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IN THE HEART OF RETAIL  
MORGANTOWN, WEST VIRGINIA



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# NEW I-79 INTERCHANGE EXIT 154

## SUCCESSFUL DEVELOPMENT WITH PROVEN SALES

- Over 1 Million square feet of retail with an occupancy rate of 98% or higher over the last 10 years.
- Trade Area population of 320,000 as of 2015
- 56.8% of family households making more than \$50,000 per year;
- 36.2% of family households in the trade area make more than \$75,000 per year.
  - Median family income is \$59,110
- WVU student enrollment projection to be over 36,000 students before 2020.

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Morgantown has the lowest unemployment rate in the nation and this trend will continue due to the explosion of new developments:

- 300 acre Westridge Business Park planned on the west side of I-79 between Exit 154 and Exit 155
- 250,000 sf Fortune 500 company planned, on west side of I-79 that will employ 2,000 people
- WVU Medicine just opened next to the brand new 6,000 seat WVU baseball park
- FedEx Distribution Center under construction next to Mall
- Numerous single family and multi family projects planned in the area
- 60,000 sf University Town Centre phase 2 expansion, fully leased (Opened 2016)
- 10 new hotels planned or under construction.
- WVU Medicine plans 250 bed hospital across from Westridge Commons
- WVU Outpatient Hospital and Surgery Center (combined 170,000 sq ft and \$81 million investment)
- Monongalia County Ball Park, home to the Class A Affiliate of the Pittsburgh Pirates and the WVU Baseball team.







## RECENT OPENINGS!

