

PREMIER COMMERCIAL

REAL ESTATE SERVICES

Douglas C. Wise - Broker

**COMMERCIAL LOT
GROUND LEASE**

779 CHESTNUT RIDGE RD

3,000 SF AVAILABLE BUILDABLE AREA

**CHESTNUT RIDGE MANOR
MORGANTOWN, WV**

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HIGHLIGHTS:

- Prime commercial lot located along high-traffic Chestnut Ridge Road
- Minutes from I-68, WVU Evansdale Campus, and Mon Health Medical Center
- Quick access to Route 705 and Interstate 68
- Less than 1 mile to WVU Medicine J.W. Ruby Memorial Hospital
- 30,000 ADT - Strong visibility & heavy daily traffic counts
- Surrounded by established residential neighborhoods and student housing
- Excellent for retail and service-oriented users
- Easy access to Suncrest Area and major Morgantown retail corridors
- Flexible lot configuration to accommodate various development needs
- Growing Suncrest trade area with strong demographics

**CHESTNUT RIDGE MANOR
779 CHESTNUT RIDGE RD.**

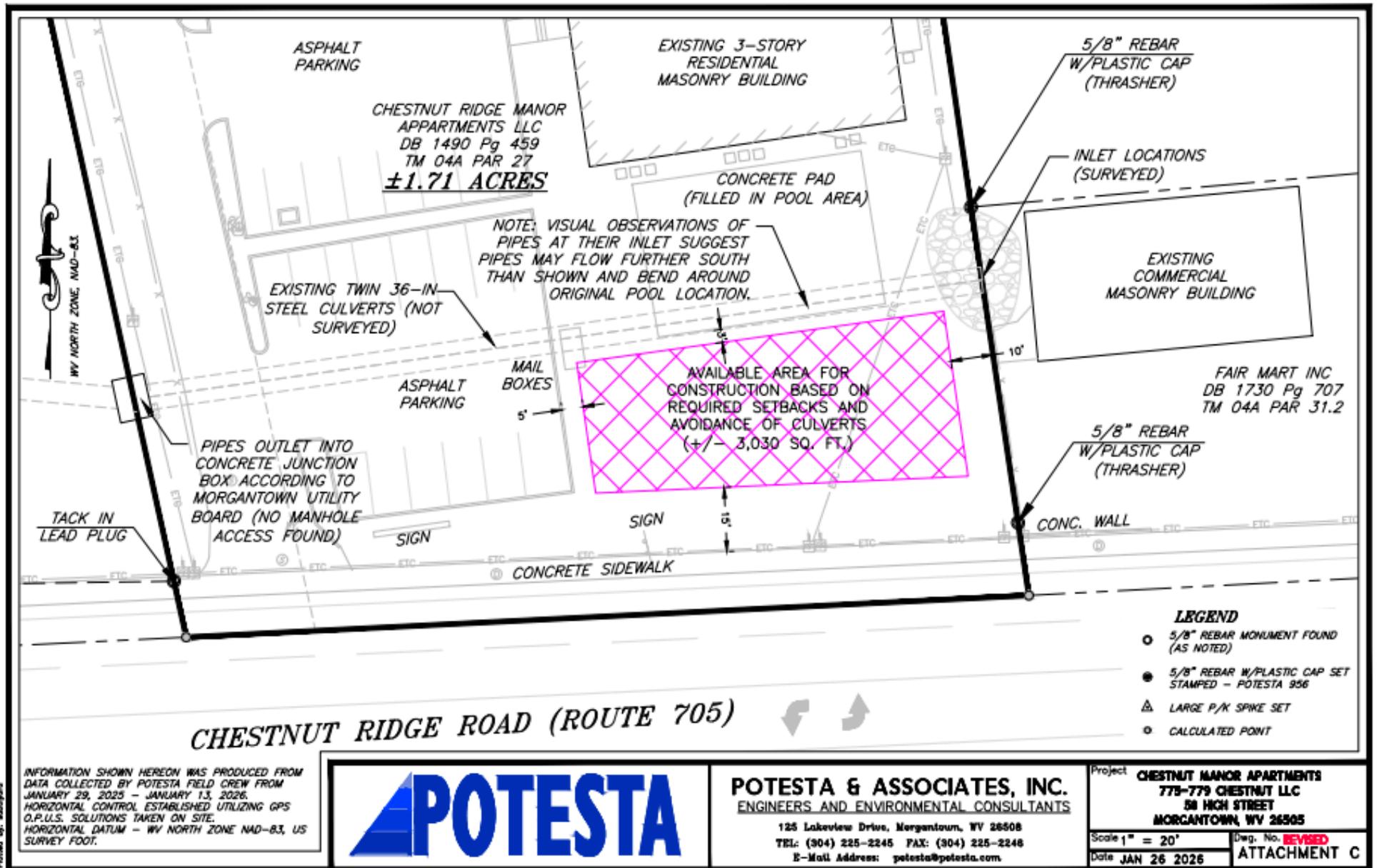


BUILD IN THE HEART OF

MORGANTOWN'S GROWTH CORRIDOR

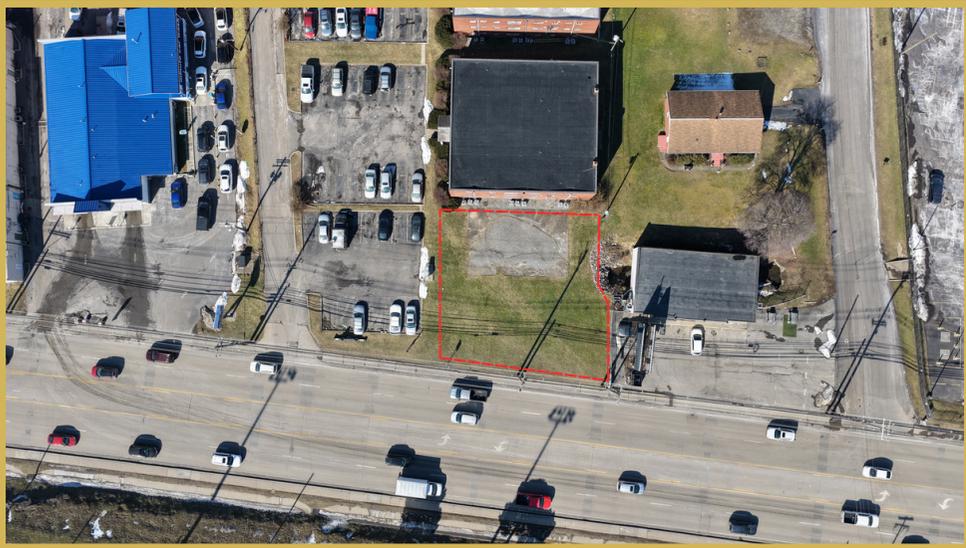
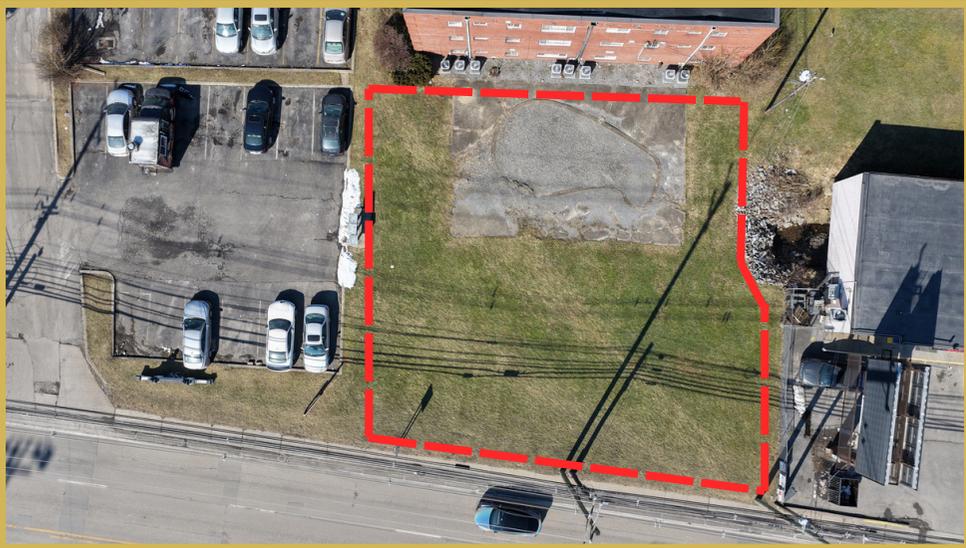
CHESTNUT RIDGE MANOR | 779 CHESTNUT RIDGE RD, MORGANTOWN, WV 26505

CHESTNUT RIDGE MANOR - AVAILABLE BUILDABLE AREA



File V:_GIS-Permit-191-0004-04-0378 CHESTNUT RIDGE\14-0378 Chestnut Ridge-Feasibility.dwg
 Plot Date/Time: 01/27/2026 10:50:14 am
 Plotted By: aschmitt

AERIAL PHOTOS



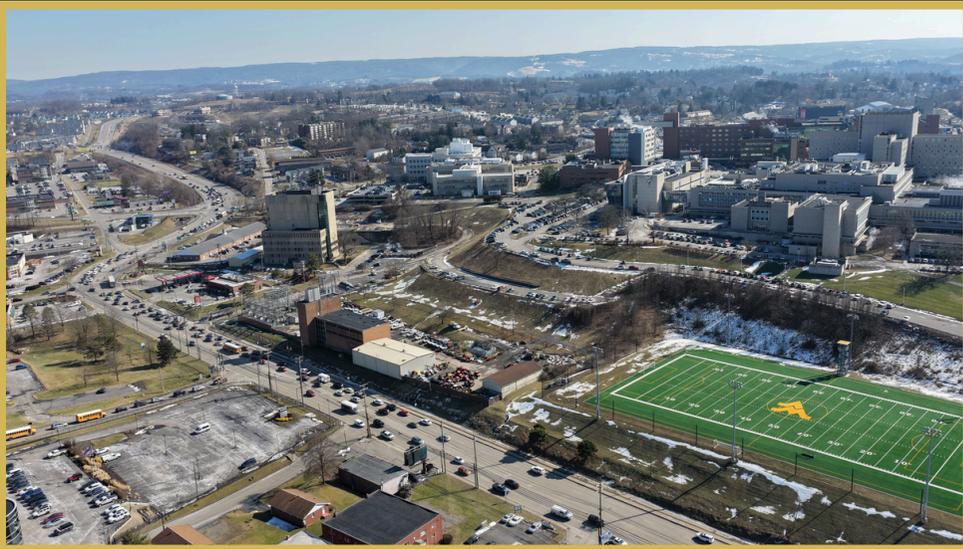
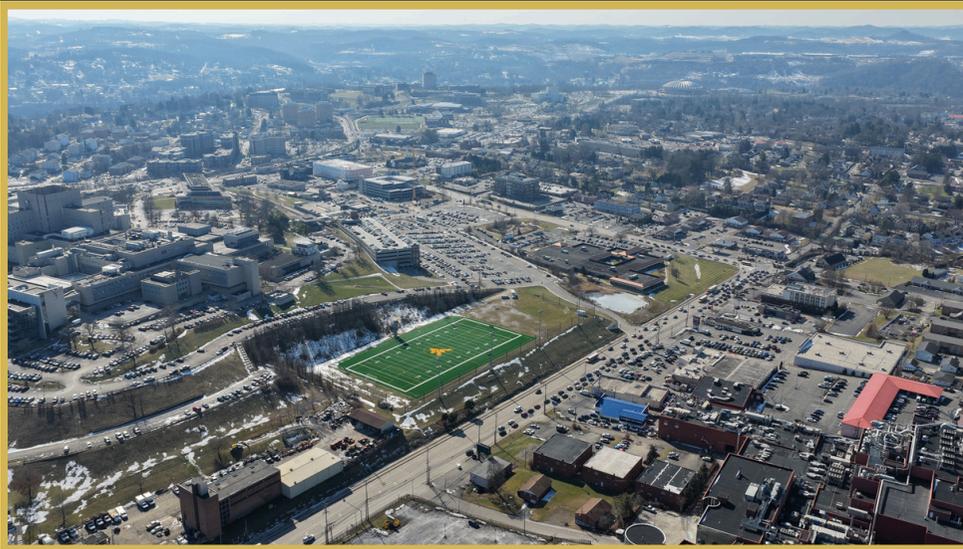
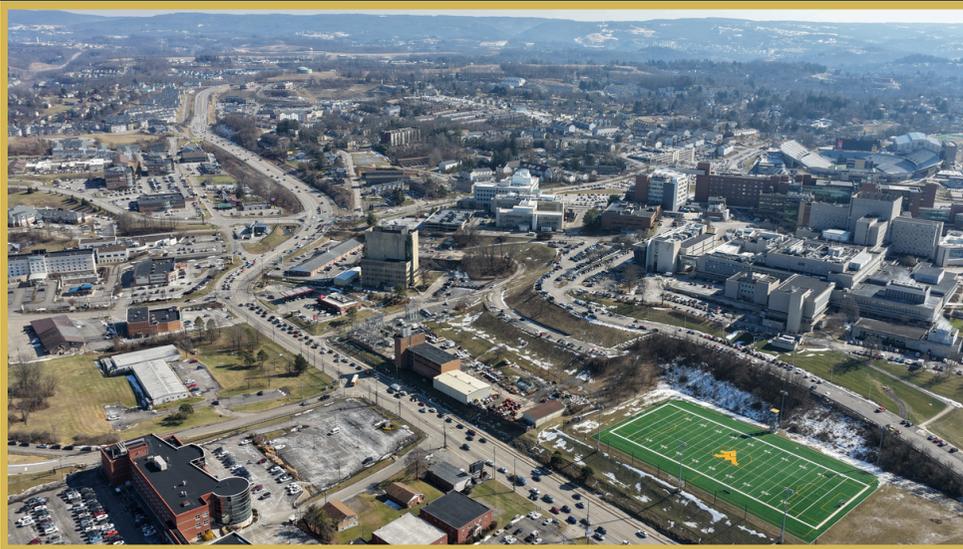
AERIAL PHOTOS



AERIAL PHOTOS



AERIAL OVERVIEW - COMMERCIAL CORRIDOR



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INQUIRE TODAY!

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