

**± 1.0 AC COMMERCIAL LOT**

# **369 HOLLAND AVENUE**

**WESTOVER, WEST VIRGINIA 26501**

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# TABLE OF CONTENTS

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## **Property Overview**

Introduction of the lease property including building specifications.

01

## **Location Highlights**

Location highlights and Parcel Map.

02

## **Property Specification**

Site Specifications, parking/access, utilities, legal description and zoning.

03

## **Site/Aerial Photos**

Photos that visually showcase the site and its aerial views.

04

## **Location Overview**

Emphasize accessibility, visibility, and proximity to key roads, highways, and transportation.

07

## **Surrounding Business Hubs**

Highlights nearby centers of commercial or economic activity that add value to the property's location.

08

## **Demographics / Key Area Facts**

Data driven insights about the property's surrounding area and its market potential.

09

# MULTIFAMILY DEVELOPMENT SITE FOR GROUND LEASE

**369 HOLLAND AVE.**

WESTOVER, WEST VIRGINIA 26501

**TOTAL SITE AREA / APPROX. ±1.0 ACRES**

**FRONTAGE / HIGH-VISIBILITY ROAD FRONTAGE ALONG HOLLAND AVE.**

**ZONING / COMMERCIAL & MIXED-USE CORRIDOR**

**SITE TYPE / MULTIFAMILY DEVELOPMENT LAND WITH FLEXIBLE USES**

**ACCESSIBILITY / ACCESS TO I-79, DOWNTOWN MORGANTOWN & WVU**

**NOTABLE FEATURES / HIGH TRAFFIC COUNTS, LEVEL TO GENTLY SLOPING SITE, STRONG VISIBILITY**

**PREMIER COMMERCIAL REAL ESTATE** IS PROUD TO OFFER A PREMIER GROUND LEASE OPPORTUNITY AT 369 HOLLAND AVENUE IN WESTOVER, WEST VIRGINIA. LOCATED ALONG A BUSY COMMERCIAL CORRIDOR WITH STRONG TRAFFIC EXPOSURE, THE PROPERTY PROVIDES OUTSTANDING VISIBILITY, CONVENIENT ACCESS, AND EXCELLENT POTENTIAL FOR COMMERCIAL OR MULTIFAMILY DEVELOPMENT.

THE SITE CONSISTS OF APPROXIMATELY ±1.0 ACRES WITH STRONG ROAD FRONTAGE AND CONVENIENT ACCESS TO DOWNTOWN MORGANTOWN, WEST VIRGINIA UNIVERSITY, AND INTERSTATE 79. THE PROPERTY'S LOCATION BENEFITS FROM CONSISTENT DAILY TRAFFIC, ESTABLISHED COMMERCIAL ACTIVITY, AND A GROWING RESIDENTIAL POPULATION THROUGHOUT THE SURROUNDING MARKET AREA.

THE SITE IS IDEALLY SUITED FOR A VARIETY OF COMMERCIAL USES INCLUDING QUICK-SERVICE RESTAURANTS, RETAIL PAD DEVELOPMENT, AUTOMOTIVE SERVICE, MEDICAL OR PROFESSIONAL OFFICE, OR OTHER HIGH-VISIBILITY COMMERCIAL CONCEPTS. THE OPEN SITE CONFIGURATION PROVIDES FLEXIBILITY FOR CUSTOM BUILD-TO-SUIT OPPORTUNITIES AND FUTURE EXPANSION OPTIONS.

SURROUNDING THE PROPERTY ARE ESTABLISHED LOCAL BUSINESSES, RETAIL USERS, SERVICE PROVIDERS, AND RESIDENTIAL NEIGHBORHOODS THAT SUPPORT STRONG CONSUMER TRAFFIC THROUGHOUT THE DAY. THE PROPERTY'S STRATEGIC LOCATION WITHIN THE WESTOVER / MORGANTOWN MARKET MAKES IT A RARE OPPORTUNITY FOR DEVELOPERS, TENANTS, AND INVESTORS SEEKING PROMINENT COMMERCIAL EXPOSURE.



## HIGHLIGHTS:

- Excellent visibility along Holland Avenue with strong daily traffic counts
- Convenient access to major highways and surrounding commercial districts
- Excellent potential Commercial or Multifamily Development
- Flexible development potential with build-to-suit opportunities available
- Located near established residential neighborhoods and growing business hubs
- High-exposure location positioned in a rapidly developing commercial corridor
- Ample frontage providing outstanding signage and branding opportunities
- Minutes from Morgantown and major regional destinations
- Strong surrounding demographics and daytime population
- Excellent accessibility for both local and regional traffic

369 HOLLAND AVE



**BRING YOUR CONCEPT TO LIFE AT THIS PRIME  
COMMERCIAL DEVELOPMENT SITE**

**369 HOLLAND AVENUE | WESTOVER, WEST VIRGINIA 26501**

# PROPERTY SPECIFICATIONS

## SITE SPECIFICATIONS

369 Holland Avenue presents a prime commercial ground lease opportunity located along one of Westover's most visible and heavily traveled corridors. The offering consists of approximately ±1.0 acres of commercially positioned land with strong frontage, flexible site configuration, and convenient regional accessibility.

The site is ideally suited for retail, restaurant, automotive, medical, office, or mixed-use commercial development. Existing site improvements and open land configuration allow flexibility for build-to-suit opportunities, phased development, or future expansion. 369 Holland Avenue consists primarily of development land totaling approximately 1.0 acres with flexible redevelopment potential.

The combined site benefits from strong vehicle traffic, surrounding commercial activity, and proximity to downtown Morgantown and West Virginia University, making it an attractive opportunity for developers, investors, and commercial users.

## INGRESS / EGRESS / PARKING

Primary access is provided directly from Holland Avenue with excellent connectivity to downtown Morgantown, WVU, and Interstate 79. Multiple curb cuts and frontage access points provide convenient ingress and egress opportunities. Existing paved areas and open site configuration allow flexibility for future parking field development. High visibility along a heavily traveled commercial corridor enhances exposure for future tenants and businesses.

Convenient access to nearby retail, residential neighborhoods, and regional transportation routes. The property's strategic location supports a variety of commercial uses benefiting from strong commuter traffic and regional accessibility throughout Monongalia County.

## UTILITIES

All public utilities are available to the site.

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Hope Gas
Water	Morgantown Utility Board
Sewer	Morgantown Utility Board
Trash	Local Service Providers
Cable/Internet	Multiple Providers Available

## LEGAL DESCRIPTION / ZONING

The property is located within the city limits of Westover, WV in Monongalia County.

Current zoning and permitted uses should be independently verified with the City of Westover and applicable municipal authorities prior to development.

The offering includes both parcels with all associated site improvements and development rights. Parcel maps, legal descriptions, and additional zoning information are available upon request.

## FINANCIAL INFORMATION

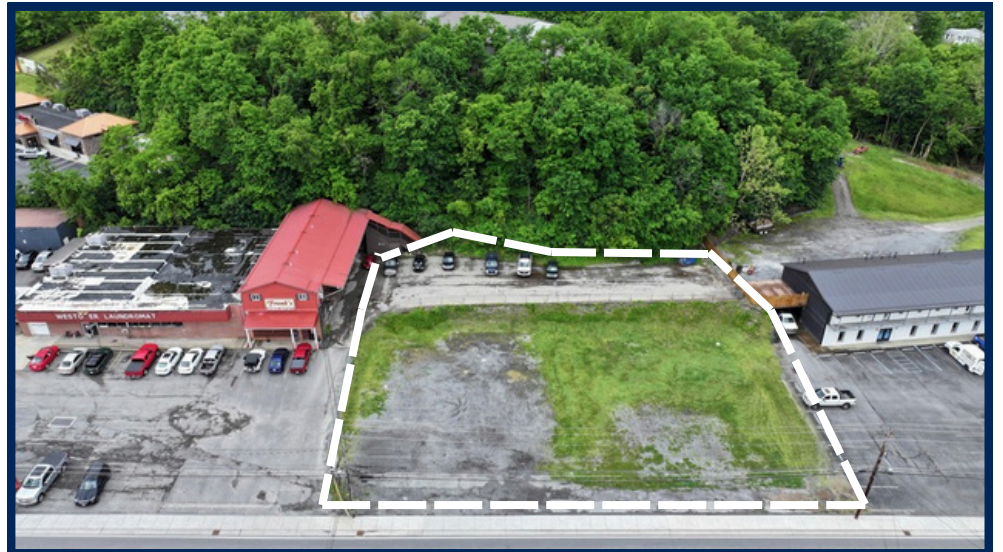
Ground lease terms, pricing, and development considerations are available upon request.

Interested parties may request additional due diligence materials including parcel information, aerials, conceptual site planning information, and utility availability documentation.

For leasing and development inquiries, contact:  
Premier Commercial Real Estate Services LLC  
Phone: (304) 777-4050

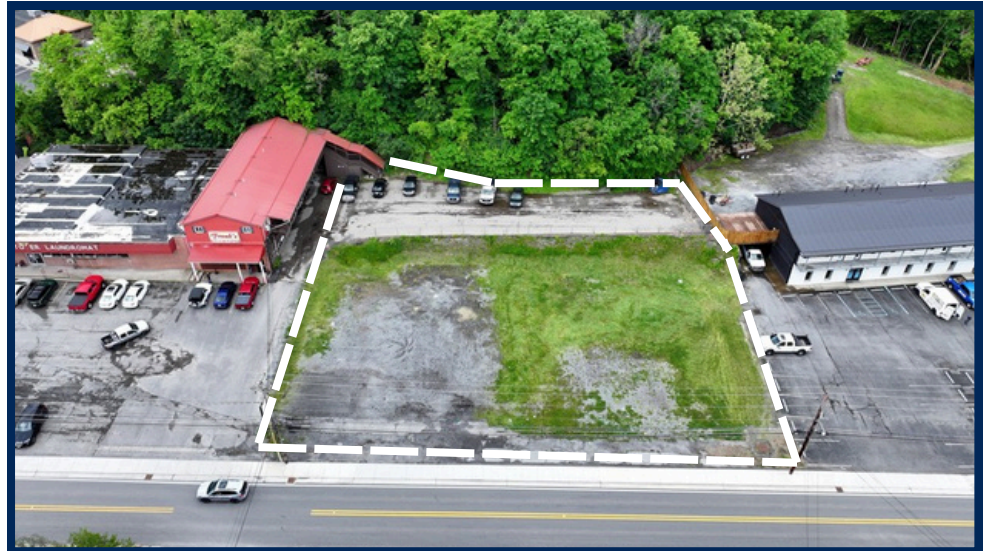
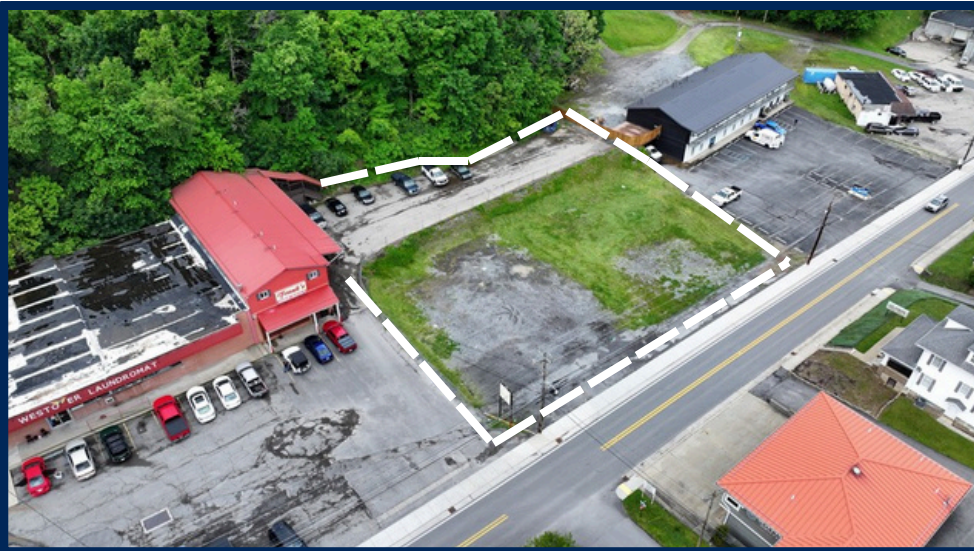
# AERIAL PHOTOS

369 HOLLAND AVENUE | WESTOVER, WV 26501



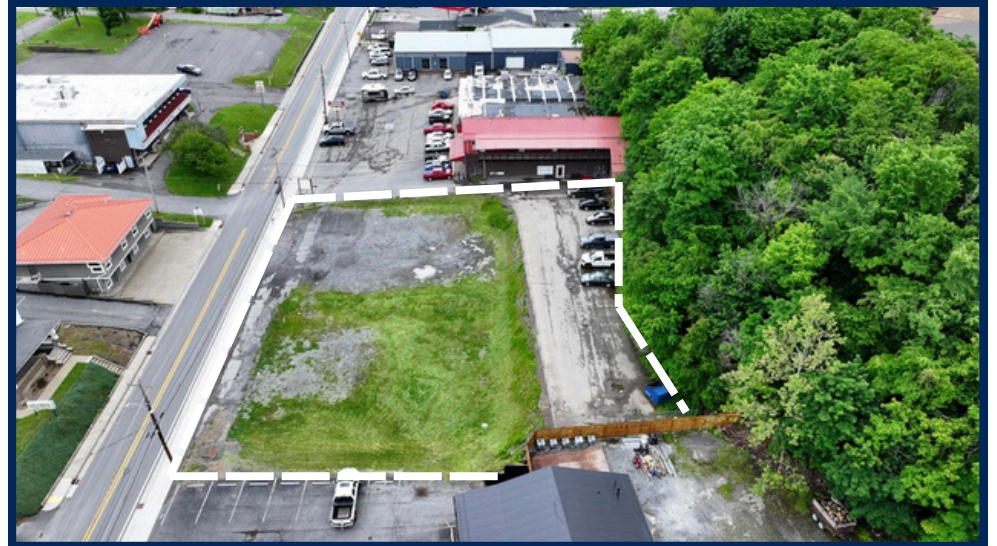
# AERIAL PHOTOS

369 HOLLAND AVENUE | WESTOVER, WV 26501



# AERIAL PHOTOS

369 HOLLAND AVENUE | WESTOVER, WV 26501



# LOCATION OVERVIEW

The subject property located at 369 Holland Avenue in Westover, West Virginia is strategically positioned just minutes from downtown Morgantown and within close proximity to major employment, education, and retail hubs. The site benefits from excellent accessibility via Holland Avenue and nearby Interstate connections, making it a convenient location for both local and regional traffic.

The property is situated directly across the Monongalia River from downtown Morgantown and approximately 1 mile from West Virginia University, one of the state's largest universities and employers. The area experiences strong daily traffic generated by university students, faculty, healthcare workers, and residents throughout the greater Morgantown market.

Surrounding development consists of a mix of multifamily housing, student-oriented residences, neighborhood retail, service businesses, and commercial uses. Holland Avenue serves as a connector corridor between Westover and Morgantown, providing strong visibility and convenient access to nearby commercial districts. The site's proximity to downtown amenities enhances its appeal for future retail, service, restaurant, or mixed-use ground lease opportunities.

Several retail and recreational destinations are located within a short drive of the property, including neighborhood shopping centers, restaurants, parks, and entertainment venues throughout the Morgantown area. Nearby recreation includes Jack Roberts Park, Hazel Ruby McQuain Park, and White Park, offering access to outdoor activities and community events.

The surrounding market benefits from continued economic activity driven by higher education, healthcare, and regional commerce. Westover itself has experienced ongoing growth and redevelopment, supported by its location adjacent to Morgantown and the broader North Central West Virginia region. According to the City of Westover, the community continues to attract new businesses while maintaining strong residential demand and neighborhood stability.

Overall, 369 Holland Avenue offers a well-positioned infill location with strong connectivity to downtown Morgantown, West Virginia University, regional transportation routes, and surrounding residential neighborhoods — making it an attractive opportunity for a future ground lease development.



# SURROUNDING BUSINESS HUBS



The subject property at 369 Holland Avenue is positioned within one of the most active commercial and institutional corridors in the Morgantown–Monongalia County market. The site benefits from proximity to West Virginia University (WVU), major healthcare systems, regional retail centers, and a growing mix of service-oriented businesses.

- West Virginia University — The region’s largest employer and economic driver with more than 25,000 students, major research facilities, and multiple campuses throughout Morgantown. The Downtown Campus is located approximately 1 mile from the property.
- WVU Medicine — One of West Virginia’s largest healthcare systems and a major regional employment hub anchored by J.W. Ruby Memorial Hospital, WVU Children’s Hospital, and several specialty medical facilities.
- Mon Health System — A significant healthcare provider serving North Central West Virginia with hospitals, outpatient centers, and medical offices throughout the region.
- The property is located near major transportation routes including Interstate 79, Interstate 68, and U.S. Route 19, providing regional connectivity to Pittsburgh, Fairmont, Clarksburg, and the broader Appalachian market.

- Downtown Morgantown serves as the area’s primary retail, dining, and entertainment district featuring restaurants, bars, coffee shops, financial institutions, and professional services that support both the university and surrounding residential population.
- Nearby retail corridors include University Town Centre, Suncrest Towne Centre, and the downtown High Street corridor, which collectively feature national retailers, grocery stores, restaurants, hotels, and entertainment venues.
- The surrounding Westover and Morgantown markets continue to experience steady commercial activity driven by higher education, healthcare, technology, and energy-related industries. The area supports a strong daytime population and consistent traffic flow throughout the year.
- Holland Avenue functions as a connector corridor between Westover and downtown Morgantown, offering strong visibility and accessibility for future retail, restaurant, automotive, office, or mixed-use commercial development opportunities.

# DEMOGRAPHICS / KEY AREA FACTS

10 MILE RADIUS | 70% OF VISITS



107,000+

MSA Designation



46,000

Households  
(2024)



4.2M+

Visits



\$268,000

Median Home Value



\$42,300

Per Capita Income



\$65,300

Median Household  
Income



\$68,900

Household  
Median Wealth

# PREMIER COMMERCIAL

REAL ESTATE SERVICES

Douglas C. Wise - Broker, WV  
Joseph W. Deeds - Broker, PA

## CONTACT

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*\*All information provided is deemed reliable but is not guaranteed. Additional details are available upon request.*

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