



Black Diamond Realty

Mark J. Nesselroad, Broker
David Lorenze, Principal/Salesperson

MARKETING FLYER



900 FAIRMONT ROAD
MORGANTOWN, WV 26501

FULLY LEASED OFFICE BUILDING - INVESTMENT

WESTRIDGE

UNIVERSITY TOWN CENTRE

I-79, EXIT 152

19,169 VEHICLES PER DAY

 900 FAIRMONT ROAD

900 FAIRMONT ROAD
MORGANTOWN, WV 26501



TABLE OF CONTENTS

Investment Overview

Introduction of the property including building specifications, utilities, legal description, zoning, parking/access and parcel map.

02

Tenant Information

Overview of the building's tenant, Wise Path Recovery Centers.

06

Building Floor Plan / Photos

Overview of the building including description, floor plan interior and exterior photos.

08

Demographics / Key Facts

Demographics and key facts pertaining to the property within a three, five and ten mile radius.

14

Location Overview / Demand Drivers

Major local employers and a detailed description/aerial photo of the property and its proximity to surrounding businesses and locations.

16

Aerial Photos

Aerial photos from various heights and angles.

24

FINANCIAL INFORMATION

Financial information is available upon request and receipt of a signed Confidentiality & Non-Disclosure Agreement.

INVESTMENT OVERVIEW

900 FAIRMONT ROAD

MORGANTOWN, WV 26501

SALE PRICE / \$5,333,000

GROSS BUILDING SIZE / 10,200 SQ FT **FULLY LEASED**

GROSS LOT SIZE / 0.78 (+/-) ACRE

EXISTING TENANT LEASE TERMS / 20 YEAR LEASE, NNN + 4, FIVE YEAR OPTIONS
(Year 3 - 2% Rent Increase)

CAP RATE / 6.75 %

Black Diamond Realty is pleased to present to qualified buyers, a fully leased office investment opportunity consisting of a 10,200 (+/-) square foot building along Fairmont Road in Morgantown, WV. This property is **fully leased by Wise Path Recovery Centers** (managed by Ascension Acquisition LLC).

The property is located inside the city limits of Morgantown and Westover and is situated within 2 miles of West Virginia University's Downtown Campus, shopping and more. The property is positioned 0.3 mile off of I-79, Exit 152, and 3.8 miles from the I-68/79 interchange. Along Fairmont Road there is an average daily traffic count of 19,169 vehicles per day. (Provided by Esri and Data Axle, 2021).



HEALTH SCIENCES CAMPUS

WVU MAIN CAMPUS

 900 FAIRMONT ROAD

SUBWAY

19,169 VEHICLES PER DAY

LAUNCH PAD TRAMPOLINE PARK

Aerial Facing East Towards WVU's Main Campus and Downtown Morgantown

BUILDING SPECIFICATIONS

Built in 1997 and renovated in 2022, the subject office building is two-story comprised of 10,200 (+/-) gross square feet. The first floor includes approximately 8,700 (+/-) square feet and the partial second floor contains approximately 1,500 (+/-) square feet. The building construction is stucco covered cinder block on a concrete slab. The main roof is flat while the roof over the main entrance is pitched with shingles. Windows are wood frame, single hung. All units have 24-hour emergency call system with central monitoring. The building is sprinklered and contains smoke detectors.

The main entrance opens to a lobby and is immediately followed by two group therapy rooms and a public bathroom. Administrative offices are located on the front right side of the building while the front left contains lounge areas and the commercial kitchen. Resident rooms are located in the rear of the building on the first floor and continue on the second floor. Two stairwells provide access to the second floor, both of which are located at the rear of the building.

INGRESS / EGRESS / PARKING / SIGNAGE

The property offers one point of ingress and egress via Roush Drive from Fairmont Road. There is a paved parking lot surrounding the building with 55 parking spaces. Employees and visitors can access the building from all sides as the parking lot extends around the entire building. A monument sign is located at the corner of Roush Drive and Fairmont Road which is visible to traffic traveling in all directions.

LEGAL DESCRIPTION / ZONING

Located inside of city limits, this property is situated within the Westover Corp District of Monongalia County. The site is comprised of two parcels totaling 0.78 acre. The property is identified as Westover Corp District, Tax Map 9, Parcels 30.2 (0.59 acre) and 30.3 (0.18 acre). This can be referenced in Deed Book 1741, Page 6. The property is zoned R3/C, Multiple Family Residence/Commercial.

UTILITIES

All public utilities are available to the site.

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Mountaineer Gas Company
Water	Morgantown Utility Board (MUB)
Sewer	Morgantown Utility Board (MUB)
Trash	Republic Services
Phone/Cable/Internet	Multiple Providers

FINANCIAL INFORMATION

Detailed financial and lease information is available upon receipt of executed Confidentiality & Non-Disclosure Agreement.

Please submit completed CNDA's to Kim Licciardi at klicciardi@blackdiamondrealty.net or contact Black Diamond Realty at 304.413.4350.

A CNDA can also be forwarded via DocuSign for electronic signing convenience. You may indicate that preference via email.

PARCEL MAP



TENANT OVERVIEW



*Wise
Path*

RECOVERY CENTERS

Why Wise Path Recovery Centers?

Wise Path Recovery Centers™, managed by Ascension Recovery Services, provides innovative substance use disorder services through the development of accessible treatment centers to those in need. We use an individualized, person-centered approach while engaging with collaborative community partners to ensure the full continuum of care. Our goal is to eliminate gaps in treatment and assist people to engage in a healthy, purposeful, and fulfilling life.

www.wisepathrecoverycenters.com



Wise Path Recovery Centers™
WHAT WE TREAT

Substance Use Disorders

We're here to help you find the right path to recovery. Substance use disorders affect many Americans, and it's our goal to make condition treatments accessible no matter how much you can afford. With our network of treatment centers across the country and around the world, we have self help programs and services that fit your needs and schedules. Our compassionate and qualified team is here for you.

We treat SUDs such as, but not limited to:

Medication Management

Health and Substance Monitoring

Individual, Group and Family Therapy

Relapse Prevention Skills

Mental Health Disorders

More than 7 million adults in the United States struggle with both addiction and co-occurring mental health disorders. Wise Path Recovery Centers™ offer a holistic approach to mental health treatment, providing both residential and outpatient services for adults struggling with co-occurring mental and substance use disorders. Our drug and alcohol counselors are here to help you to take back control of your life.

We treat co-occurring disorders such as, but not limited to:

Anxiety Disorders

Bipolar Disorder

Depressive Disorders

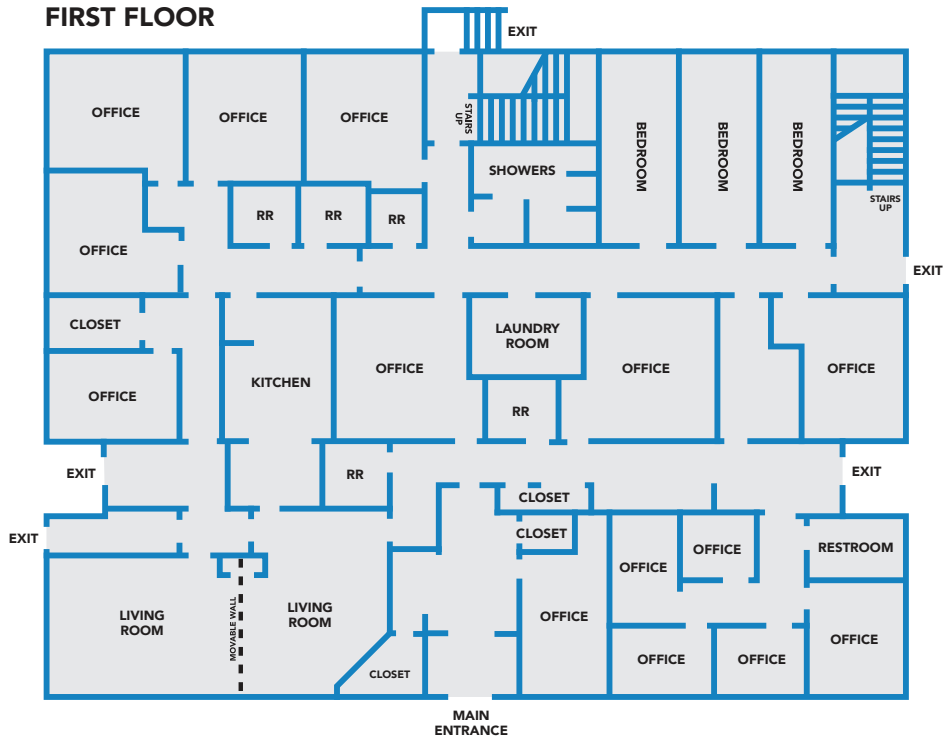
Post-Traumatic Stress Disorder (PTSD)

FLOOR PLAN

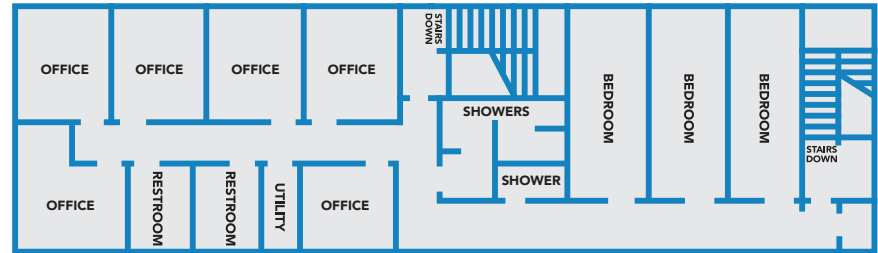
The subject building offers a full first floor containing approximately 8,700 (+/-) square feet and a partial second floor containing approximately 1,500 (+/-) square feet. The floor plan consists of a reception area, 20 offices, six bedrooms, eight restrooms, three shower rooms, large kitchen with multiple refrigerators, laundry room, large living room with movable wall for division, multiple closets and five additional exits excluding the main covered entrance at the front of the building.

Finishes to the space include drywall walls, drop ceilings, luxury vinyl plank, tile and carpet flooring and fluorescent lighting. There are two staircases accessing the second floor, one located at the back of the building and another along the south side of the building. Along the south side of the building, there is a covered patio with three large picnic tables and seating for roughly 24 people.

FIRST FLOOR



SECOND FLOOR





Reception



Office



Kitchen



Office



Living Room



Living Room



Bedroom



Office

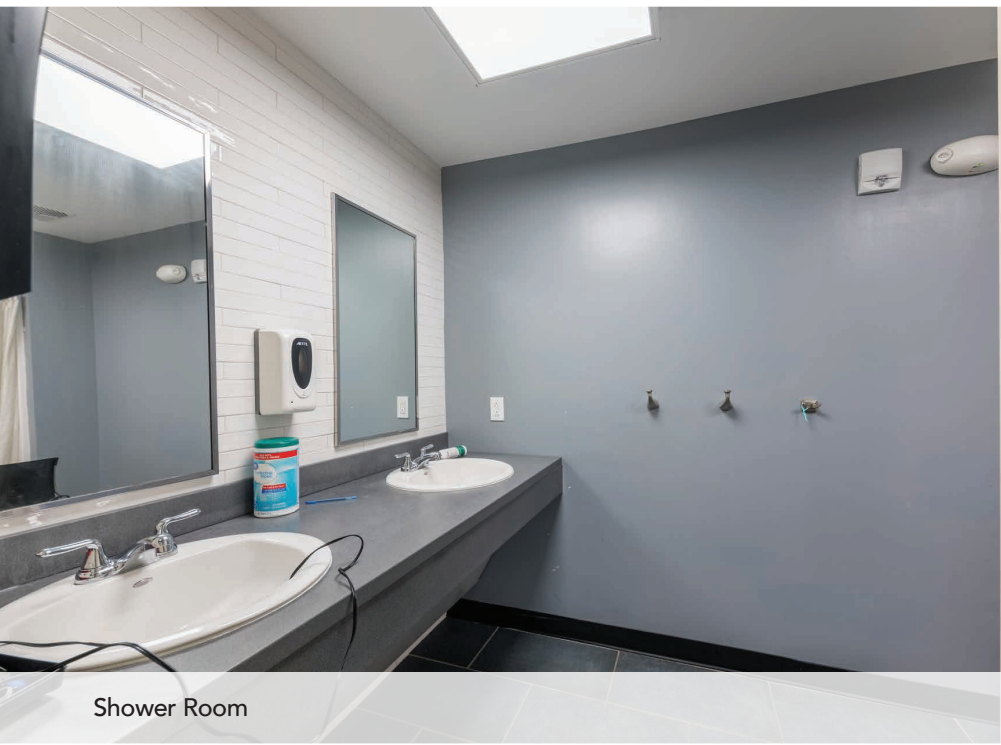




Laundry Room



Restroom



Shower Room



Showers



Hallway



Office



Office



Office





Exterior Main Entrance



Exterior Front and Side of the Building



Side and Back of the Building



Side of the Building

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



50,547

Total
Population



2,696

Businesses



74,682

Daytime
Population



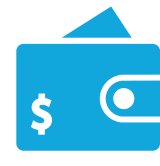
\$241,787

Median Home
Value



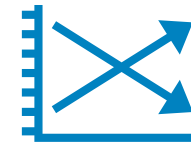
\$32,182

Per Capita
Income



\$45,489

Median
Household
Income



-0.05%

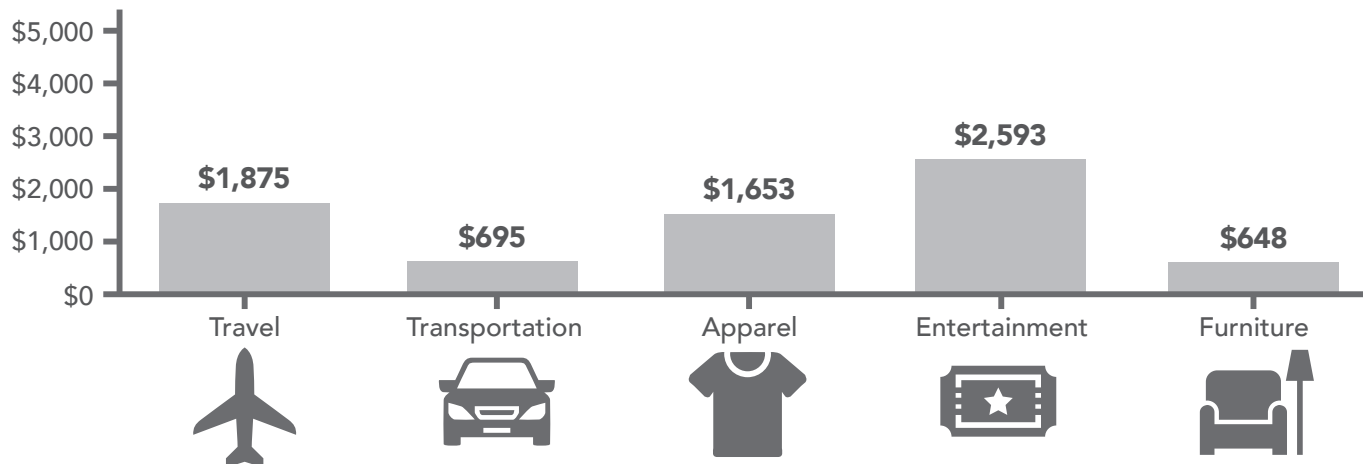
2024-2029
Pop Growth
Rate



24,704

Housing
Units (2020)

KEY SPENDING FACTS



5 MILE RADIUS



73,969

Total Population



3,429

Businesses



94,462

Daytime Population



\$253,687

Median Home Value



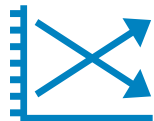
\$35,465

Per Capita Income



\$53,046

Median Household Income



0.30%

2024-2029 Pop Growth Rate



35,719

Housing Units (2020)

10 MILE RADIUS



109,526

Total Population



4,127

Businesses



120,624

Daytime Population



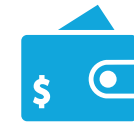
\$264,037

Median Home Value



\$39,531

Per Capita Income



\$62,023

Median Household Income



0.32%

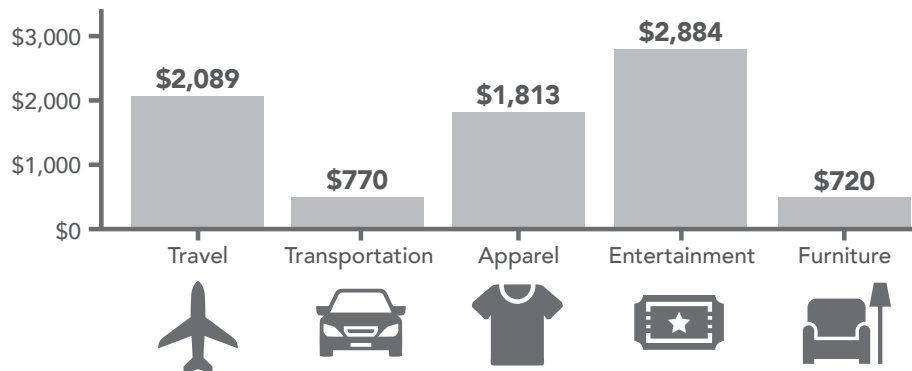
2024-2029 Pop Growth Rate



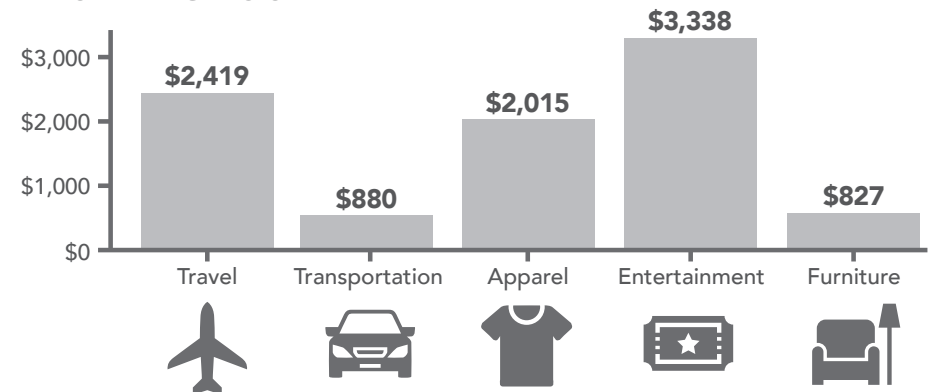
51,111

Housing Units (2020)

KEY SPENDING FACTS



KEY SPENDING FACTS



LOCATION OVERVIEW

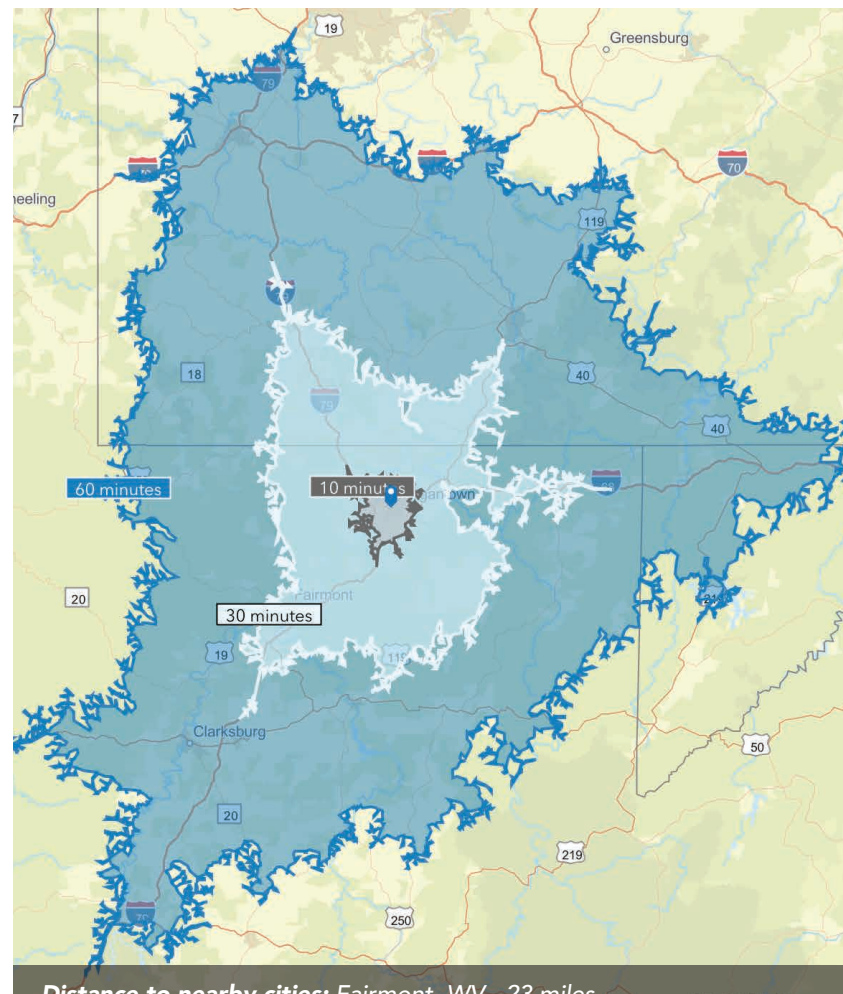
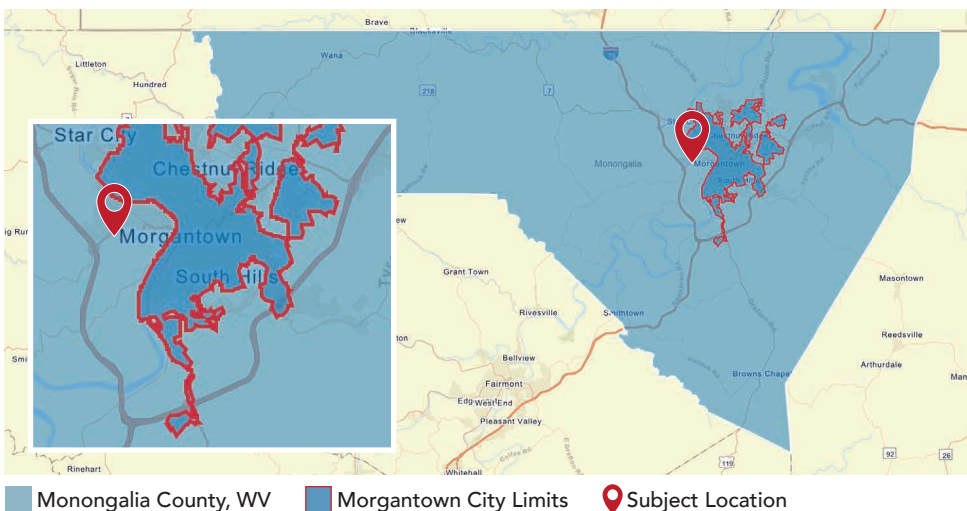
LOCATION GROWTH / STATS

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.



Distance to nearby cities: Fairmont, WV - 23 miles, Uniontown, PA - 26 miles, Bridgeport, WV - 38 miles, Washington, PA - 53 miles, Pittsburgh, PA - 73 miles, Charleston, WV - 160 miles.



TOP FOUR LOCAL EMPLOYERS IN MORGANTOWN



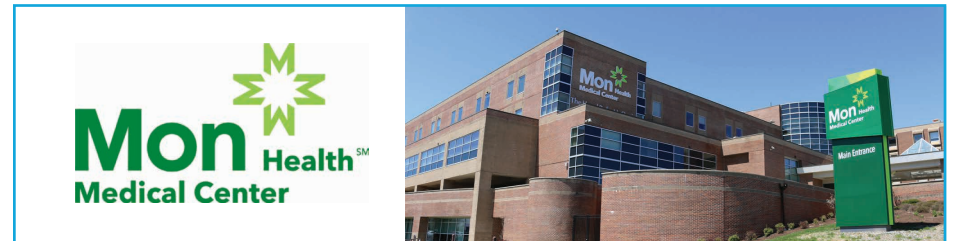
- Fall enrollment for WVU in 2023 remained steady at ~27,000 students and full-time and part-time faculty and staff includes 6,241 employees. ¹
- Among its 13 colleges, WVU's Morgantown campus offers more than 310 majors and hundreds of distance education and online classes. ²
- WVU has produced 25 Rhodes scholars, 26 Truman scholars, 81 Fulbright scholars, 47 Goldwater scholars, and 106 Gilman scholars. ²



- J.W. Ruby Memorial Hospital, the largest facility in the WVU Hospitals family, provides the most advanced level of care available to the citizens of West Virginia and bordering states. ³
- Home to WVU Medicine Children's, Jon Michael Moore Level 1 Trauma Center, several clinical programs, and the West Virginia University health schools. ⁴
- Rated "Best Regional Hospitals" by U.S. News & World Report in 2018-19. ⁵



- The district is comprised of approximately 11,400 students in 10 elementary schools, four middle schools, and two high schools, one middle/high school, one technical education center and one alternative learning center. ⁶
- Monongalia County has been honored as the Best WV School District by Niche Rankings and Stacker Publishing for three consecutive years (2021, 2022, and 2023). ⁶
- Graduation rates stand at an impressive 95%. ⁶



- Mon Health Medical Center is a 155-bed general, acute care hospital. It is the flagship member of Mon Health and Vandalia Health, an integrated healthcare delivery system offering a full range of services. ⁷
- The hospital offers a full range of centers including Mon Health Surgical Care, Mon Health Heart & Vascular Center, Center for Cardiac Care, Mon Health Cancer Center, Mon Health Family Birth Center, Women's Imaging Center, Endoscopy Center, Orthopedic Center, Ambulatory Surgery Center, and an Emergency Department. ⁷

¹ - <https://www.wvu.edu/about-wvu/wvu-facts>

² - <https://www.forbes.com/colleges/west-virginia-university/>

³ - <https://wvmedicine.org/about/hospitals-and-institutes/>

⁶ - <https://www.boe.mono.k12.wv.us/page/welcome>

⁴ - <https://wvmedicine.org/ruby-memorial-hospital/>

⁵ - <https://wvmedicine.org/ruby-memorial-hospital/about-us/>

⁷ - <https://www.monhealth.com/main/about-mon-health-medical-center>



GATEWAY

UNIVERSITY
TOWN CENTRE

RUBY MEMORIAL
HOSPITAL

WESTRIDGE

WEST VIRGINIA UNIVERSITY
MAIN CAMPUS

MORGANTOWN
MUNICIPAL
AIRPORT

CHAPLIN HILL
BUSINESS PARK

900 FAIRMONT ROAD

1 MILE

SABRATON

3 MILES

MORGANTOWN
INDUSTRIAL PARK

5 MILES



The aerial above was taken facing northeast towards Downtown Morgantown and West Virginia University's Downtown campus. Several of the most popular surrounding locations have been highlighted. The subject property at 900 Fairmont Road has been referenced with a yellow star.

● Along Fairmont Road there is an average daily traffic count of 19,169 vehicles per day. (Provided by Esri and Data Axle, 2021).

- | | | |
|---|---|---|
| 1 Econo Lodge | 11 Arby's | 18 Sycamore Lanes |
| 2 Kings Tire Service | 12 Bfs Gas Station | 19 Goodwill |
| 3 Big Lots, Department of Veterans Affairs, Pizza Hut | 13 ZenLEAF Dispensary, Subway, China Wok, POP The Soda Shop, J&D Bar-B-Q | 20 HealthWorks |
| 4 Johnson Law, Somatic Wellness, Pressley Ridge, Children's Home Society of West Virginia | 14 Allstate, Sync Me Up, Rumerz Hair Salon, Personal Touch Home Care, Miracle Ear | 21 Kinder Haus |
| 5 WesBanco | 15 Literati, OneMain Financial, Edward Jones, Mountain Valley Pharmacy, Mountaineer Vision Center | 22 Mountain Line Bus Station |
| 6 Office of MHS&T | 16 Cornerstone Energy Services | 23 United bank |
| 7 Exxon | 17 Petroplus & Associates | 24 Downtown Morgantown |
| 8 Taco Bell | | 25 West Virginia University Main Campus |
| 9 McDonald's | | 26 Milan Puskar Stadium |
| 10 Launch Pad Trampoline Park | | 27 JW Ruby Memorial Hospital |
| | | 28 Health Sciences Center |

ECONOMIC DEVELOPMENT STATISTICS

Statistics below are within five mile radius of the subject location.

- **MYLAN PARK:** Mylan Park (Located less than 4.8 miles from the subject location) just finished a **\$40M indoor aquatic center and outdoor track**. Mylan Park offers nearly **400 acres** and hosted over **1,000,000 visitors a year** prior to the track, aquatic center, Monongalia County building, WVU Rehab and Assisted Living Center, alternative learning center. Pro Performance, a large indoor recreational facility, plus several softball fields comprise Mylan Park.
- **GATEWAY:** The Gateway (Located 3.3 miles from the subject location) 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.

Locations listed above can be referenced on the map on the following page.

WESTRIDGE DEVELOPMENT



The new WestRidge Business and Retail Park is located just 2 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 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.

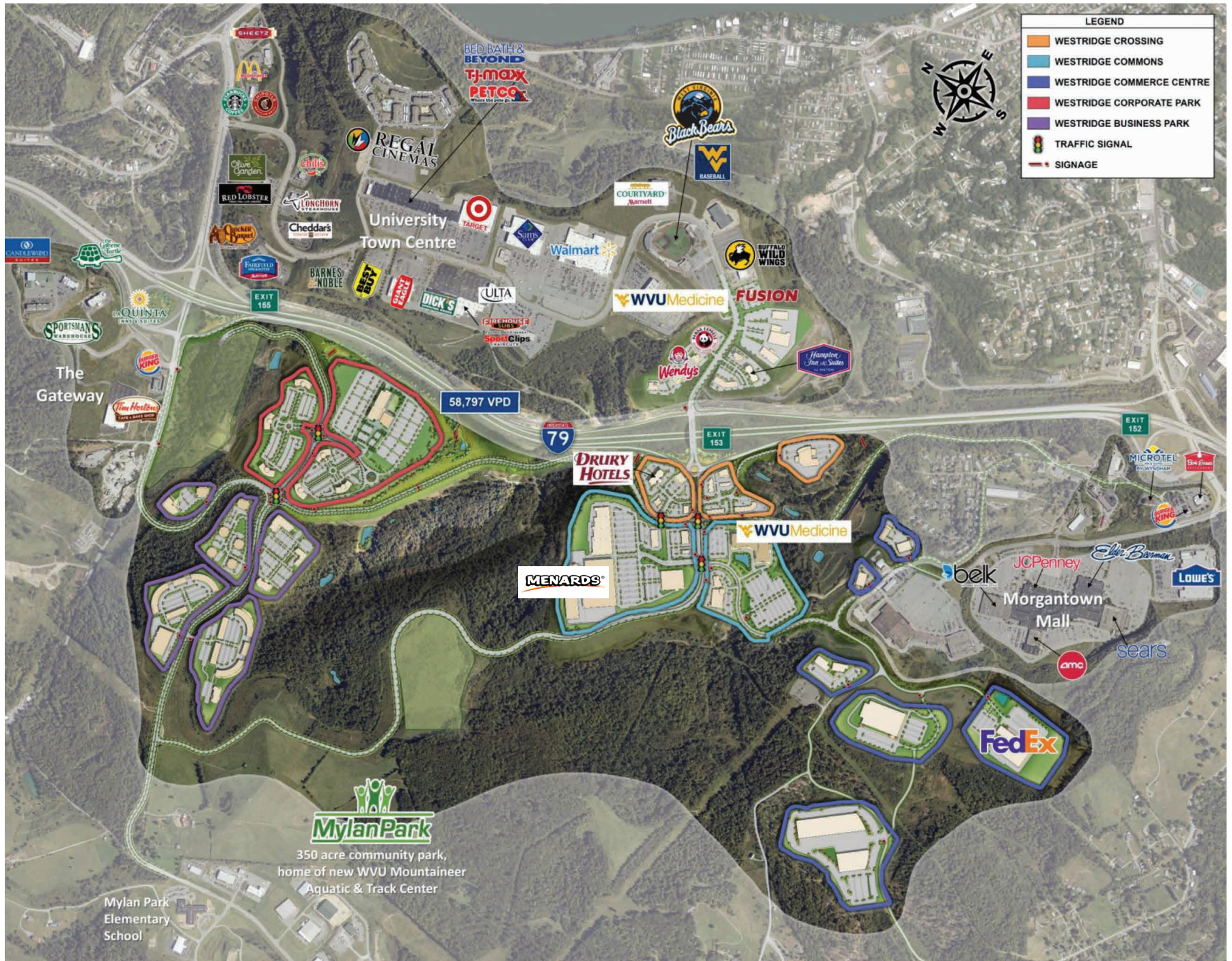
WestRidge Corporate Park (**red**) will include 500,000+ square feet of corporate office space. The first two pads are complete, with 90,000 square feet.

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 one of the areas newest retail business in the Greater Morgantown market. Menards is the nation’s third largest home improvement chain now occupying a 173,000 square foot facility.

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).



DEMAND DRIVERS



West Virginia University is a family of distinctive campuses united by a single mission. From the groundbreaking research of the flagship in Morgantown to the liberal arts hub of WVU Potomac State in Keyser to the technology-intensive programs at WVU Tech in Beckley — they are leveraging their talents and resources to create a better future for West Virginia and the world. WVU is ranked as a Research University (Highest Research Activity) – R1 – in the 2015 Carnegie Classification of Institutions of Higher Education.²

The WVU Morgantown campuses are located in a town named **“No. 1 Small City in America”** by BizJournals.com for its exceptional quality of life. Morgantown, population 30,855, was also rated the ninth best college town in America by Business Insider and is within easy traveling distance of Washington, D.C., to the east, Pittsburgh, Pa., to the north, and Cleveland and Columbus, Ohio, to the northwest. Other rankings: Kiplinger.com included Morgantown in their 10 great places to live list; one of **“Best Sports Cities”** by Sporting News; 5th **“Best Small Metro”** by Forbes; 12th overall **“Hottest Small City”** by Inc.; one of **“50 Smartest Places to Live”** by Kiplinger’s; and the second-ranking **“Best College Town for Jobs”** by Forbes.²

Among its 13 colleges, WVU’s Morgantown campus offers more than 310 majors and hundreds of distance education and online classes. Fall enrollment for WVU in 2023 remained steady at ~27,000 students and full-time and part-time faculty and staff includes 6,241.²

WVU Medicine, the affiliated academic medical system of West Virginia University, unites the clinical and research faculty of the West Virginia University Health Sciences Center with the hospitals, clinics, and health professionals of the West Virginia University Health System. Together, they are a national leader in patient safety and quality, they are unified and driven by a passion to provide the most advanced healthcare possible to the people of West Virginia and the world.³

SOURCES

² - <https://www.wvu.edu/>

³ - <https://wvmedicine.org/about/>



WVU Main Campus - Morgantown, WV



WVU Football - Milan Puskar Stadium



WVU Medicine - Ruby Memorial Hospital



SHOPPING



- Morgantown has a wide variety of big box retailers plus locally owned merchants. You will find clothing/accessory stores, housewares, hard goods, soft goods and more at local malls and shopping centers including the University Town Centre, Gateway, Suncrest Towne Centre, Pierpont Centre, Morgantown Mall, and Wesmon Plaza.
- Choose from numerous supermarket options in Morgantown including Sam's Club, Walmart Supercenter, Kroger, Aldi, Giant Eagle and local organic markets.

RESTAURANTS



- Throughout Morgantown, upscale and casual dining options coexist with neighborhood bistros, family-owned eateries, national chains and spirited pubs and tastes from around the world.
- Top restaurants in Morgantown voted by locals include: Black Bear, Mario's Fish Bowl, Iron Horse, Table 9, Tailpipes, Sargasso, Hill and Hollow and Tin 202. Other popular establishments include Stefano's, Kegler's, The Wine Bar, Crab Shack Caribba and Mountaineer Tap House.

TRANSPORTATION



- **Mountain Line** is the town's bus service, and is free for faculty, staff and students with a valid WVU ID. The cost for non-WVU users is 75 cents per ride. The Mountain Line offers WVU specific routes, city/county routes and routes to Pittsburgh.
- Morgantown offers access to a variety of **taxi services** and **Uber** and **Lyft** drivers as an alternate means of transportation.
- Located only seven minutes from WVU Main campus, **Morgantown Municipal Airport** (MGW) currently offers daily flights to Baltimore-Washington International (BWI) in Maryland and Pittsburgh International Airport in Pennsylvania accessing nearly 1,000 connecting flights to domestic and international destinations.

ENTERTAINMENT



- Morgantown offers a variety of events and entertainment opportunities year round including WVU football games, WVU basketball games, baseball games at the Monongalia County Ballpark, live concerts and more.
- A significant nightlife presence is concentrated in downtown Morgantown. Multiple bars offer evening happy hour drink and dinner specials, as well as nightly live music, karaoke, trivia and drink specials.
- Other entertainment options include a bowling alley, Regal movie theatre, golf courses, walking and biking nature trails, fishing and boating on Cheat Lake and more.



Aerial Facing Northeast Towards Downtown Morgantown





Aerial Facing Southwest Towards I-79



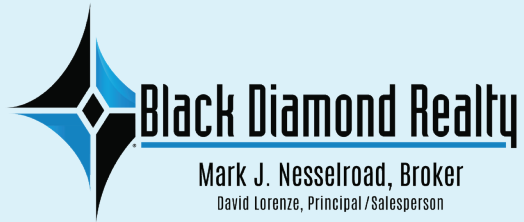
Aerial Facing North



Front of the Building



Back of the Building



FINANCIAL INFORMATION

Financial information is available upon request and receipt of a signed Confidentiality & Non-Disclosure Agreement.

CONTACT

BLACK DIAMOND REALTY

1399 Stewartstown Road, Suite 150
Morgantown, WV 26505

P. 304.413.4350 F. 304.599.3285

BlackDiamondRealty.net

PRIMARY CONTACT

Kim Licciardi, CCIM, Senior Associate

M. 304.685.0891

klicciardi@blackdiamondrealty.net

SECONDARY CONTACT

David Lorenze, CCIM, Principal

M. 304.685.3092

dlorenze@blackdiamondrealty.net

* All information is believed to be accurate but not guaranteed. More information is available upon request.