



**FOR LEASE**  
RETAIL/OFFICE  
MARKETING FLYER



**601 VENTURE DRIVE**  
**MORGANTOWN, WV 26508**





I-68  
EXIT 7

LOWE'S

MICHAEL'S

HOLIDAY INN EXPRESS

601 VENTURE DRIVE

CLEAR MOUNTAIN BANK

BFS GAS

WENDY'S

IHOP

MCDONALD'S

UNITED BANK

STARBUCKS

CHIPOTLE

23,706 VEHICLES PER DAY



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## RETAIL / OFFICE FOR LEASE

## 601 VENTURE DRIVE MORGANTOWN, WV 26508

RENTAL RATE / \$17.25 / SQ FT

LEASE STRUCTURE / NNN / \$6.86 / SQ FT

TOTAL SPACE AVAILABLE / 5,595 SQ FT

SUITE 200: 2,733 SQ FT

SUITE 250: 2,862 SQ FT **LEASED**

PARKING / 63 (+/-) SPACES

BUILDING TYPE / RETAIL, OFFICE

PROPERTY FEATURES / LOCATED WITHIN  
POWER CENTER, CLOSE TO MAJOR  
THOROUGHFARES, CLOSE TO MANY  
AMENITIES, HIGHLY VISIBLE, ELEVATOR,  
PAVED PARKING LOT, LANDSCAPING

### Premier Office & Retail Suites Available at Pierpont Centre

- **Prime Location**

- Situated within the Pierpont Centre, one of Morgantown's most vibrant retail and business destinations
- Minutes from West Virginia University, Mon Health Medical Center, and I-68, providing strong regional connectivity

- **Available Suite**

- Suite 200: 2,733 (+/-) square feet of flexible space (second floor)

- **Utilities & Convenience**

- Electric is directly billed to the tenant by the provider for simple utility management
- Paved parking lot offers ample spaces for both employees and customers

- **Surrounding Businesses**

- Surrounded by major retailers, restaurants, and service providers, creating strong traffic flow and customer visibility
- Located within a 350,000-square-foot retail power center anchored by national brands

- **Ideal Users**

- Perfect for professional offices, consulting firms, or medical practices seeking accessibility and visibility
- Well-suited for boutique retailers, specialty shops, or service-oriented businesses looking to capture foot traffic

# FOR LEASE

## LOCATED AT EXIT 7, I-68 WITHIN THE PIERPONT CENTRE

601 VENTURE DRIVE MORGANTOWN, WV 26508 · RETAIL / OFFICE · 2,733 - 5,595 (+/-) SQ FT

# PROPERTY SPECIFICATIONS

## PROPERTY SPECIFICATIONS

- Total Building Size: 9,900 (+/-) square feet
- Year Built: 2004
- Two-story office / retail building
- Suite 200 was renovated in 2016
- Talbot's Retail Store located on first floor
- Roof is flat with rubber membrane surface
- Facility is warmed and cooled via three roof top HVAC units
- Floor coverings consist of commercial grade carpet, ceramic and vinyl tile, and wood laminate flooring.

## LEGAL DESCRIPTION / ZONING

- Outside city limits
- Parcel 1.15, Tax Map 20D, Union District
- Deed Book 1381, Page 169
- Zoning: No Restrictions

## UTILITIES

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

| UTILITY        | PROVIDER                                |
|----------------|---|
| Electric       | Mon Power                               |
| Natural Gas    | Mountaineer Gas Company                 |
| Water          | Morgantown Utility Board (MUB)          |
| Sewer          | Morgantown Utility Board (MUB)          |
| Trash          | Allied Waste (common dumpster provided) |
| Cable/Internet | Multiple Providers Available            |

## INGRESS / EGRESS / PARKING

- Ingress/egress from Venture Drive
- Paved parking lot with 63 (+/-) spots





# LOCATION ANALYSIS

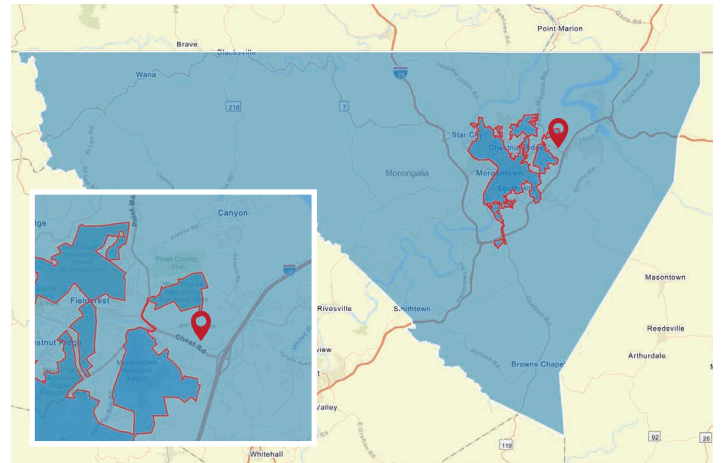
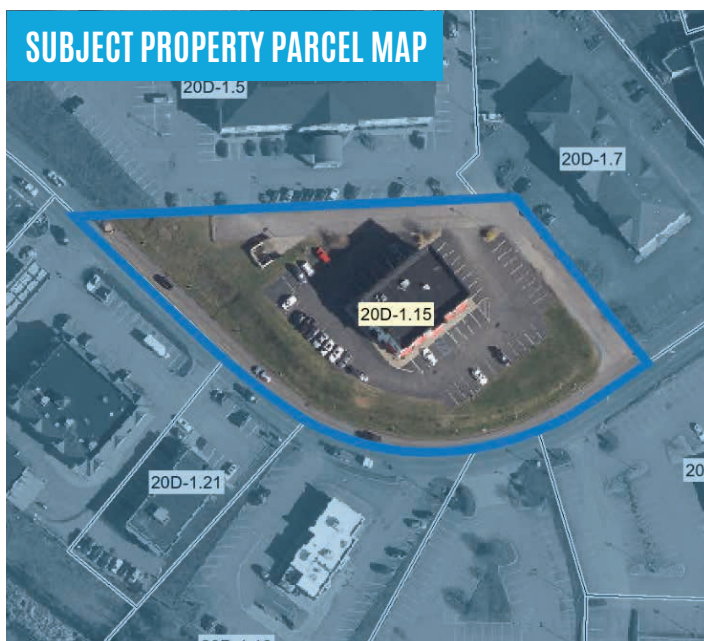
Monongalia County lies in north central West Virginia with Morgantown as the county seat and home of West Virginia University. The Morgantown MSA regularly ranks a variety of lists pointing to the area's accomplishments in terms of growth, business development, workforce cultivation and more. Morgantown's 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 106,376 and a median household income of \$65,213. Total number of businesses is 3,875.

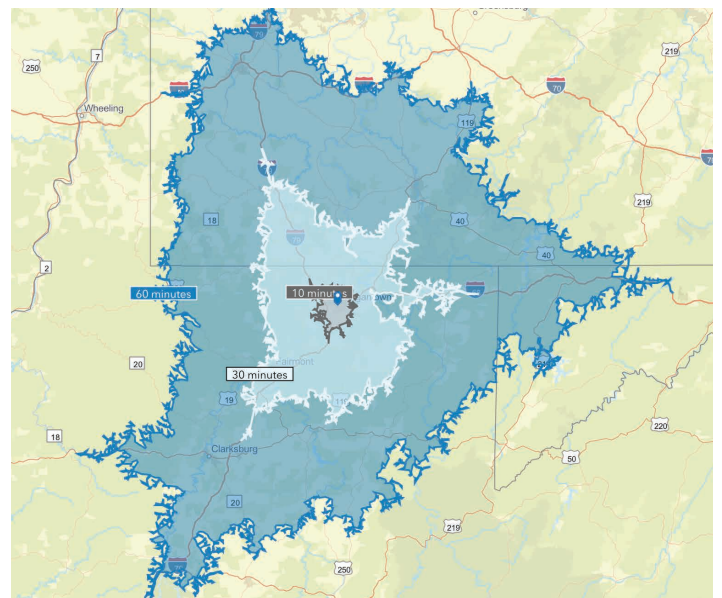
The **City of Morgantown** has a total population of 29,856 and a median household income of \$43,620. Total number of businesses is 1,441.

**See 3, 5 and 10-mile radius demographics on Page 6.**

*Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.*



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



**Distance to nearby cities:** Fairmont, WV - 24 miles, Uniontown, PA - 24 miles, Bridgeport, WV - 39 miles, Clarksburg, WV - 42 miles, Washington, PA - 48 miles, Pittsburgh, PA - 76 miles, Charleston, WV - 170 miles.



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# AERIAL PHOTO



The aerial above captures Pierpont Centre, I-68, Exit 7 and the surrounding locations. 601 Venture Drive is referenced with a yellow star. Surrounding businesses are highlighted in the aerial photo above.

 Cheat Road

Average Daily Traffic Count: 23,706 vehicles per day. (Provided by Esri and Data Axle, 2025).

- 1 WVU Medicine, Price Cutter, Family Dollar, Edible Arrangements
- 2 Lowe's
- 3 Michaels, Fujiyama
- 4 Dollar Tree
- 5 Five Below
- 6 Ruby Tuesday
- 7 Super 8
- 8 Outback Steakhouse
- 9 Los Mariachis
- 10 Wendy's
- 11 Talbots
- 12 Mace Dental
- 13 Holiday Inn
- 14 BFS/Subway/Little Caesars
- 15 Clear Mountain Bank
- 16 IHOP, Zenleaf
- 17 McDonald's
- 18 United Bank
- 19 Chipotle, Starbucks
- 20 Topsy Teez
- 21 Exxon/Taco Bell
- 22 Huntington Bank
- 23 Ferguson Plumbing Supply
- 24 First Exchange Bank
- 25 Parc's Superstore, Kubota tractors
- 26 Casa DAmici Pizza
- 27 Metro Property Management
- 28 Apple Annie's
- 29 Mid Atlantic Market/Sunoco Gas Station
- 30 Mine Safety and Health Administration
- 31 WVU Healthcare Cheat Lake Physicians
- 32 Foxwood Neighborhood
- 33 Mon Health Wedgewood Primary Care
- 34 Planet Fitness
- 35 Fort Pierpont Shopping Center, Fox's Pizza, The Nail C.E.O
- 36 Express Employment Professionals
- 37 McClellan Plastic Surgery
- 38 MMS Endodontics Specialists
- 39 Amplify Children's Academy
- 40 Coombs Farm Estates
- 41 Heiskell Automotive

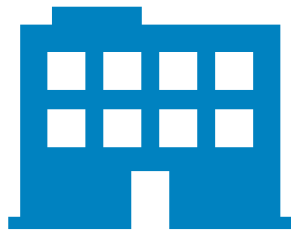
# DEMOGRAPHICS / KEY FACTS

## 3 MILE RADIUS



32,435

Total  
Population



1,176

Businesses



30,772

Daytime  
Population



\$290,334

Median Home  
Value



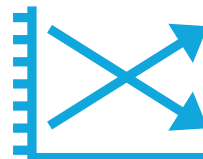
\$43,043

Per Capita  
Income



\$61,157

Median Household  
Income



0.5%

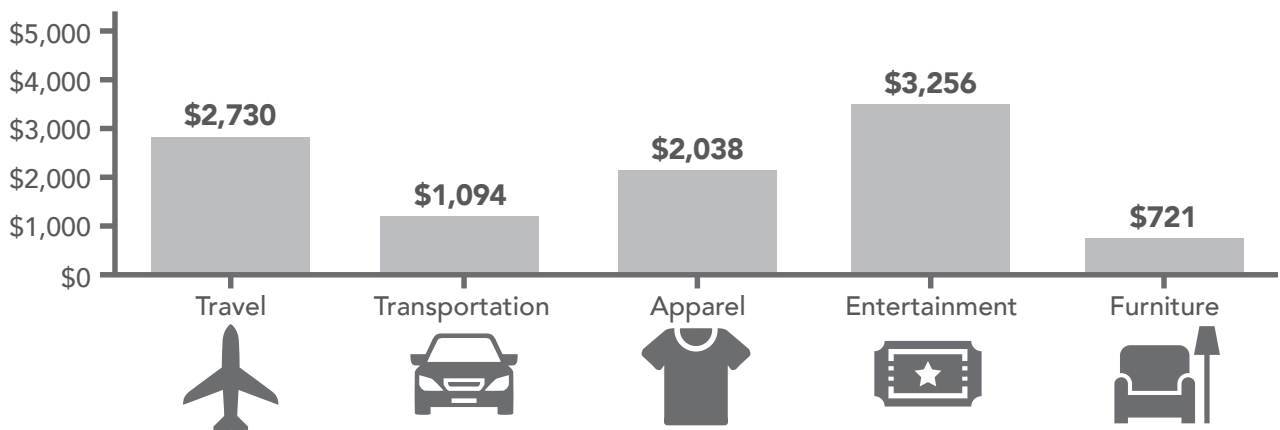
2025-2030  
Pop Growth Rate



16,701

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 2025, 2030. Spending facts are average annual dollar per household.

## 5 MILE RADIUS



**80,303**

Total  
Population



**3,096**

Businesses



**91,702**

Daytime  
Population



**\$287,653**

Median Home  
Value



**\$40,803**

Per Capita  
Income



**\$60,622**

Median  
Household  
Income



**0.4%**

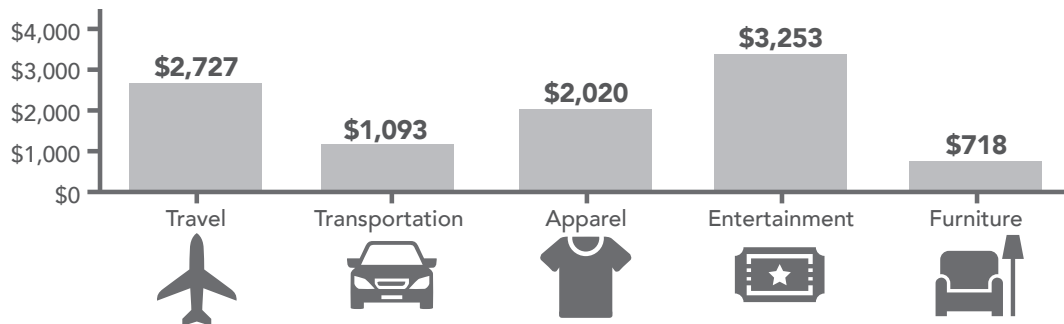
2025-2030  
Pop Growth  
Rate



**38,661**

Housing Units  
(2020)

### KEY SPENDING FACTS



## 10 MILE RADIUS



**107,000**

Total  
Population



**3,914**

Businesses



**118,155**

Daytime  
Population



**\$276,415**

Median Home  
Value



**\$40,842**

Per Capita  
Income



**\$62,715**

Median  
Household  
Income



**0.4%**

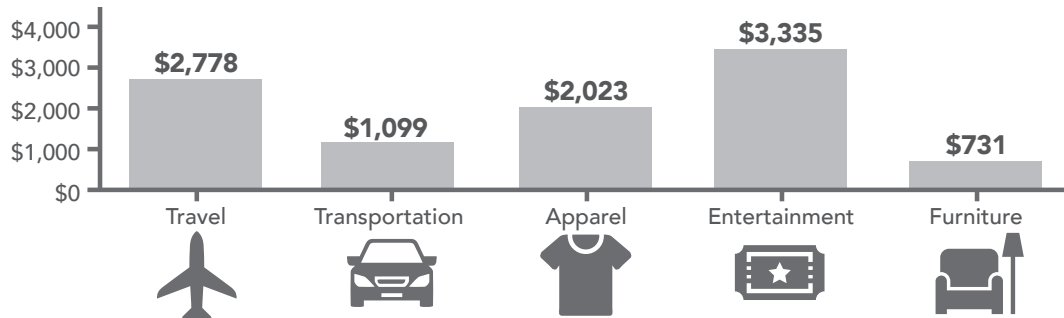
2025-2030  
Pop Growth  
Rate



**50,691**

Housing Units  
(2020)

### KEY SPENDING FACTS



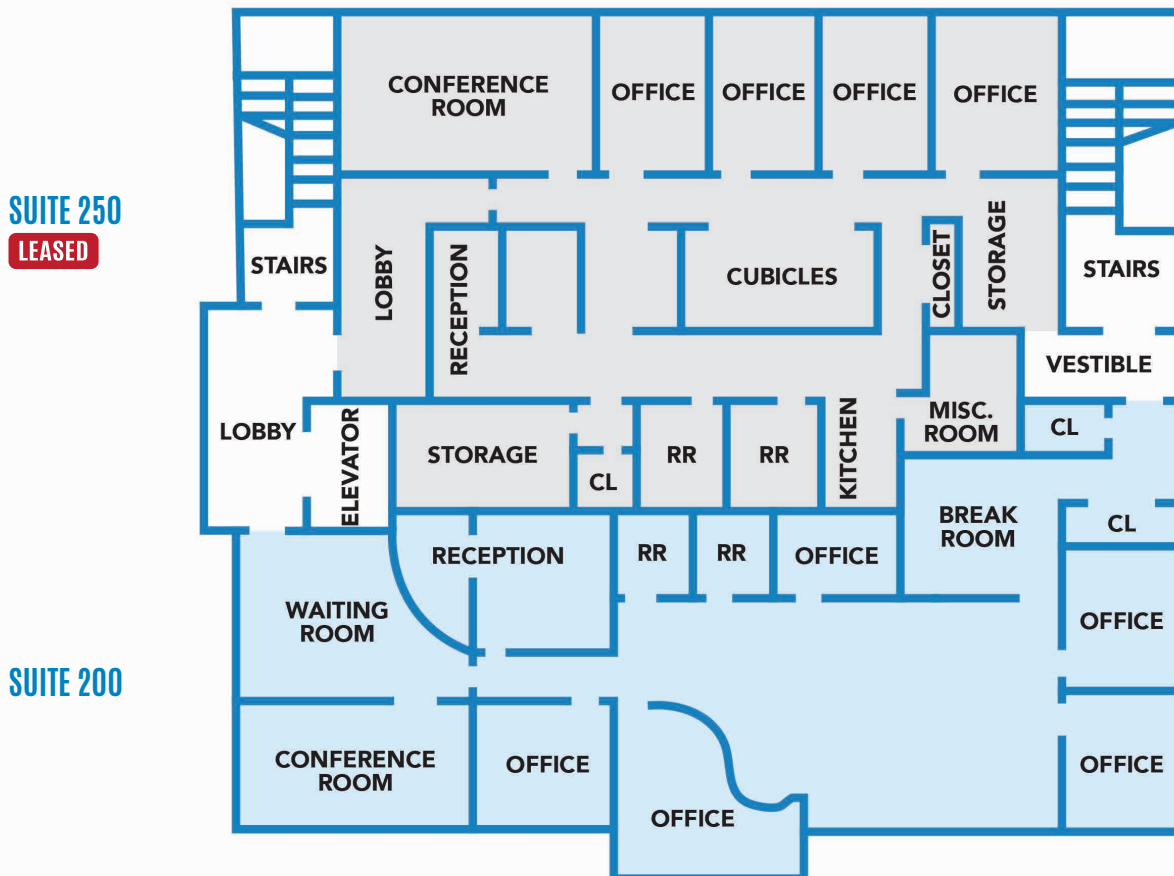
# FLOOR PLAN

## SUITE 200 - 2,733 (+/-) SQUARE FEET

- Highlighted in blue
- 2,733 (+/-) square feet available
- Located on the second floor
- Renovated in 2016
- Offers a reception/waiting room, 4 private offices, and 2 restrooms.
- Floor coverings consist of commercial grade carpet, ceramic and vinyl tile, and wood laminate flooring.

## SUITE 250 - 2,862 (+/-) SQUARE FEET

- Highlighted in gray
- 2,862 (+/-) square feet available
- Located on the second floor
- Office Area: Conference room, 4 private offices, 2 restrooms
- Floor coverings consist of commercial grade carpet, ceramic and vinyl tile, and wood laminate flooring.



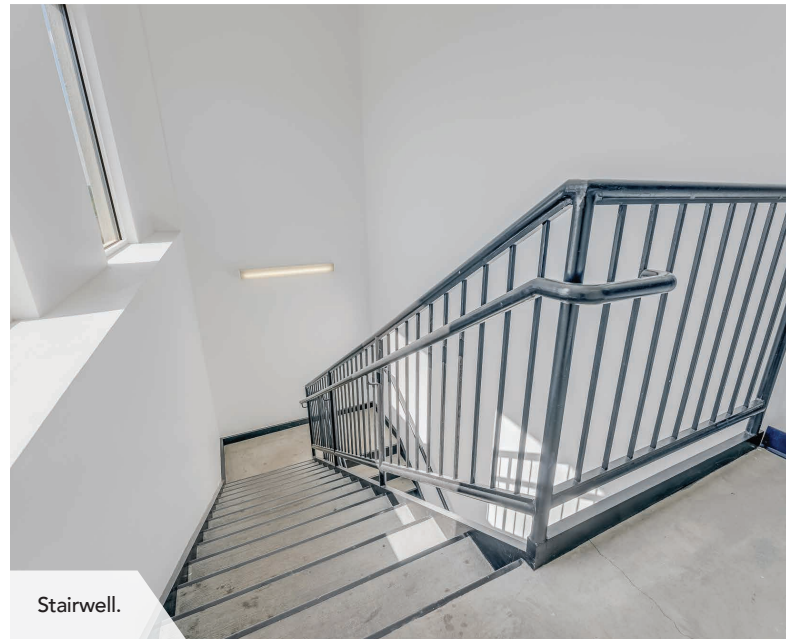


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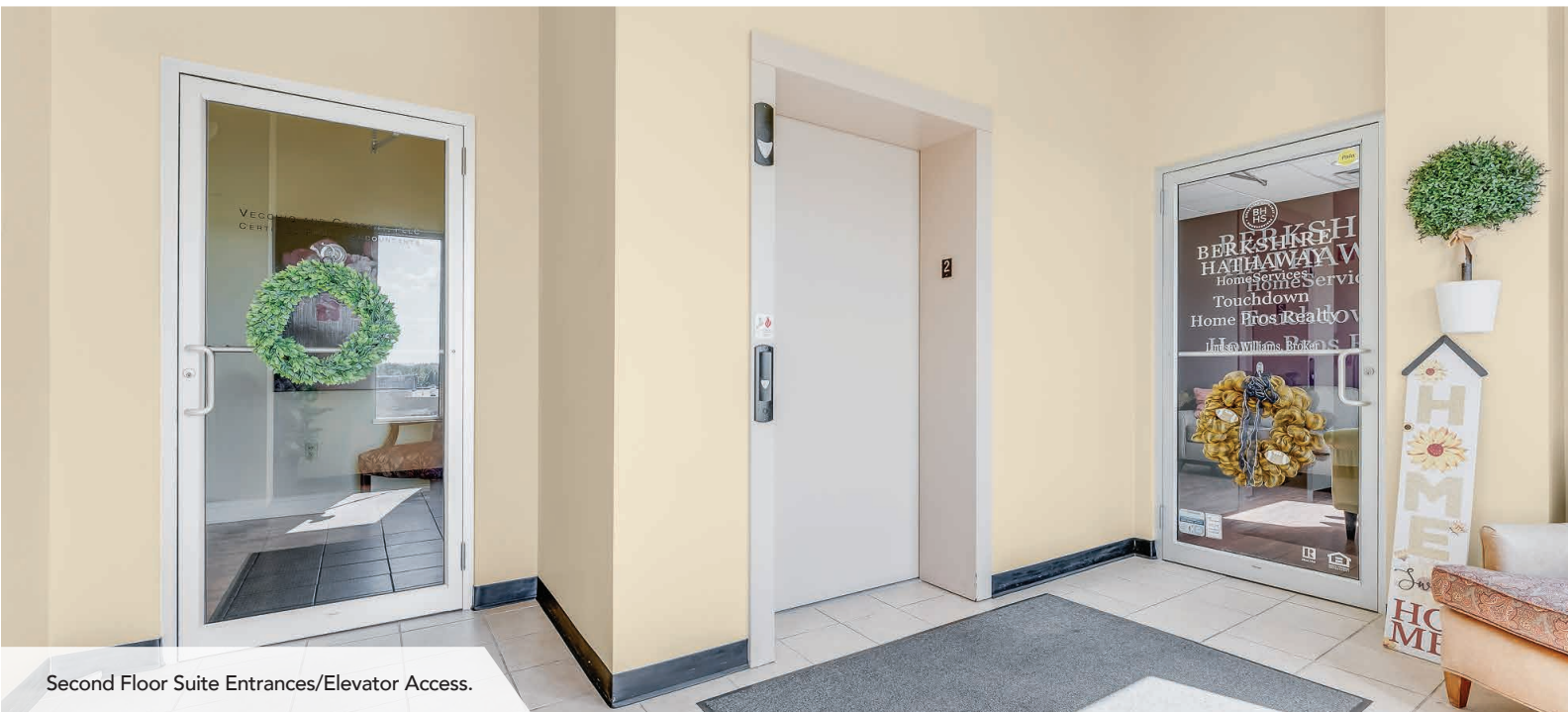
# COMMON AREA PHOTOS



First Floor Entrance/Elevator Access.



Stairwell.



Second Floor Suite Entrances/Elevator Access.



# SUITE 200 INTERIOR PHOTOS



Open Space.



Office.



Kitchenette/Break Room.



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Waiting Room.



File Room.



Office.



Conference Room.



# SUITE 250 INTERIOR PHOTOS

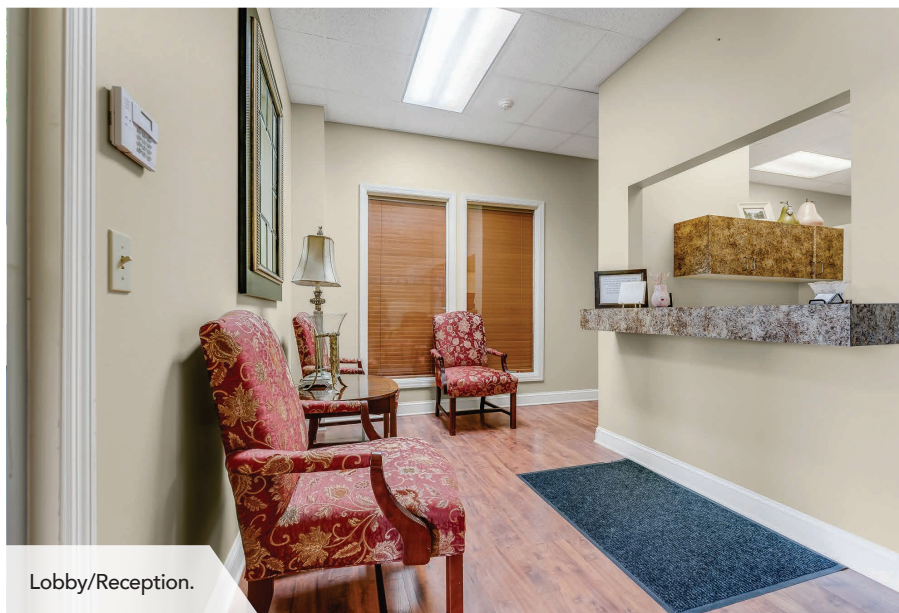
**LEASED**



Conference Room.



Kitchenette.



Lobby/Reception.



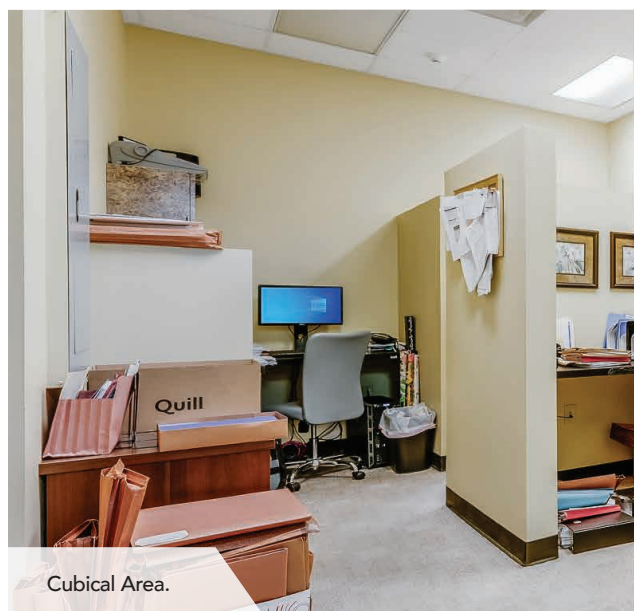
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Office.



Office.



Cubical Area.





# EXTERIOR PHOTOS



Exterior.



Exterior.



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Exterior.



# AERIAL PHOTOS





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# CONTACT

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