

FOR LEASE
RETAIL/FLEX/WAREHOUSE
MARKETING FLYER



209 VENTURE DRIVE
MORGANTOWN, WV 26508



I-68
EXIT 7

LOWE'S
901 VENTURE DRIVE

MICHAEL'S
801 VENTURE DRIVE

209 VENTURE DRIVE
YOUR NEW LOCATION

HOLIDAY INN EXPRESS
605 VENTURE DRIVE

IHOP
201 VENTURE DRIVE

MCDONALD'S
100 FOXTOWN DRIVE

WENDY'S
306 VENTURE DRIVE

CLEAR MOUNTAIN BANK
102 VENTURE DRIVE

UNITED BANK
101 VENTURE DRIVE

BFS GAS STATION
204 VENTURE DRIVE

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RETAIL / FLEX / WAREHOUSE FOR LEASE

209 VENTURE DRIVE MORGANTOWN, WV 26508

RENTAL RATE / \$18.50 / SQ FT

LEASE STRUCTURE / MODIFIED GROSS

TOTAL SPACE AVAILABLE / 2,400 SQ FT

PARKING / 27 (+/-) SPACES

BUILDING TYPE / RETAIL, FLEX, WAREHOUSE

**PROPERTY FEATURES / COMMERCIAL
GRADE BUILDOUT NEGOTIABLE, LOCATED
ADJACENT TO ANCHORED SHOPPING
CENTER, CLOSE TO MAJOR THOROUGH-
FARES, CLOSE TO MANY AMENITIES,
SIGNAGE OPPORTUNITIES**

Located at the entrance of the Pierpont Centre, 209 Venture Drive is comprised of 2,400 (+/-) square feet. This location is best suited for any retail, warehouse/light industrial user. The property will be accessed from Venture Drive to Shriners Drive via the IHOP parking lot. Improvements include two 12' X 14' overhead doors in the front and one in the rear, one restroom, one office, interior lighting, interior wall covering, HVAC, and standard electrical outlets.

The Pierpont Centre is a stabilized commercial plaza anchored by Lowe's, Michaels, Price Cutter, Books-A-Million and more. The property is positioned in a heavily commercial influenced area at the Pierpont Exit (7) of I-68. Both the east and west side of the interstate have experienced heavy commercial build-up which is still growing to date. Out of the four Morgantown exits along I-68, Exit 7 (Pierpont Road) boasts the highest concentration of big box retailers, chain restaurants, and strong demographics.

FOR LEASE

LOCATED JUST OFF I-68, EXIT 7 AT THE ENTRANCE TO THE PIERPONT CENTRE
209 VENTURE DRIVE MORGANTOWN, WV 26508 · RETAIL / FLEX / WAREHOUSE · 2,400 (+/-) SQ FT

PROPERTY SPECIFICATIONS

SPECIFICATIONS

The available building, 209 Venture Drive will be located along the east side of the property and will be comprised of 2,400 (+/-) square feet. Building 1 is leased to Zenleaf. Approximately 27 (+/-) parking spaces will be available to the 2,400 square foot building. The property will be accessed from Venture Drive to Shriners Drive via the IHOP parking lot. The building is 60' X 40' with three, 12' X 14' overhead doors in the front and one in the rear. Shown below is the building location and a photo of the exterior. A sign panel will be available on this multi-tenant sign at the intersection of Shriners Drive and Venture Drive.

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 | Multiple Providers Available |
| Cable/Internet | Multiple Providers Available |



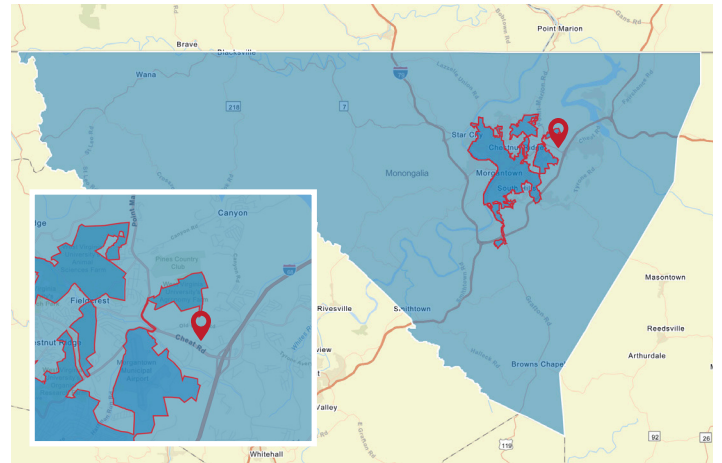
LOCATION ANALYSIS

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.

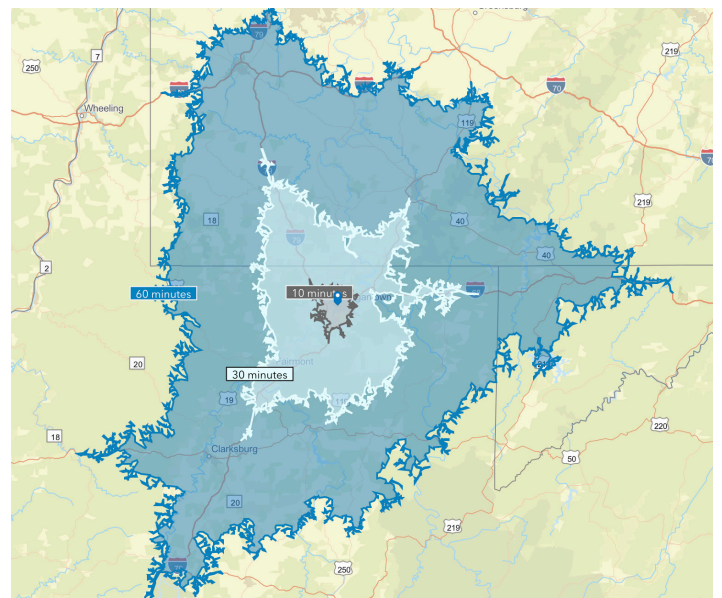
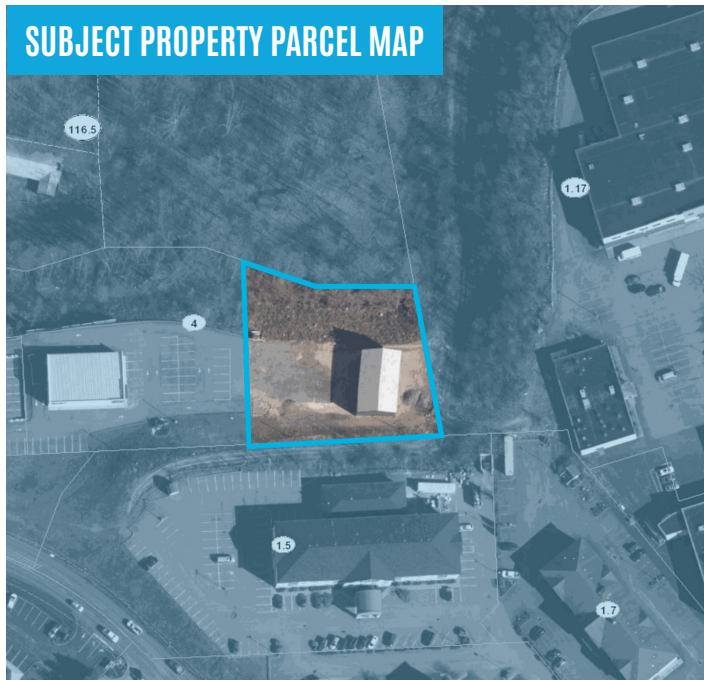
Monongalia County has a total population of 103,960 and a median household income of \$55,376. Total number of businesses is 3,881.

The **City of Morgantown** has a total population of 31,050 and a median household income of \$37,549. Total number of businesses is 1,460.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2021.



■ 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. 209 Venture Drive has been referenced with a yellow star. Surrounding businesses have been highlighted in the aerial photo above.

- 1 WVU Medicine, Price Cutter, Family Dollar, Edible Arrangements
- 2 Lowe's
- 3 Michaels
- 4 Dollar Tree
- 5 Books-A-Million
- 6 Ruby Tuesday
- 7 Super 8
- 8 Outback Steakhouse
- 9 Los Mariachis
- 10 Wendy's
- 11 Talbots/Berkshire Hathaway
- 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, Subx
- 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
- 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 Hillside Cafe
- 40 Coombs Farm Estates
- 41 Heiskell Automotive

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



36,539

Total Population



1,280

Businesses



35,351

Daytime Population



\$256,201

Median Home Value



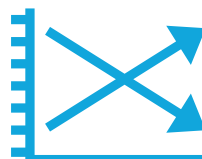
\$41,948

Per Capita Income



\$60,357

Median Household Income



0.86%

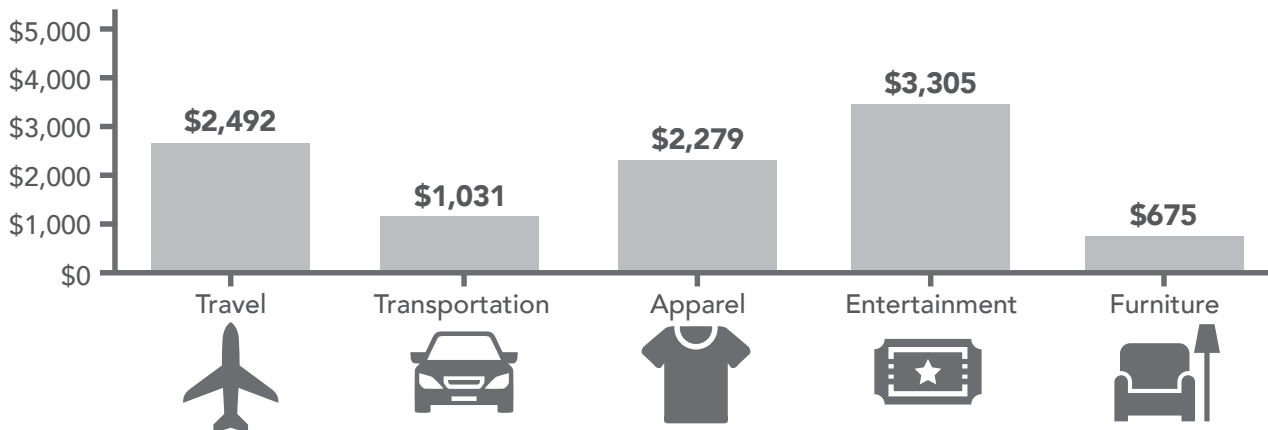
2020-2022 Pop Growth Rate



27.4

Median Age

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 2022, 2027. Spending facts are average annual dollar per household.

5 MILE RADIUS



81,660

Total Population



3,207

Businesses



92,744

Daytime Population



\$253,648

Median Home Value



\$42,010

Per Capita Income



\$60,195

Median Household Income



0.62%

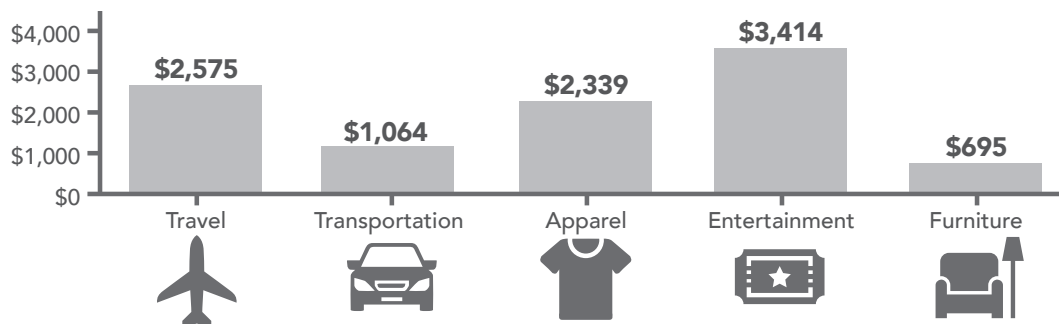
2020-2022 Pop Growth Rate



28.7

Median Age

KEY SPENDING FACTS



10 MILE RADIUS



108,520

Total Population



3,990

Businesses



118,467

Daytime Population



\$240,679

Median Home Value



\$40,847

Per Capita Income



\$61,237

Median Household Income



0.56%

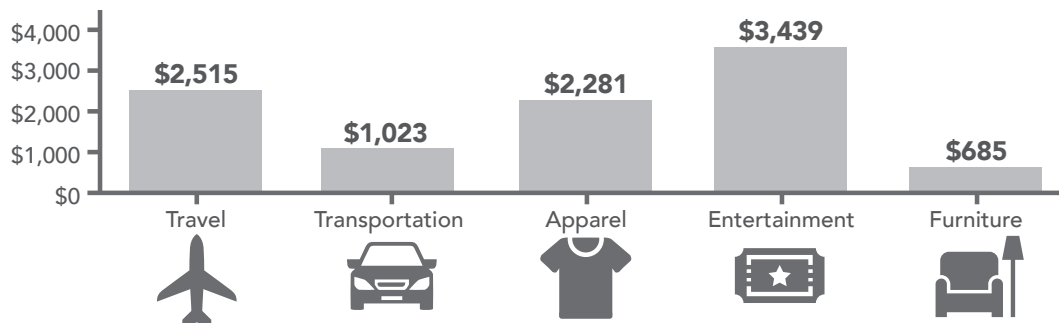
2020-2022 Pop Growth Rate



31.8

Median Age

KEY SPENDING FACTS



INTERIOR PHOTOS



Interior Facing Front.

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Interior Facing Back.



Interior Facing Front, Doors Closed.



Interior.

EXTERIOR PHOTOS



Exterior Front.



Exterior Back.

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Exterior Front.



Signage.

AERIAL PHOTOS



Aerial View of the Property Facing North.

* Boundaries are approximate. Aerial taken in 2021.

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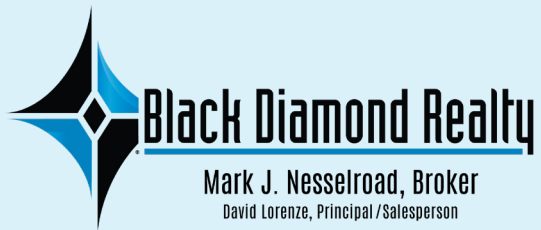
*Aerial taken in 2021.



Aerial View of the Property Facing North.

* Boundaries are approximate. Aerial taken in 2021.

Aerial View of the Property Facing North.



CONTACT

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