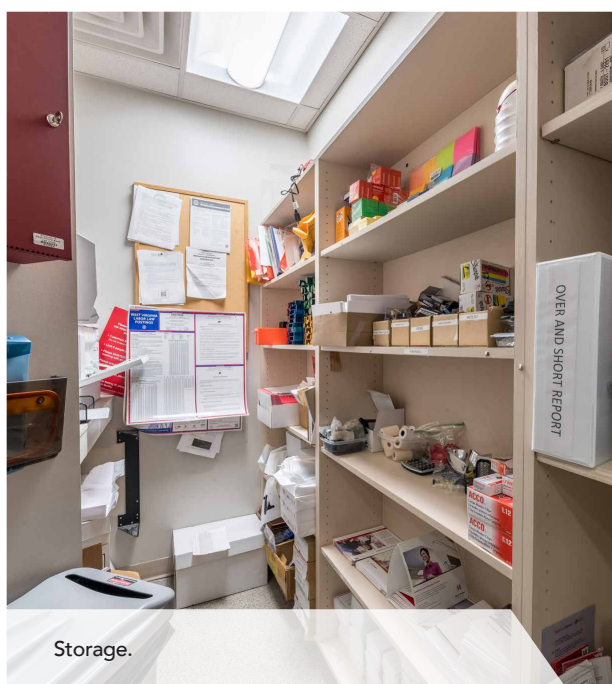
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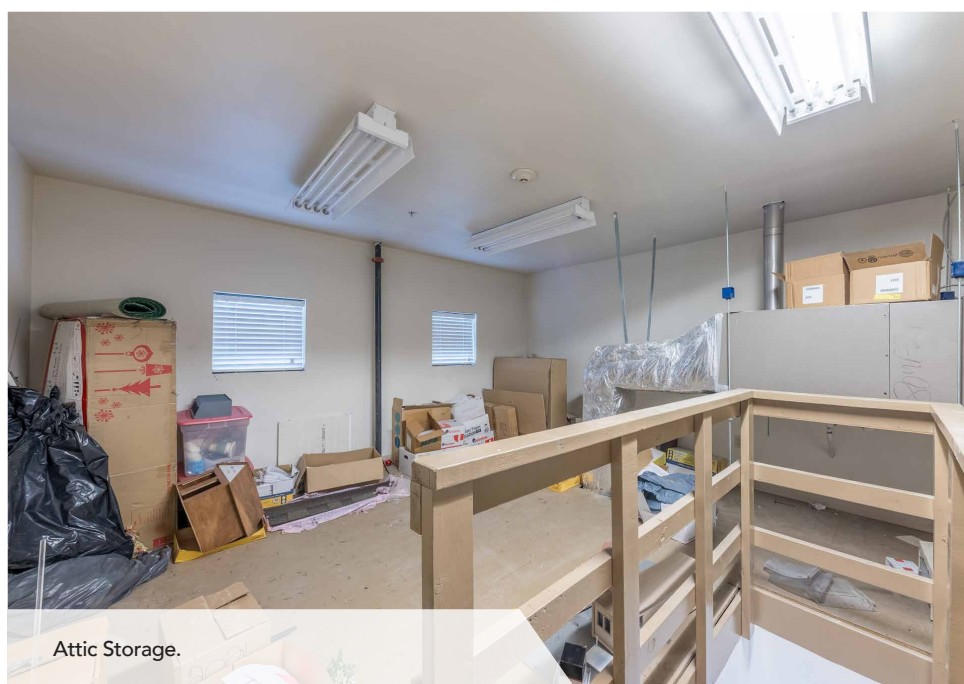
Kitchenette/Break Room.



Private Office.



Storage.

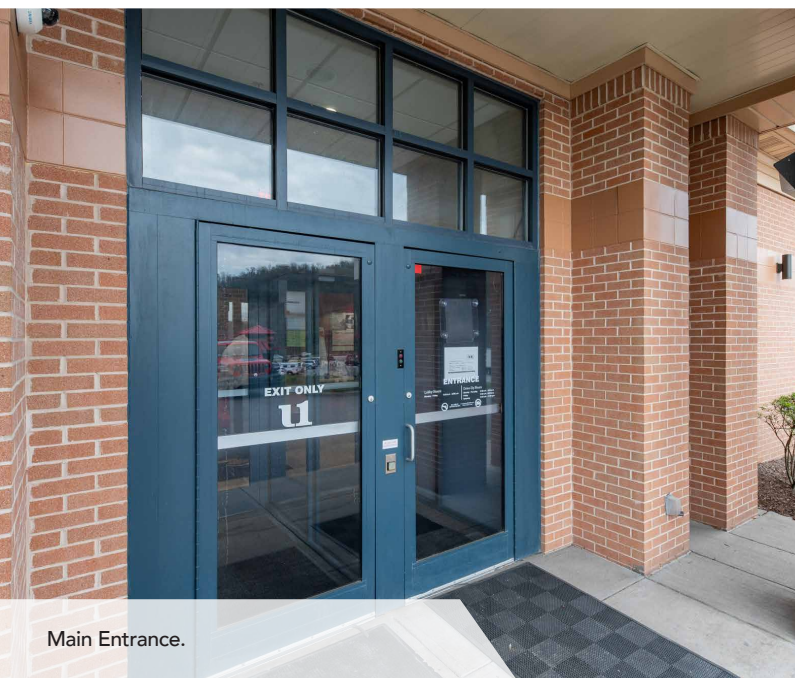


Attic Storage.

EXTERIOR PHOTOS



Exterior Front of Building.



Main Entrance.



Exterior Side and Back of Building.

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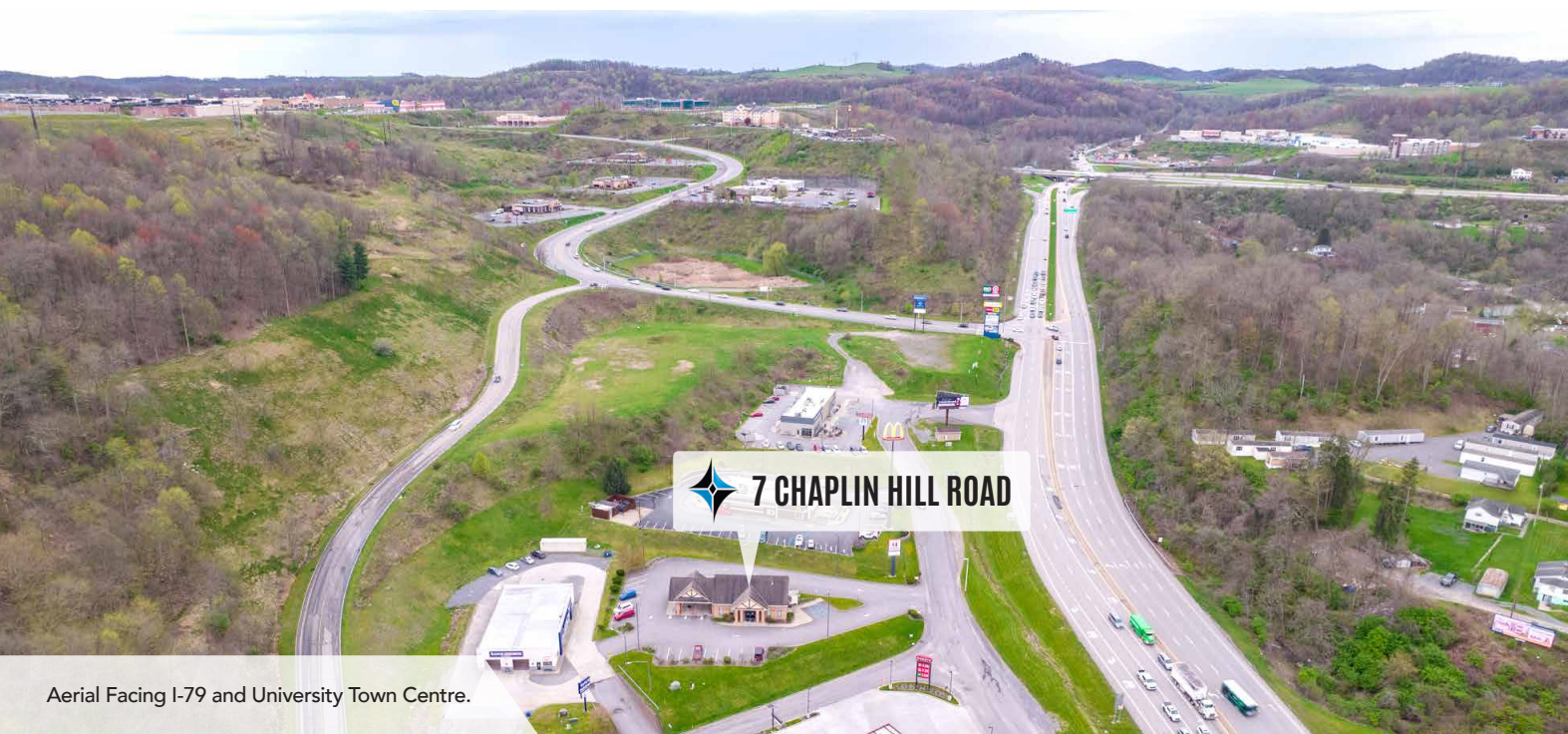


Exterior Back of Building.



Drive-Thru.

AERIALS



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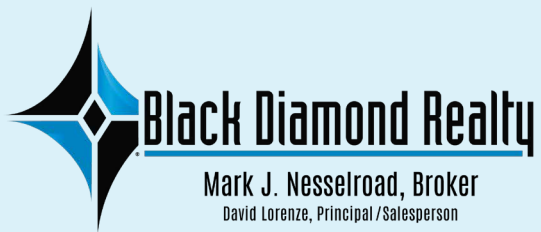
Aerial Facing East Towards Star City.



Aerial Facing West.



Aerial Facing East (2017).



CONTACT

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