



**FOR SALE**  
**SPECIAL PURPOSE / LAND**  
**MARKETING FLYER**



**3085 EARL L. CORE ROAD**  
**MORGANTOWN, WV 26505**



**SABRATON**

INTERSTATE  
**68**

**EXIT 4**

**BFS GAS**

**15,419 VPD (2025)**

 **3085 EARL L. CORE ROAD**



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## SPECIAL PURPOSE / LAND FOR SALE

## 3085 EARL L. CORE ROAD MORGANTOWN, WV 26505

**SALE PRICE / \$449,000**

**GROSS BUILDING SIZE / 8,742 (+/-) SQ FT**

**GROSS LOT SIZE / 3.75 ACRES**

**PROPERTY TYPE / SPECIAL PURPOSE / LAND**

**OFF-STREET PARKING / 20 (+/-) SPACES**

**PROPERTY HIGHLIGHTS / LARGE PARKING  
LOT, AMPLE STORAGE, EXCELLENT ACCESS  
AND VISIBILITY, ADDITIONAL LAND**

### Size & Composition

- Two-story building totaling 8,742 (+/-) square feet
- Situated on 3.758 acres with multiple storage sheds/outbuildings

### Former Use & Potential

- Previously operated as a church; ideal for continued special-purpose use
- Adaptable for conversion into a daycare, event center, school, studio, or office facility

### Location & Visibility

- Positioned along Earl L. Core Road with strong exposure and 15,419 average daily traffic
- Excellent signage potential to capture local and commuter traffic

### Accessibility

- Only 1 mile from I-68, Exit 4, offering quick regional connectivity
- Easy access to surrounding residential areas and major corridors

### Nearby Amenities

- Close to Sabraton Plaza, providing shopping, dining, and service options
- Centrally located within a growing area of Monongalia County



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# PROPERTY SPECIFICATIONS

## PROPERTY SPECIFICATIONS

- Building Size: 8,742 (+/-) square feet total
- Lot Size: 3.758 (+/-) acres
- Two-story building
- Masonry construction with brick and stone siding

## LEGAL DESCRIPTION / ZONING / PARCEL MAP

- Located outside the city limits of Morgantown
- Parcel: 84
- Tax Map: 11, Morgan District, Monongalia County
- Deed Reference: Deed Book 941, Page 202
- Zoning: No Restrictions

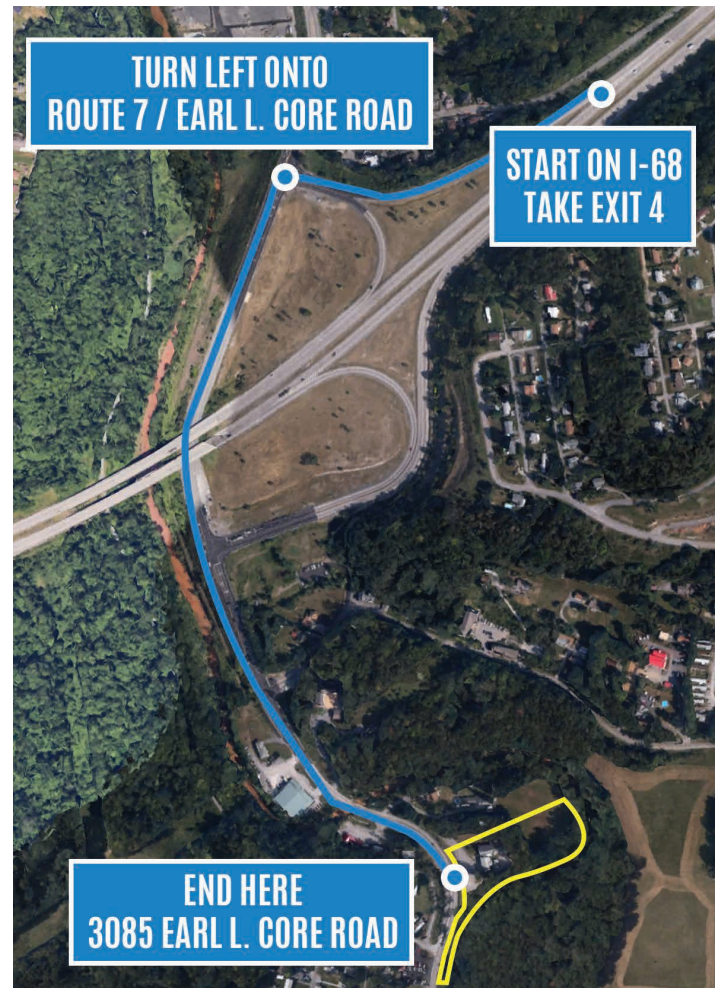
## INGRESS / EGRESS / PARKING / DIRECTIONS

- Head West on I-68
- Take Exit 4
- Turn left onto WV-7 / Earl L. Core Road
- Destination will be on the left: 3085 Earl L. Core Road

## UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Hope Gas
Water	Morgantown Utility Board (MUB)
Sewer	Morgantown Utility Board (MUB)





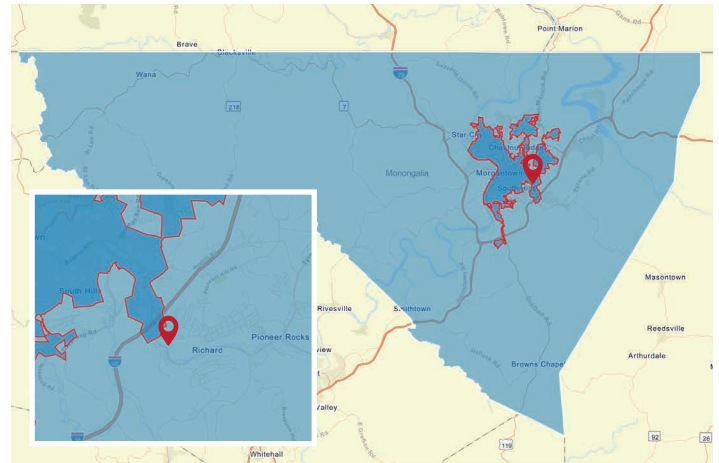
# LOCATION ANALYSIS

Monongalia County is located in north-central West Virginia, with Morgantown serving as the county seat and home to West Virginia University. The Morgantown MSA consistently ranks on numerous lists recognizing the region's achievements in growth, business development, and workforce cultivation. Morgantown's prominence in the recession-resistant sectors of higher education and health care contributes to the area's long-term economic stability. According to the WVU Bureau of Business and Economic Research, the region is projected to experience "continued healthy growth" well into the future.

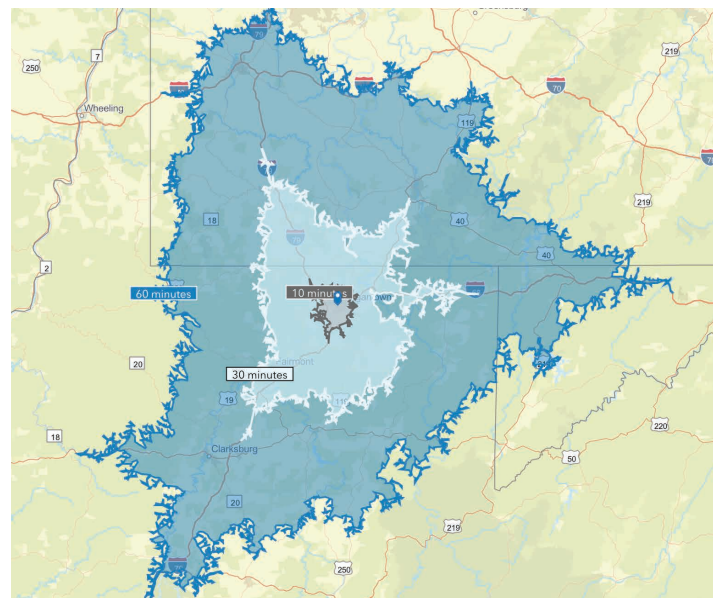
**Monongalia County** has a total population of 106,376, with a median household income of \$56,213 and 3,875 total businesses.

The **City of Morgantown**, located within the county, has a total population of 29,856, a median household income of \$43,620, and 1,441 total businesses.

*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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# SURROUNDING AMENITIES



The Google Earth photo above highlights several of the most popular surrounding retail, restaurants, businesses and hotels. The subject property, 3085 Earl L. Core Road has been referenced with a yellow star.

Along Earl L. Core Road there is a traffic count of 20,429 vehicles per day (2021). Source: ©2023 Kalibrate Technologies (Q4 2023).

- 1 Family Wealth Management Group, LLC
- 2 Herko Auto Repair
- 3 Kelsie Elaine Moore Recreation Center
- 4 Dollar General
- 5 Bland's Towing
- 6 U-Haul Neighborhood Dealer
- 7 Homegrown Pizza
- 8 Circle-K Gas Station
- 9 Finish Line Motors
- 10 Southern States Morgantown Cooperative
- 11 Burger King
- 12 SpringHill Suites Marriott
- 13 Arby's
- 14 Sheetz
- 15 United States Postal Service
- 16 Dunkin Donuts, KFC
- 17 Truist Bank
- 18 Kroger
- 19 McDonald's
- 20 Dollar General
- 21 CVS
- 22 Hardee's
- 23 AutoZone, Popeye's
- 24 Wendy's, Rent-A-Center
- 25 Sabraton Plaza
- 26 CSC Home and Hardware
- 27 Ross Medical College
- 28 Aldi
- 29 West Virginia Newspaper Publishing
- 30 WV Division of Motor Vehicles



# DEMOGRAPHICS / KEY FACTS

## 3 MILE RADIUS



29,549

Total  
Population



1,283

Businesses



28,780

Daytime  
Population



\$259,817

Median Home  
Value



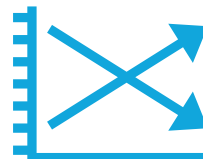
\$37,501

Per Capita  
Income



\$58,362

Median Household  
Income



0.5%

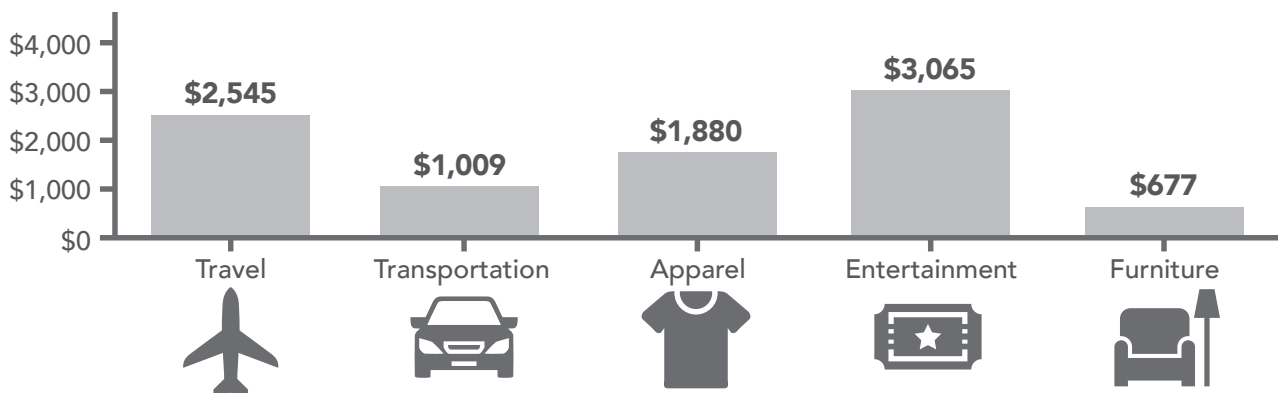
2025-2030  
Pop Growth Rate



14,071

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



**75,610**

Total  
Population



**3,138**

Businesses



**90,116**

Daytime  
Population



**\$277,125**

Median Home  
Value



**\$38,589**

Per Capita  
Income



**\$59,210**

Median  
Household  
Income



**0.4%**

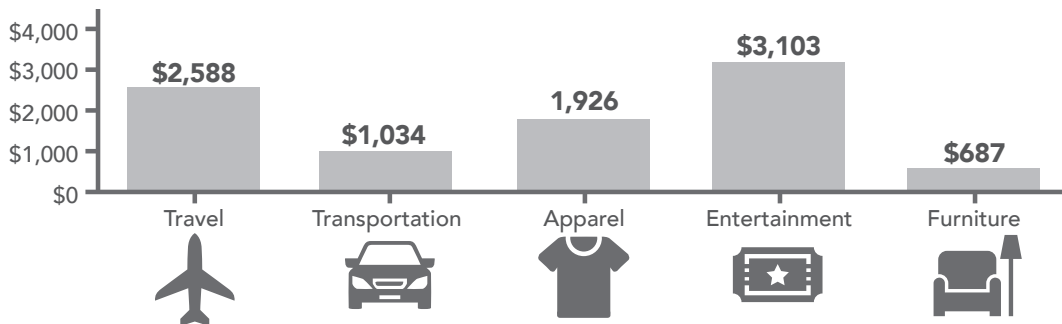
2025-2030  
Pop Growth  
Rate



**36,165**

Housing Units  
(2020)

### KEY SPENDING FACTS



## 10 MILE RADIUS



**109,116**

Total  
Population



**3,990**

Businesses



**119,791**

Daytime  
Population



**\$278,516**

Median Home  
Value



**\$41,309**

Per Capita  
Income



**\$63,720**

Median  
Household  
Income



**0.4%**

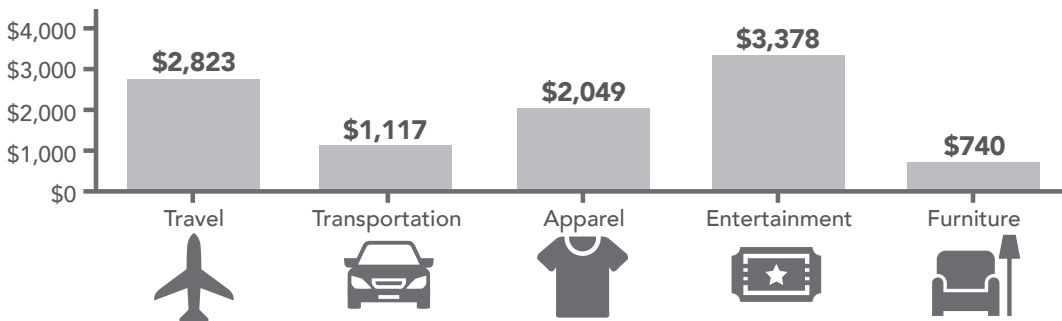
2025-2030  
Pop Growth  
Rate



**51,399**

Housing Units  
(2020)

### KEY SPENDING FACTS





# FLOOR PLANS

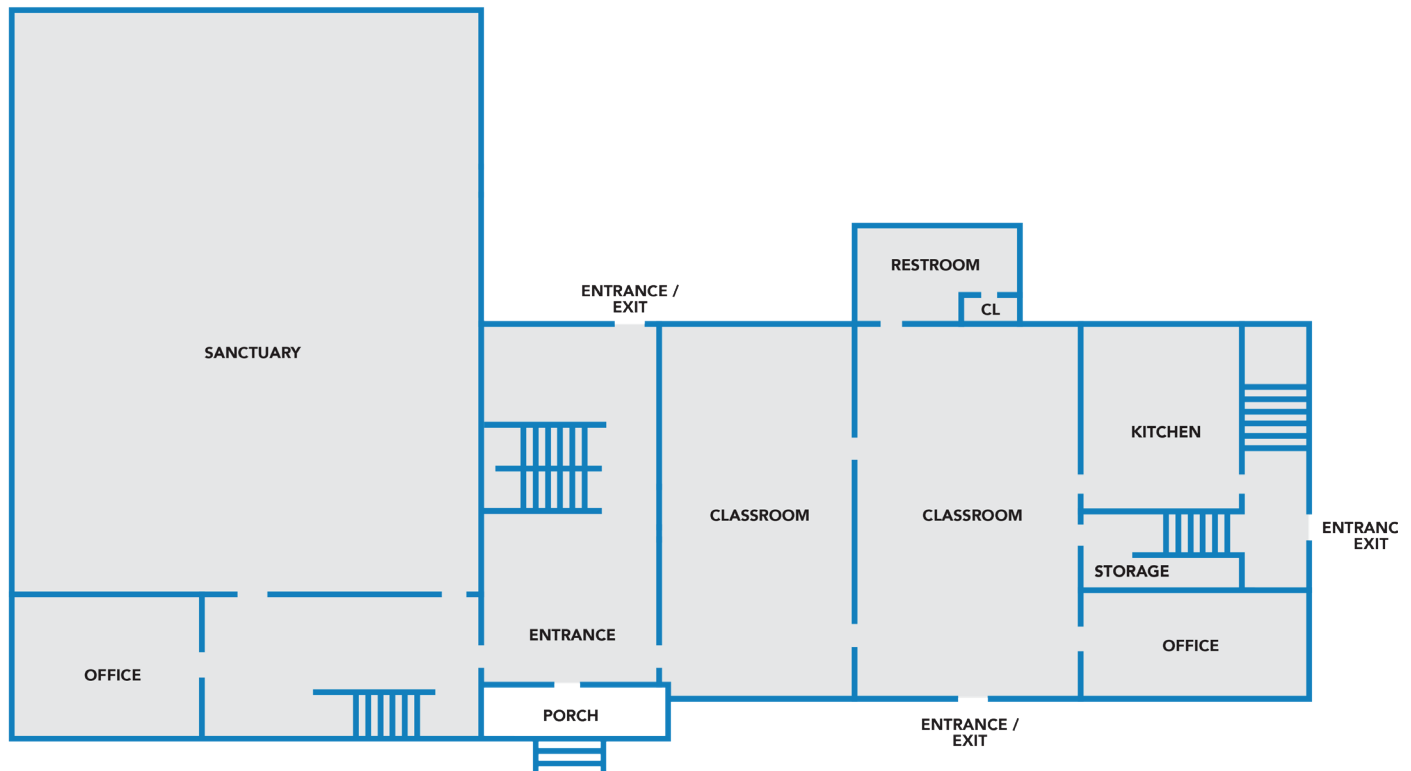
## 8,742 (+/-) SQUARE FEET

- Two-story masonry and frame structure
- 4,149 SF on the main level
- 4,593 SF on the lower level, totaling 8,742 SF
- Previously operated and improved as a local church facility
- Traditional below-grade basement accessed via interior stairwell

Interior Features include:

- Painted drywall interior walls
- Lower-level ceilings include drop panels in a suspended metal grid system
- Flooring includes laminate, hard tile, concrete, and wall-to-wall carpeting

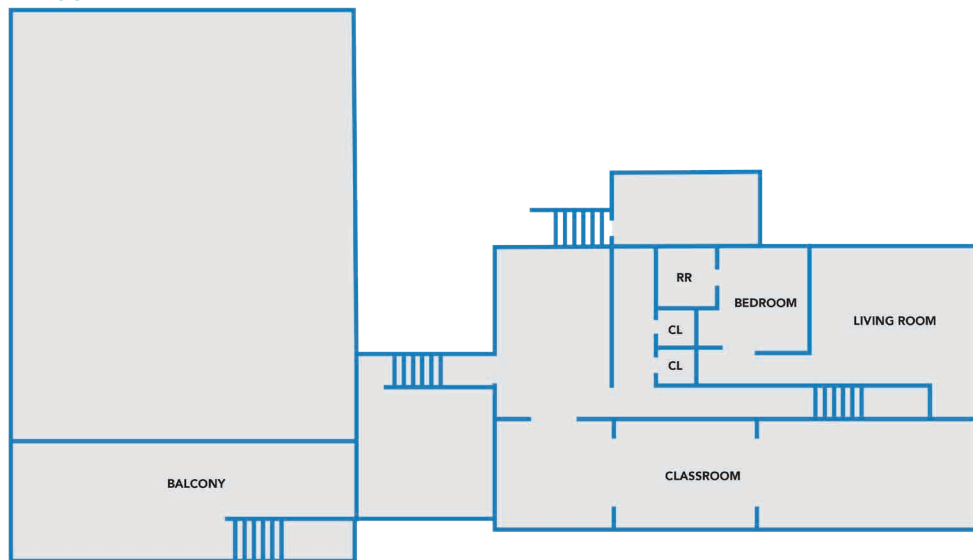
### MAIN LEVEL



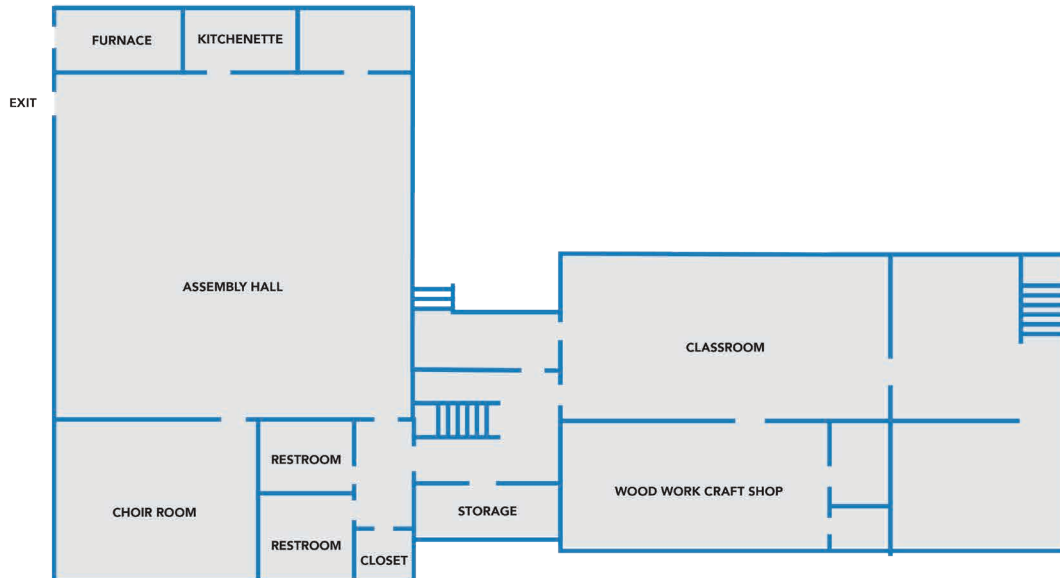


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**BALCONY**



**BASEMENT**





# INTERIOR PHOTOS



Classroom.



Office.



Kitchen.



Entrance.

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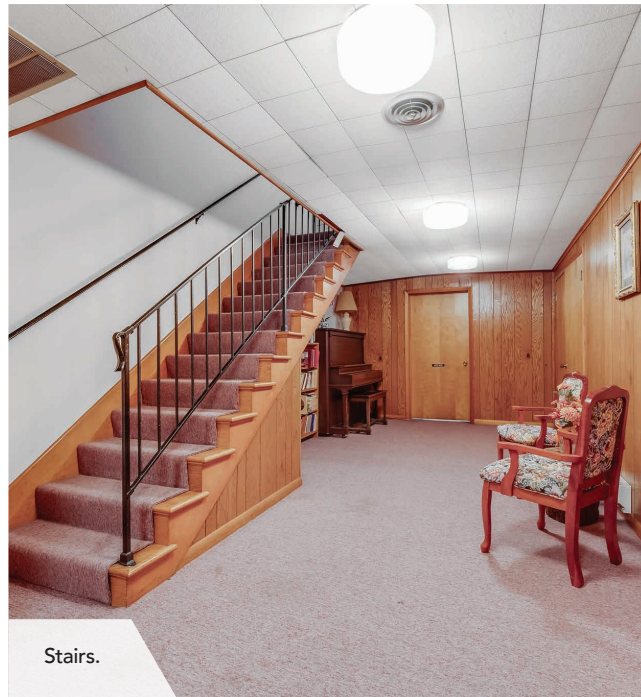
Sanctuary.



# INTERIOR PHOTOS



Classroom.



Stairs.



Sanctuary.



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Classroom.



Storage.



Storage.



# EXTERIOR PHOTOS



Front of the Building.



Back of the Building.



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Rock Forge Presbyterian  
70 YEARS OF MISSION &  
MINISTRY  
CELEBRATION  
OCT 5 3:00 PM

Signage.



Shed.



Pavilion.



# AERIALS



Aerial Facing West.



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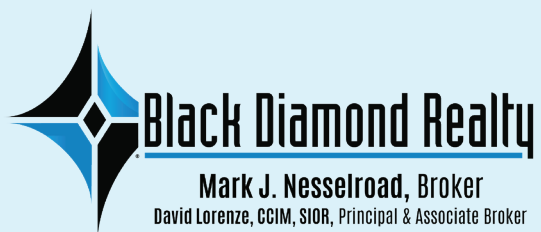


Aerial Facing East.



Aerial Facing South.





# CONTACT

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