



FOR LEASE
OFFICE / RETAIL SUITE
MARKETING FLYER



7100 WILLIE G AVENUE, SUITE 102
MORGANTOWN, WV 26501

UNIVERSITY TOWN CENTRE

WESTRIDGE

WESTRIDGE

INTERSTATE
79

EXIT 155

LAQUINTA INN AND SUITES

7100 WILLIE G AVENUE

TRIPLE S HARLEY DAVIDSON

TABLE OF CONTENTS

Property Overview / Specifications Introduction of property and specifications of the suite, 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 suite.	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 SUITE FOR LEASE

7100 WILLIE G AVENUE, SUITE 102 MORGANTOWN, WV 26501

RENTAL RATE / \$19.50 / SQ FT / YEAR

LEASE STRUCTURE / NNN

TOTAL SPACE AVAILABLE / 3,824 SQ FT

CITY LIMITS / OUTSIDE

ZONING / COMMERCIAL

PROPERTY TYPE / OFFICE, RETAIL

**PROPERTY FEATURES / CLOSE TO MANY
AMENITIES, OFF-STREET PARKING,
SIGNAGE, INTERSTATE VISIBILITY,
MULTIPLE ACCESS POINTS, PRIVATE
OFFICES, INLINE SUITE**

Located at the northernmost point of Gateway, 7100 Willie G Avenue is an office/retail suite comprised of 3,824 (+/-) square feet. Gateway is a newly established mixed-use development, with interstate visibility and easy access to major thoroughfares and many amenities. The development is located immediately off of I-79, Exit 155 and is home to retail, restaurant, medical, convenience, and hospitality users. Westover signage criteria does not apply to Gateway and there are no B&O Taxes on construction and no permit fees for construction. Additional square footage may be available if desired by the tenant.

Gateway is located within the city limits of Westover on the west side of I-79. The entrance to the development is located immediately off the interstate at Exit 155. The I-79/I-68 interchange is located roughly 5 miles south of Exit 155. Along I-79, there is a traffic count of 18,064 vehicles per day. Along Route 19, there is a traffic count of 33,959 vehicles per day. Source: ©2024 Kalibrate Technologies (Q3 2024).

FOR LEASE

OFFICE / RETAIL SUITE - LOCATED 0.6 MILE TO I-79, EXIT 155

7100 WILLIE G AVENUE · MORGANTOWN, WV 26501 · 3,824 (+/-) SQ FT

PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

The subject suite is inline, situated between the national tenants H&R Block and The Greene Turtle. The suite is located on the ground level with one entrance at the front of the building and a secondary entrance/exit at the back of the building for employees.

Other tenants within Gateway include Triple S Harley Davidson (175,000 visitors per year), Mon General, Hobby Lobby, Rhino Self Storage, Burger King, The Green Turtle Restaurant, Sportsman's Warehouse, LaQuinta Hotel & Suites, Candlewood Suites, H&R Block, Joe Romeo's Honda Dealership, PARCS Superstore, Paw Prints Veterinary Clinic, Once Upon a Child, BFS gas station & convenience store, Little Caesars, Dairy Queen and Tim Hortons.

INGRESS / EGRESS / DIRECTIONS / PARKING

Gateway currently offers one point of ingress and egress via a public road. Access can be achieved by turning north off of Chaplin Hill Road onto Willie G Avenue located beside the BFS gas station & convenience store. Continue straight on Willie G Ave to the top of the hill. Follow signs for The Greene Turtle and H&R Block.

The paved parking lot offers plenty of parking for employees and customers. The parking lot is shared amongst tenants in the immediate vicinity including.

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	Republic
Cable/Internet	Multiple Providers



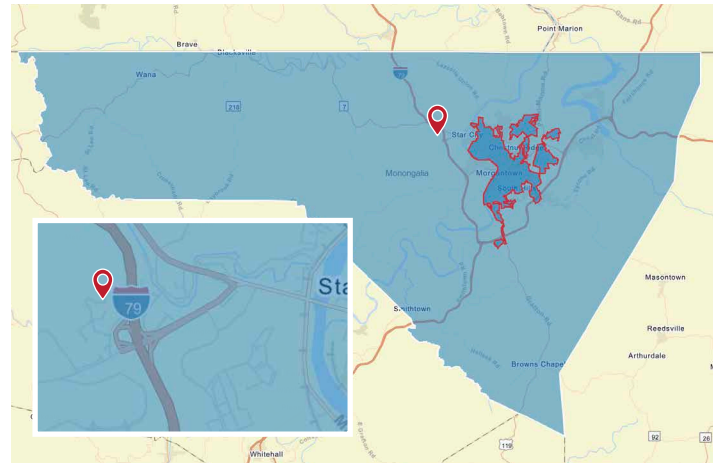
LOCATION ANALYSIS

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.

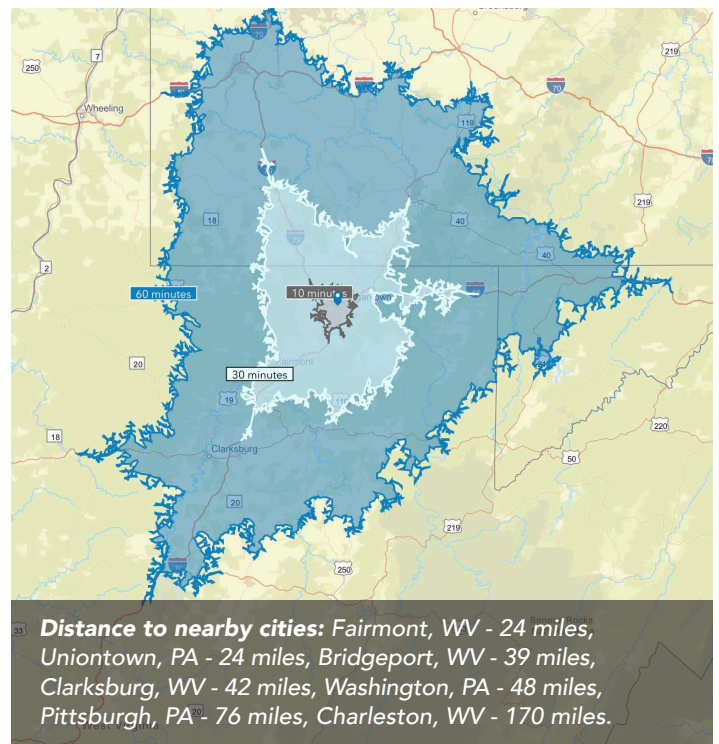
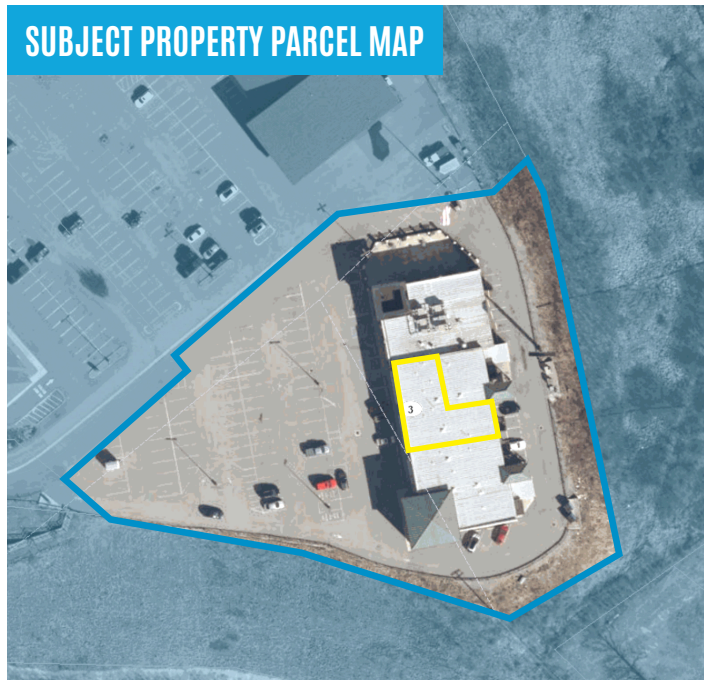
Monongalia County has a total population of 107,576 and a median household income of \$62,983. Total number of businesses is 4,046.

The **City of Morgantown** has a total population of 30,211 and a median household income of \$39,400. Total number of businesses is 1,524.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2024.



■ Monongalia County, WV ■ Morgantown City Limits 📍 Subject Location



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OFFICE / RETAIL SUITE - LOCATED 0.6 MILE TO I-79, EXIT 155

7100 WILLIE G AVENUE · MORGANTOWN, WV 26501 · 3,824 (+/-) SQ FT

SURROUNDING AMENITIES



The Google Maps image above highlights several surrounding businesses. Referenced with a yellow star is the subject property, 7100 Willie G Avenue.

Along I-79, there is a traffic count of 18,064 vehicles per day. Along Route 19, there is a traffic count of 33,959 vehicles per day.

Source: ©2024 Kalibrate Technologies (Q3 2024).

- 1 LaQuinta Inn & Suites
- 2 Sportsman's Warehouse
- 3 Triple S Harley Davidson
- 4 Candlewood Suites
- 5 PARCS Superstore
- 6 I-79 Honda
- 7 Hobby Lobby
- 8 MonHealth
- 9 Star City Fire Department
- 10 Sheetz
- 11 WVU Gymnastics
- 12 Morgantown Waste Water Treatment
- 13 WVU Coliseum
- 14 West Virginia State Police
- 15 Aldi, CVS, Golden Corral
- 16 Regal Morgantown
- 17 Best Buy, Giant Eagle
- 18 WVU Medicine
- 19 McDonald's, Starbucks, Chipotle, Sheetz
- 20 Olive Garden, Red Lobster, Longhorn Steakhouse, Chili's
- 21 WestRidge - Steptoe & Johnson
- 22 Dick's, Ulta Beauty, Harbor Freight, Kirkland's
- 23 Target, Dollar Tree, TJ Maxx, Old Navy, Petco, Gamestop, Cicis Pizza, Aspen Dental, Sleep Outfitters
- 24 Sams Club
- 25 Premeir Chevrolet Buick GMC
- 26 Walmart
- 27 Monongalia County Ballpark
- 28 Wendy's, Chic-fil-A, Panda Express, Buffalo Wild Wing's, Star Furniture, Freedom Kia, Holiday Inn, Courtyard Marriott
- 29 WestRidge - Menard's, Bass Pro Shops, Khol's, Home Goods, Burlington, Ross

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



20,224

Total
Population



1,173

Businesses



38,754

Daytime
Population



\$257,201

Median Home
Value



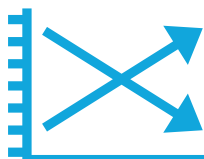
\$37,065

Per Capita
Income



\$60,898

Median Household
Income



0.20%

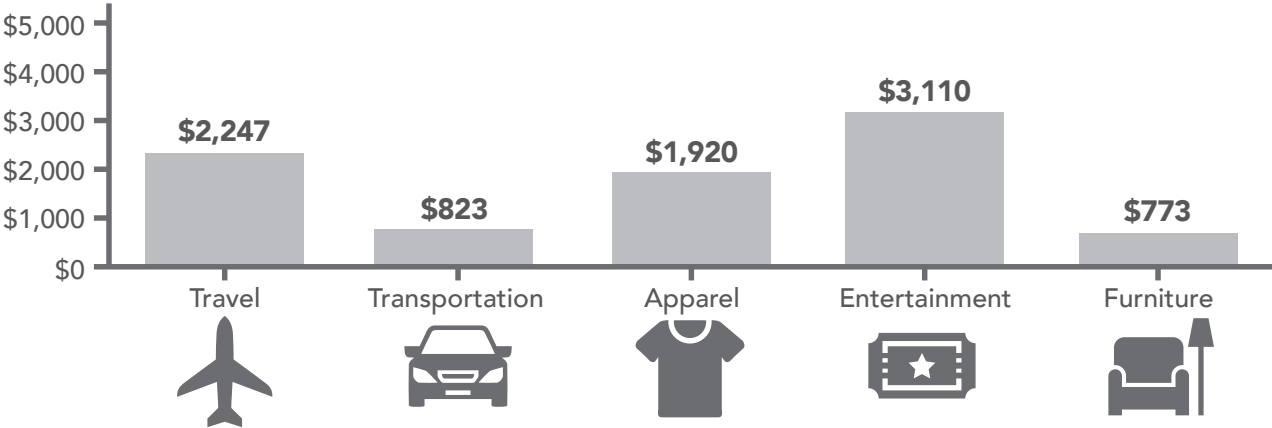
2024-2029
Pop Growth Rate



9,489

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 2024, 2029. Spending facts are average annual dollar per household.

5 MILE RADIUS



64,145

Total
Population



2,861

Businesses



83,267

Daytime
Population



\$250,387

Median Home
Value



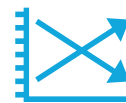
\$35,002

Per Capita
Income



\$51,414

Median
Household
Income



0.14%

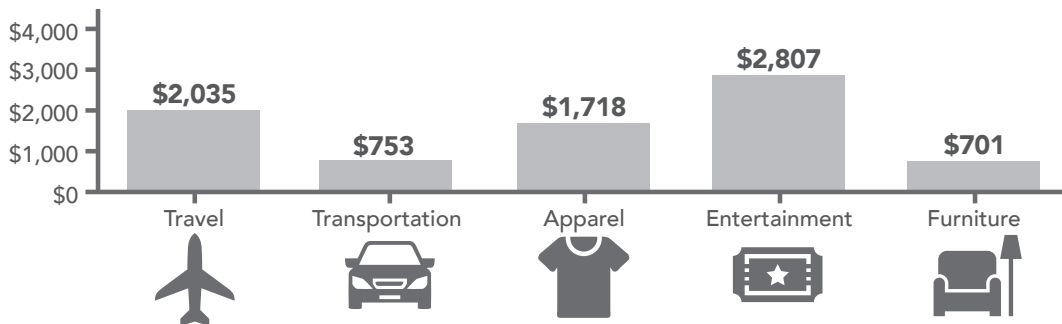
2024-2029
Pop Growth
Rate



31,624

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



106,949

Total
Population



3,987

Businesses



118,794

Daytime
Population



\$262,998

Median Home
Value



\$39,522

Per Capita
Income



\$61,771

Median
Household
Income



0.27%

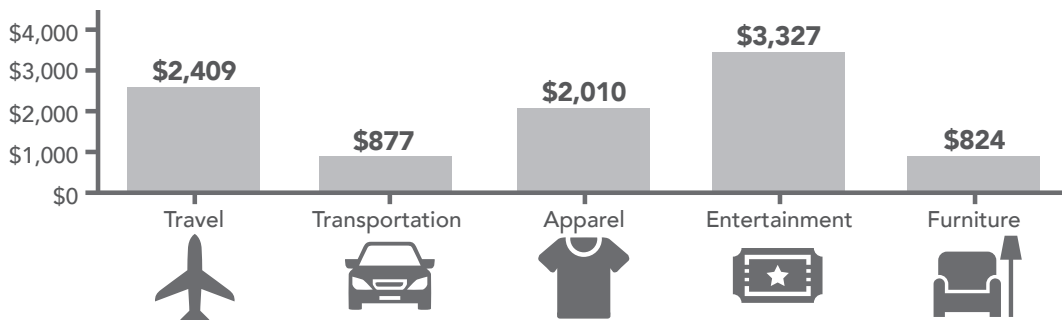
2024-2029
Pop Growth
Rate



50,060

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

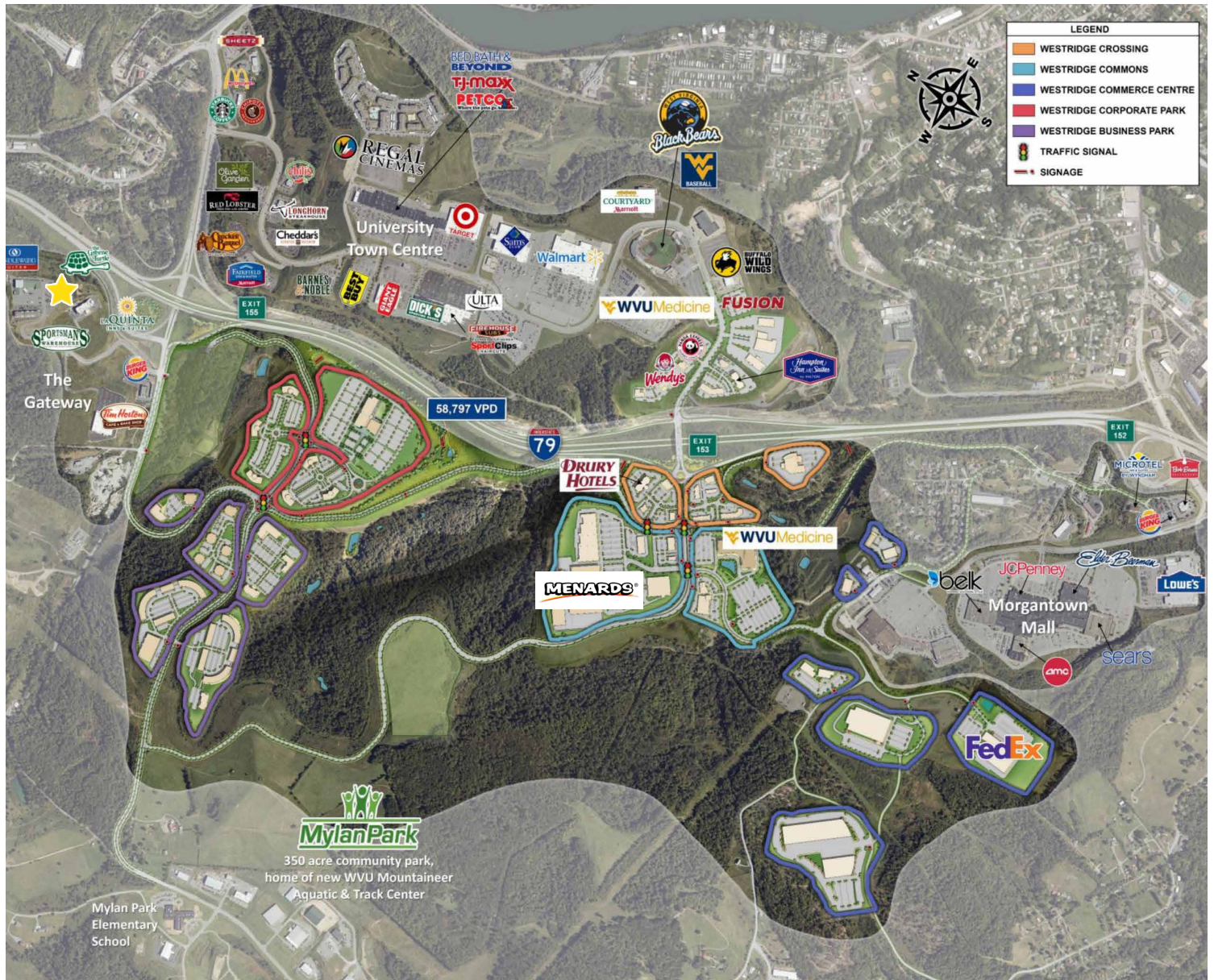


The new WestRidge Business and Retail Park is located just 2.1 miles from the subject location. It includes 1,000+ beautiful acres of dynamic mixed-use development that has been master planned into five developments. See the development site plan with color coded plans on the following page. Situated between the University Town Centre (Exit 155) and the Morgantown Mall (Exit 152), WestRidge is perfectly

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★ Subject Location - 7100 Willie G Avenue

FLOOR PLAN

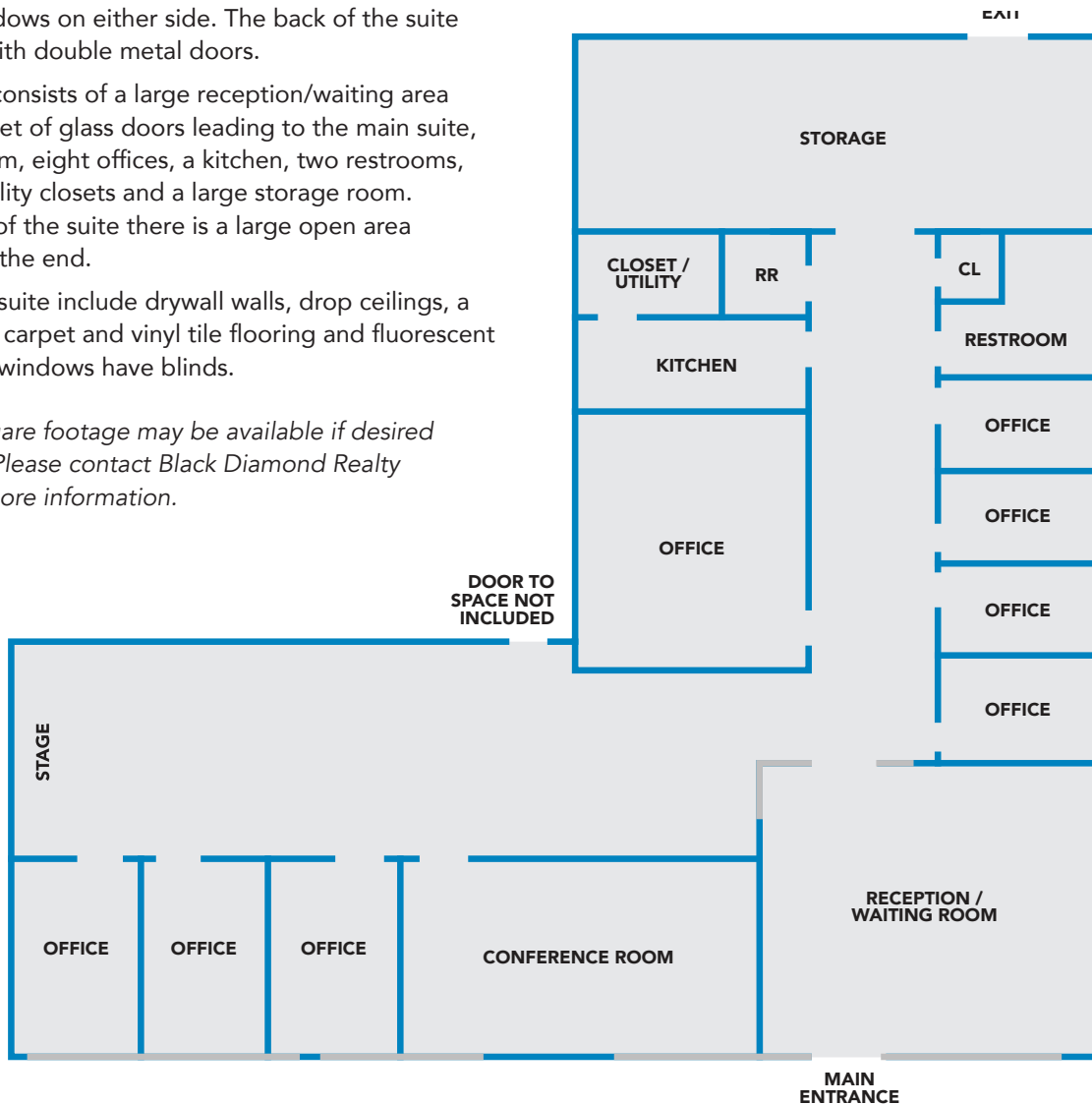
3,824 SQUARE FEET

This office/retail suite includes 3,824 (+/-) square feet of space. The front entrance to this space features double glass doors with windows on either side. The back of the suite offers an exit with double metal doors.

The floor plan consists of a large reception/waiting area with a second set of glass doors leading to the main suite, conference room, eight offices, a kitchen, two restrooms, two storage/utility closets and a large storage room. Near the front of the suite there is a large open area with a stage at the end.

Finishes to the suite include drywall walls, drop ceilings, a combination of carpet and vinyl tile flooring and fluorescent lighting. Some windows have blinds.

**Additional square footage may be available if desired by the tenant. Please contact Black Diamond Realty Associate for more information.*

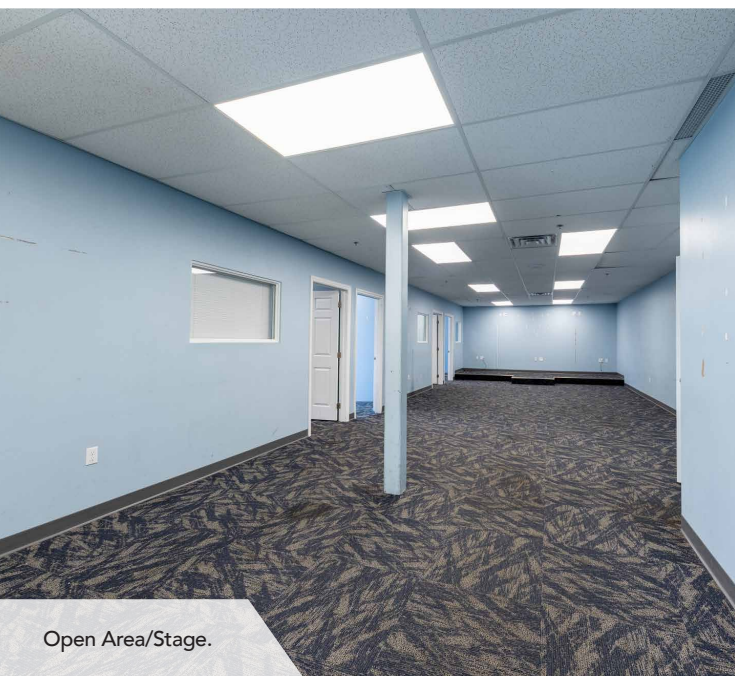


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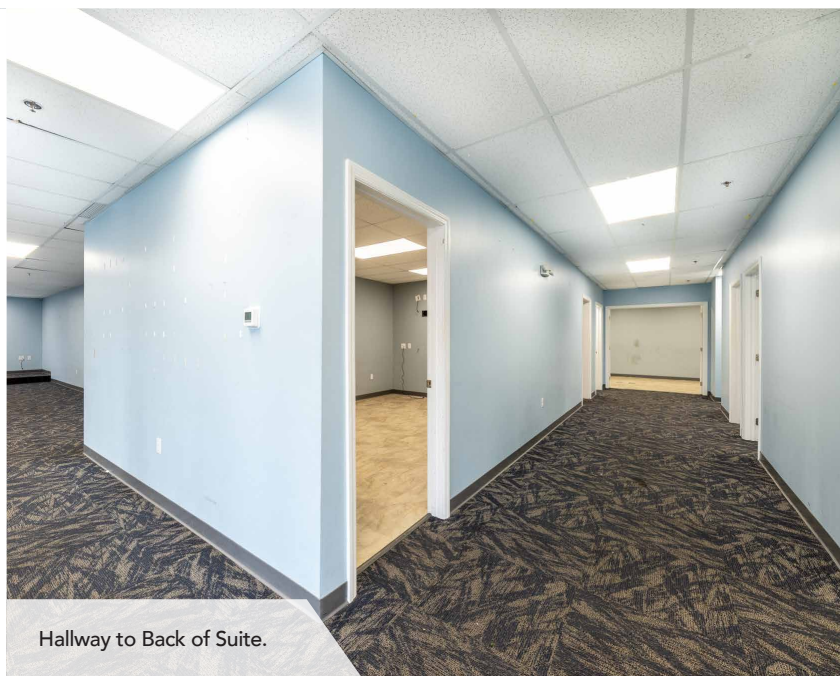
INTERIOR PHOTOS



Reception/Waiting Room.



Open Area/Stage.

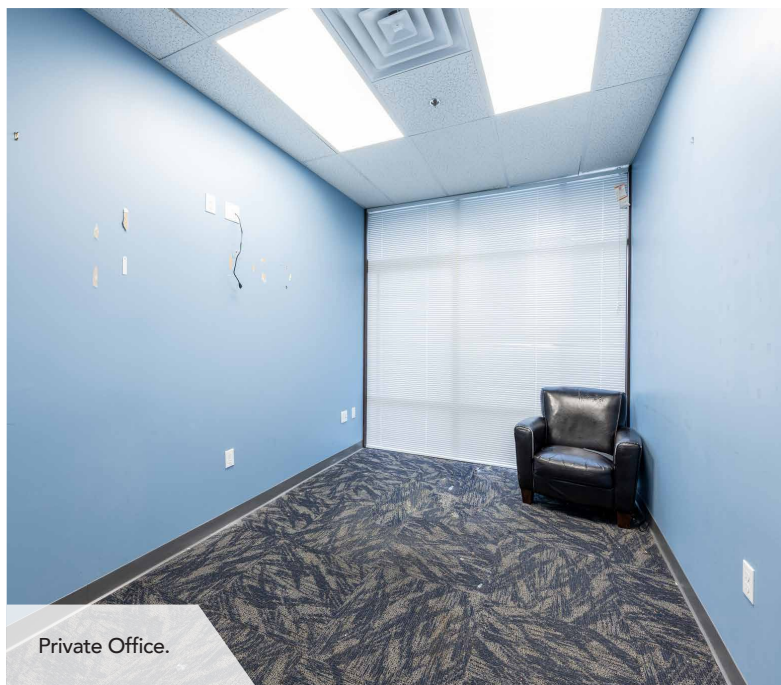


Hallway to Back of Suite.

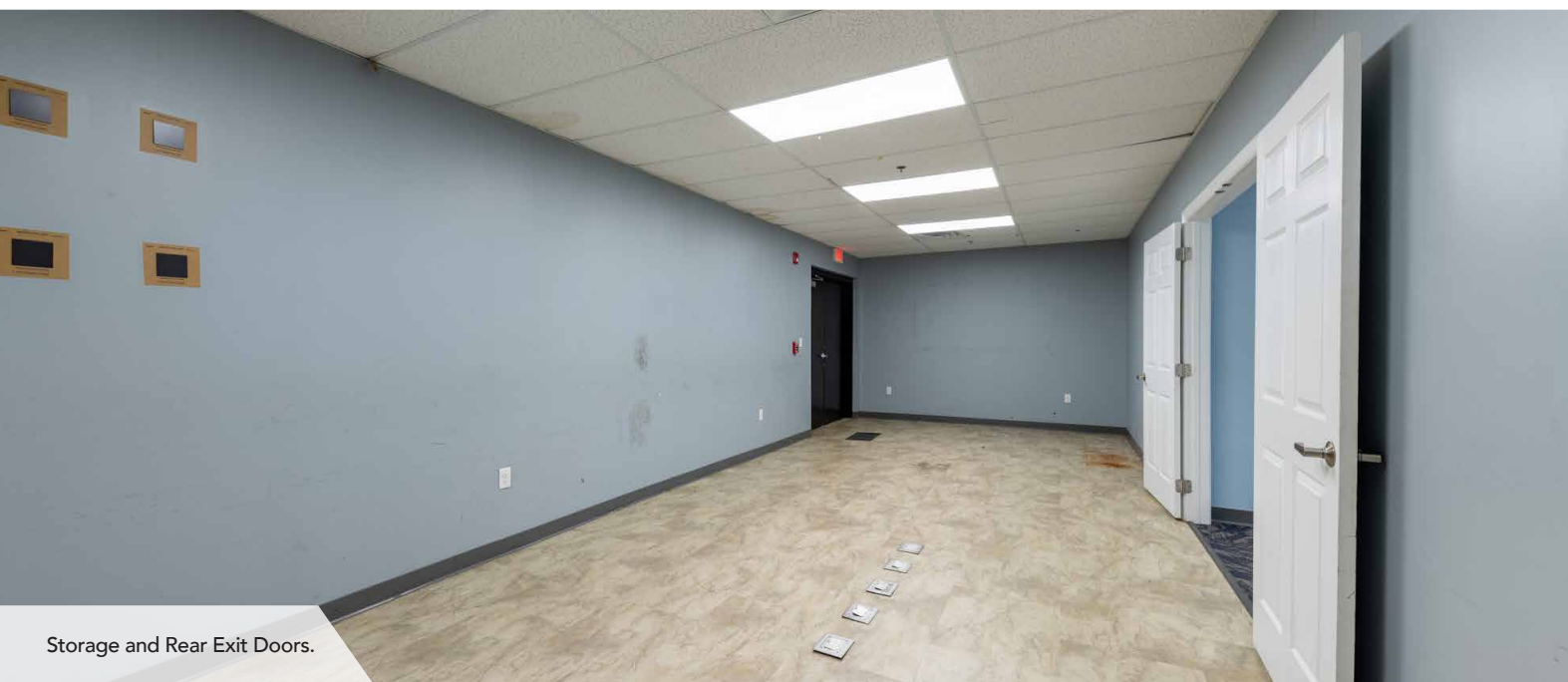
INTERIOR PHOTOS



Conference Room.

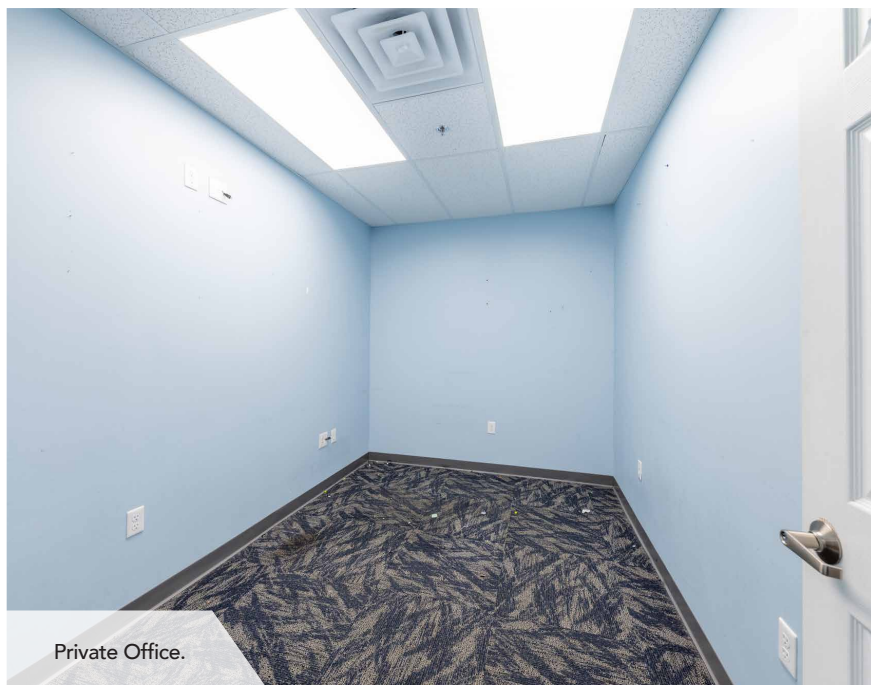


Private Office.

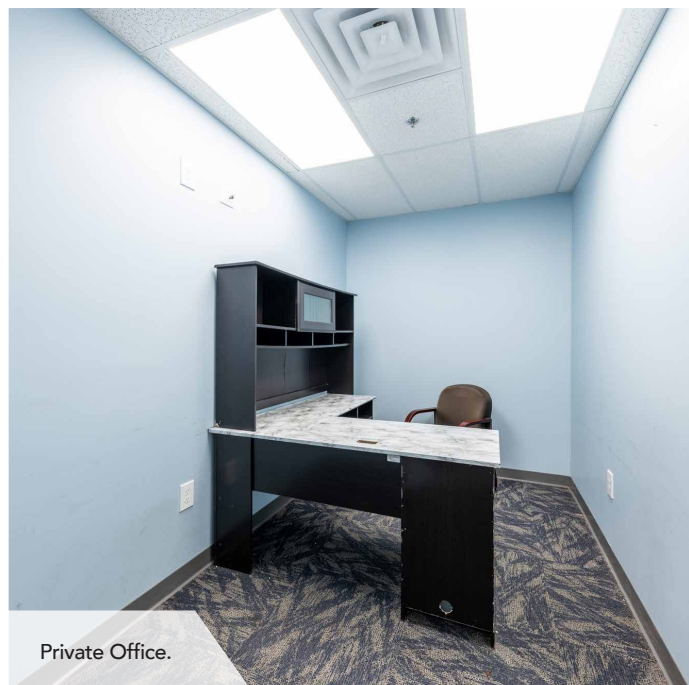


Storage and Rear Exit Doors.

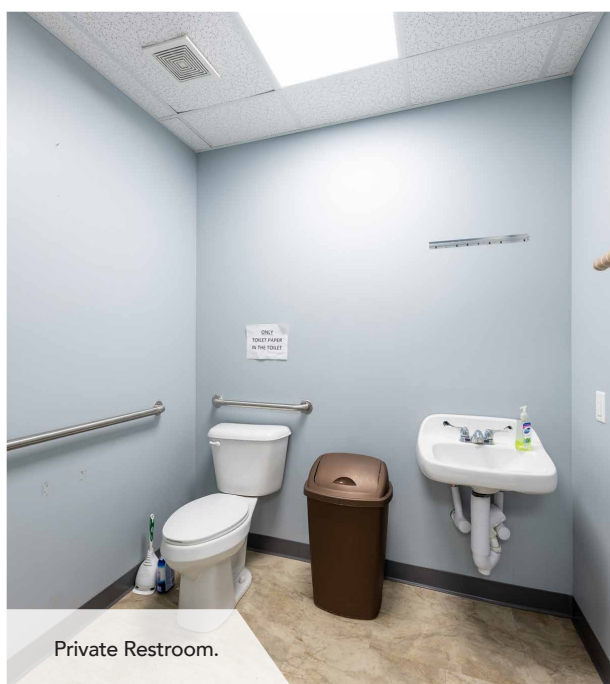
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Private Office.



Private Office.



Private Restroom.



Kitchenette.

EXTERIOR PHOTOS



Front of Building, Main Entrance.

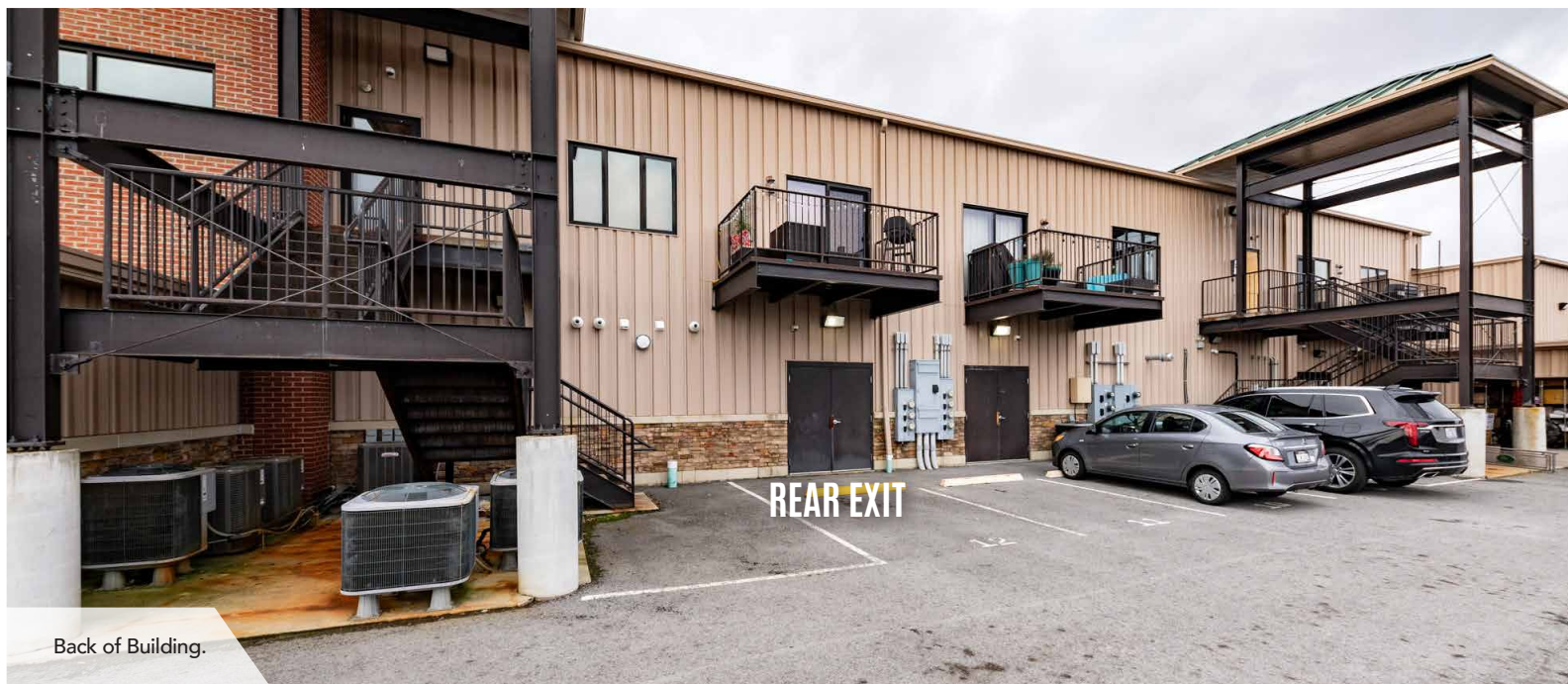


Front of Building, Main Entrance.



Front of Building, Main Entrance.

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Back of Building.



Back of Building/View of I-79.

AERIALS



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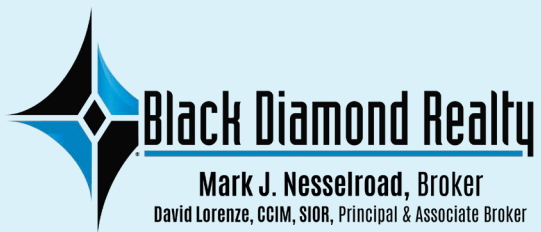
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Aerial From Above.



Aerial Facing Southeast Towards University Town Centre.



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