



FOR SALE / LEASE
OFFICE / RETAIL
MARKETING FLYER



2195 CHEAT ROAD
MORGANTOWN, WV 26508



43

★ 2195 CHEAT ROAD

EXIT 10

CHEAT LAKE

INTERSTATE
68

PIERPONT CENTRE

EXIT 7

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OFFICE / RETAIL FOR SALE / LEASE

2195 CHEAT ROAD MORGANTOWN, WV 26508

SALE PRICE / \$2,700,000

RENTAL RATE / \$16.50 / SQ FT / YEAR

LEASE STRUCTURE / NNN

GROSS BUILDING SIZE / 15,094 SQ FT

AVAILABLE FOR LEASE / 9,191 SQ FT

SUBDIVIDE OPTIONS / YES

PROPERTY TYPE / OFFICE, RETAIL

**PROPERTY FEATURES / GREAT VISIBILITY,
LOCATED NEAR MAJOR THOROUGHFARES,
CLOSE TO MANY AMENITIES, LARGE
PARKING LOT, SIGNAGE OPPORTUNITIES,
INDOOR POOL**

Available Space

- 9,191 (+/-) square feet first-floor suite currently vacant and available for lease.
- Space can be subdivided to accommodate multiple tenants or smaller users.
- Ideal for office, medical office, or health and wellness users.

Existing Tenant

- 5,152 (+/-) square feet second floor fully occupied by Mountaineer Orthopedic Specialists, LLC.
- Established medical tenant provides a strong healthcare presence within the building.

Location & Accessibility

- Located within one mile of West Virginia Route 43 Exit 1 (Cheat Lake).
- Convenient access to Interstate 68 Exit 10 for regional connectivity.
- Situated along Route 857 in the highly desirable Cheat Lake area of Morgantown.

Area Demographics & Visibility

- Surrounded by strong middle-to-upper income residential demographics.
- Excellent visibility along Cheat Road with approximately 5,099 vehicles per day (Esri and Data Axle, 2025).
- Located outside city limits, offering no B&O taxes or zoning restrictions.

FOR SALE / LEASE

OFFICE / RETAIL BUILDING - LOCATED 1 MILE TO I-68, EXIT 10

2195 CHEAT ROAD · MORGANTOWN, WV 26508 · 15,094 (+/-) SQ FT BUILDING

PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

- 15,094 (+/-) square feet total gross building area including 9,191 (+/-) square feet on the first floor and 5,152 (+/-) square feet on the second floor.
- Two-story professional office building located along Cheat Road in the heart of Cheat Lake.
- Constructed in 2006 with first-floor renovations completed in 2022.
- Previously used as a physical therapy and fitness center with a pool. Pool is currently covered with floor for the last tenant.
- Building is equipped with an elevator and security system.

LEGAL DESCRIPTION / ZONING

- Located outside city limits within the Union District of Monongalia County.
- Property consists of one rectangular parcel totaling approximately 1 acre.
- Identified as Union District, Tax Map 14, Parcel 58.7.
- Recorded in Deed Book 1346, Page 355.
- Property is not restricted by zoning regulations.

INGRESS / EGRESS / DIRECTIONS

- One point of ingress and egress directly from Cheat Road.
- From Interstate 68 East, take Exit 10 and travel approximately 3.8 miles.
- Take Exit 1 from West Virginia Route 43 North and turn left onto Bowers Lane.
- Continue 0.2 miles, turn right onto Fairchance Road, and proceed approximately 0.3 miles until it becomes Cheat Road.
- 2195 Cheat Road will be located on the right.

PARKING

- On-site paved parking lot accessible from Cheat Road.
- Approximately 49 (+/-) lined parking spaces available.
- Includes two designated handicap-accessible spaces.

UTILITIES

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

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

SIGNAGE OPPORTUNITY

- High-visibility signage available along Cheat Road.
- Electronic digital sign allows multiple advertisements to cycle through the display.
- Additional static sign location available for permanent tenant or business signage.



LOCATION ANALYSIS

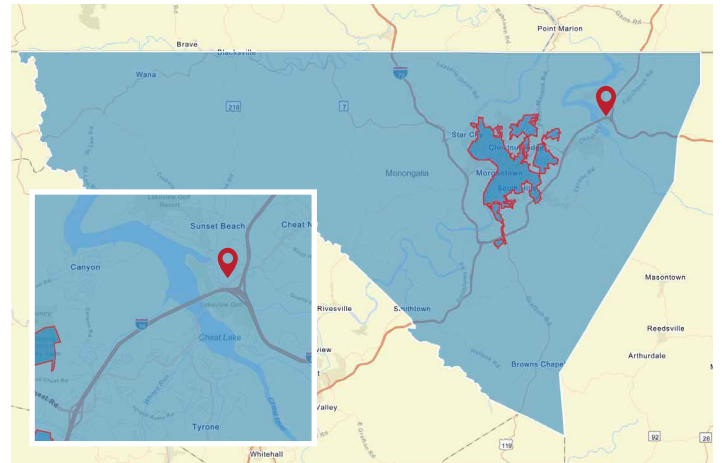
Monongalia County lies in north central West Virginia with Morgantown as the county seat and home of West Virginia University. The Morgantown MSA regularly ranks a variety of lists pointing to the area's accomplishments in terms of growth, business development, workforce cultivation and more. Morgantown's 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.

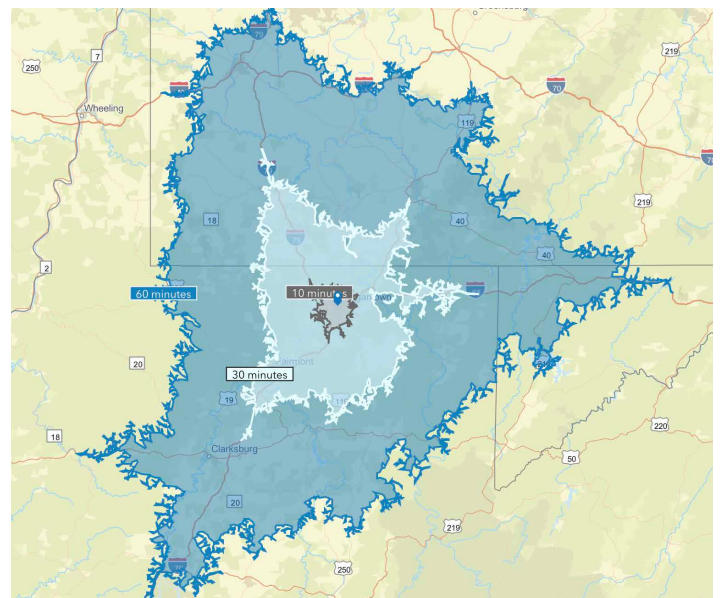
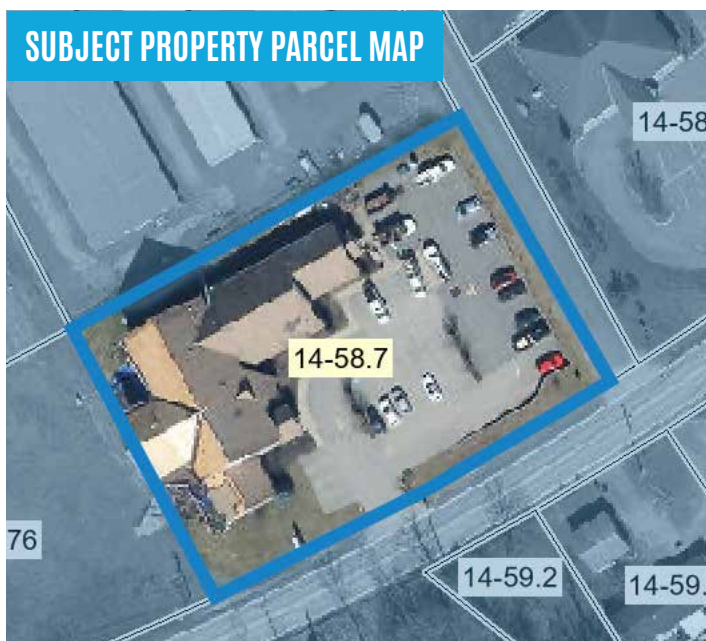
The **City of Morgantown** has a total population of 29,856 and a median household income of \$43,620. Total number of businesses is 1,441.

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



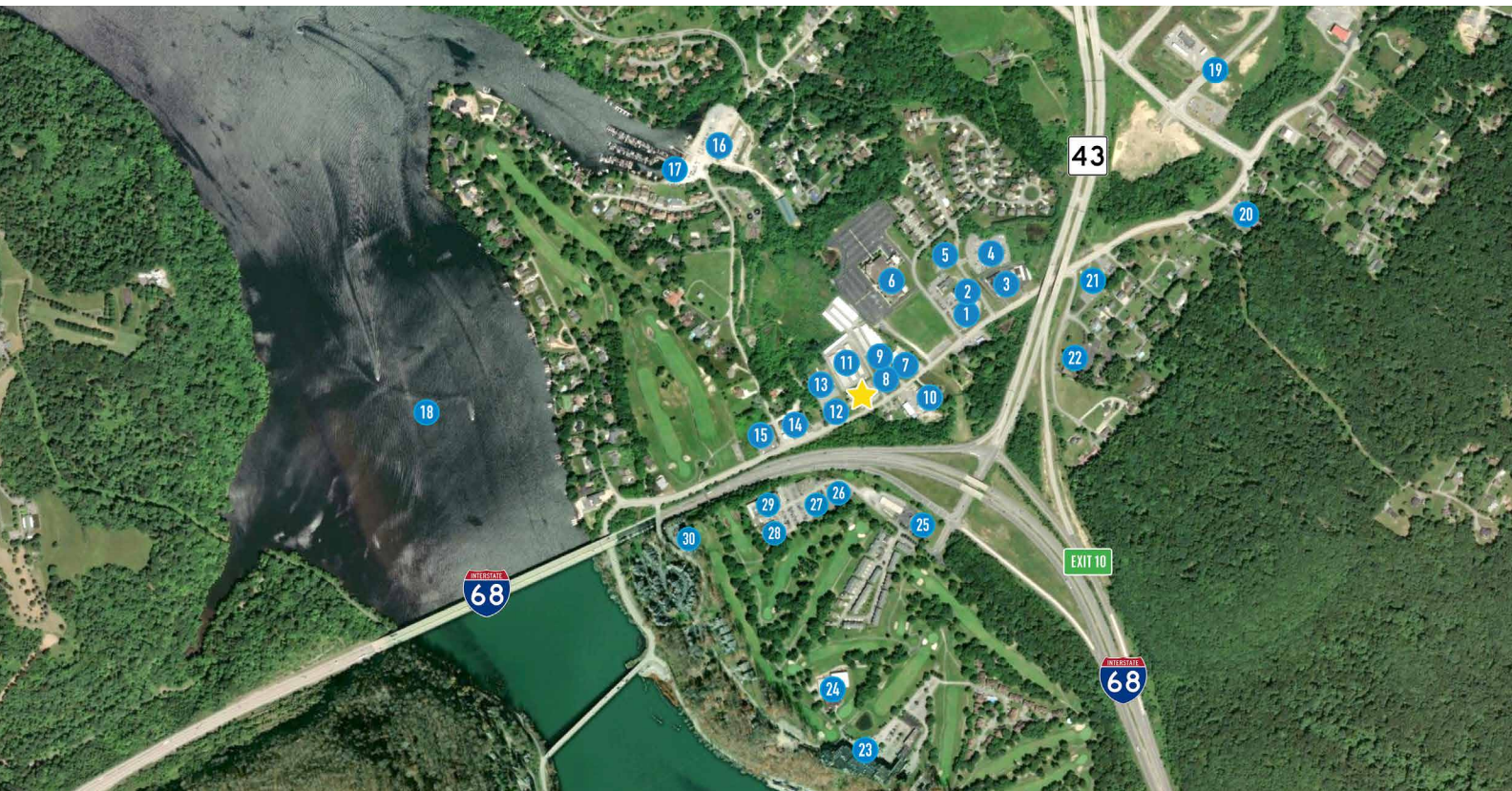
Distance to nearby cities: Fairmont, WV - 24 miles, Uniontown, PA - 24 miles, Bridgeport, WV - 39 miles, Clarksburg, WV - 42 miles, Washington, PA - 48 miles, Pittsburgh, PA - 76 miles, Charleston, WV - 170 miles.

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OFFICE / RETAIL BUILDING - LOCATED 1 MILE TO I-68, EXIT 10

2195 CHEAT ROAD · MORGANTOWN, WV 26508 · 15,094 (+/-) SQ FT BUILDING

AERIAL PHOTOS



The aerial above highlights several of the most popular surrounding locations. The subject property, 2195 Cheat Road identified with a yellow star above.

- ① Almost Heaven Desserts & Coffee Shop, Posh Nails, Cooper James Salon
- ② Benninger Law, PLLC, Linkous Law, PLLC
- ③ BFS Gas Station, Subway, Little Caesars Pizza
- ④ Bruceton Farm Services
- ⑤ The Landing Dental Spa
- ⑥ Chestnut Ridge Church
- ⑦ Dollar General
- ⑧ Dominika Lozowska Neurologist
- ⑨ Cycle Fusion
- ⑩ Sunset Outdoor Supply
- ⑪ Mercury Storage
- ⑫ Mon Health Medical Center Orthopedics
- ⑬ Cheat Lake Family Dentistry
- ⑭ Exxon Gas Station, Fat Angelo's
- ⑮ The United Federal Credit Union
- ⑯ Sunset Beach Marina
- ⑰ Lake House Restaurant
- ⑱ Cheat Lake
- ⑲ Mon-Fayette Junction
- ⑳ Cheat Lake Animal Hospital
- ㉑ Willow Med Spa & Salon
- ㉒ St Luke Catholic Church
- ㉓ Lakeview Golf Resort
- ㉔ Lakeview Fitness Center
- ㉕ Burger King
- ㉖ Bailey & Glasser: Harris Audrey
- ㉗ Your Mortgage Squad WV
- ㉘ Tropics
- ㉙ The Cranberry, Ascend Hotel Collection
- ㉚ Spa Roma

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



12,536

Total
Population



396

Businesses



10,213

Daytime
Population



\$362,590

Median Home
Value



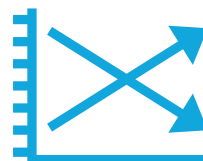
\$60,346

Per Capita
Income



\$95,206

Median Household
Income



0.7%

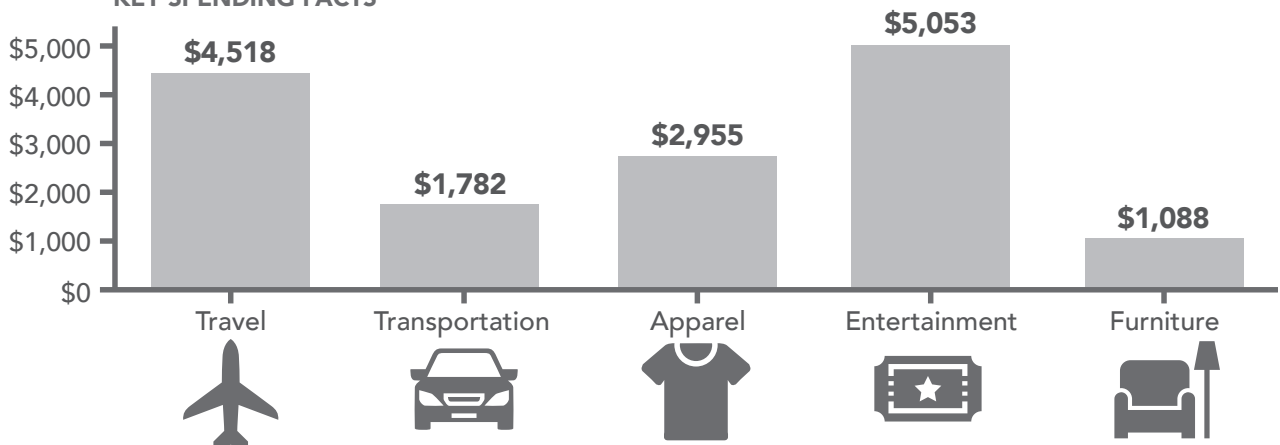
2025-2030
Pop Growth Rate



5,714

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



26,177

Total
Population



917

Businesses



21,540

Daytime
Population



\$327,651

Median Home
Value



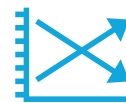
\$53,445

Per Capita
Income



\$79,993

Median
Household
Income



0.5%

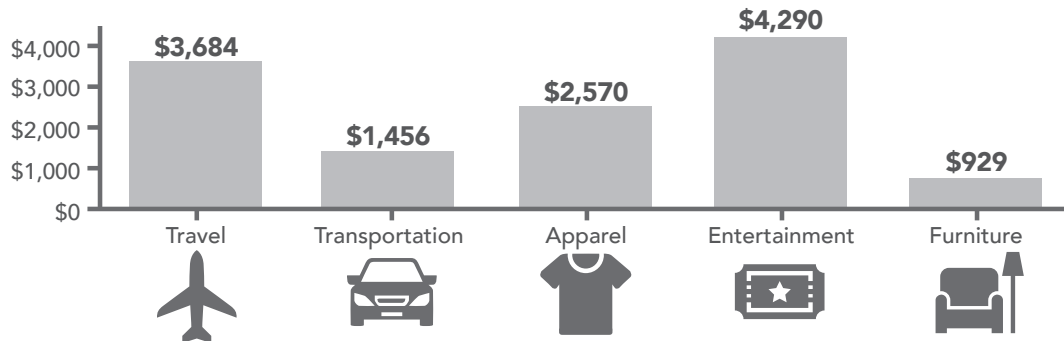
2025-2030
Pop Growth
Rate



12,447

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



102,768

Total
Population



3,909

Businesses



114,077

Daytime
Population



\$269,698

Median Home
Value



\$40,083

Per Capita
Income



\$60,924

Median
Household
Income



0.3%

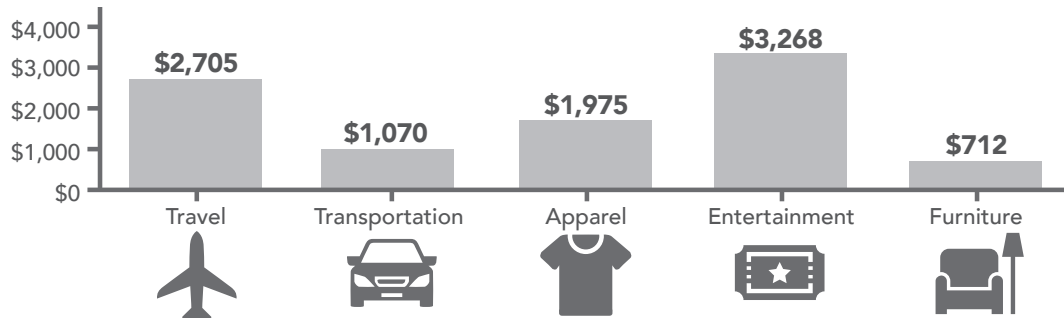
2025-2030
Pop Growth
Rate



49,134

Housing Units
(2020)

KEY SPENDING FACTS



FLOOR PLAN - FIRST FLOOR

First Floor Floor Plan Highlights (9,100 +/- Square Feet)

- Located on the first level of the building with approximately 9,100 (+/-) square feet of space.
- Previously utilized as a physical therapy and fitness center and remains equipped for similar uses.
- Landlord is willing to subdivide the suite to accommodate different tenant needs.

Layout & Access

- Two separate entrances/exits providing convenient access and circulation.
- Large reception and waiting area near the main entry.
- Dedicated conference room and private office space.

Treatment & Specialty Areas

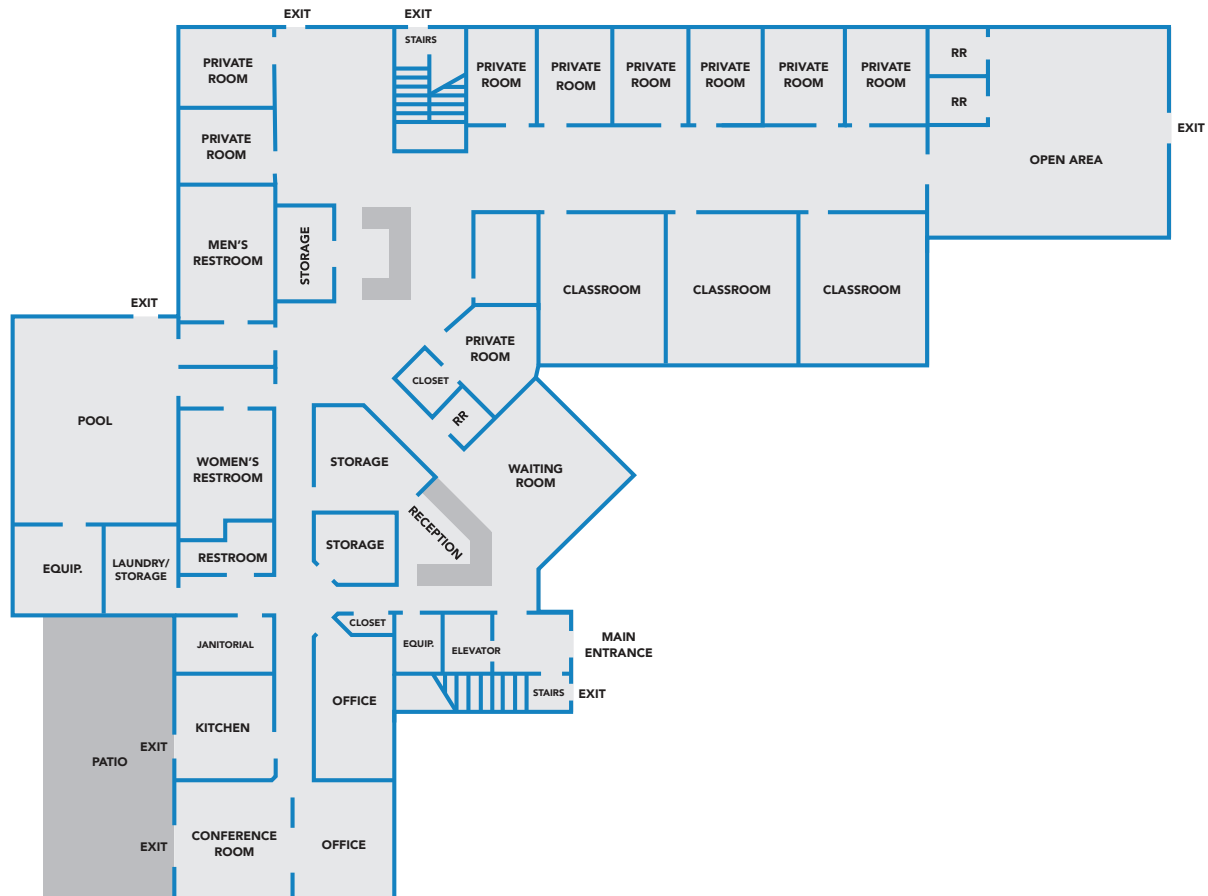
- Multiple private exam or treatment rooms throughout the suite.
- Indoor therapy pool.
- Large open area suitable for a gym/rehabilitation space.

Restrooms & Support Areas

- Separate men's and women's restrooms.
- Multiple storage areas for equipment and supplies.

Interior Finishes

- Combination of hardwood, carpet, and tile flooring.
- Drywall interior walls.
- Fluorescent lighting throughout the space.

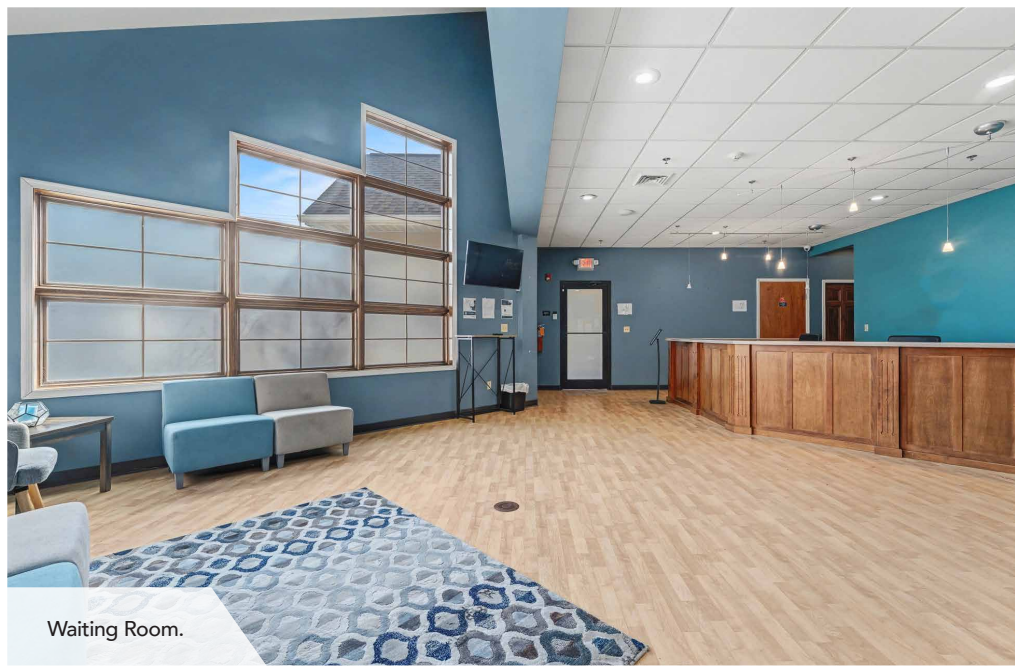


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OFFICE / RETAIL BUILDING - LOCATED 1 MILE TO I-68, EXIT 10
2195 CHEAT ROAD · MORGANTOWN, WV 26508 · 15,094 (+/-) SQ FT BUILDING

FIRST FLOOR INTERIOR PHOTOS



Private Room/Office.

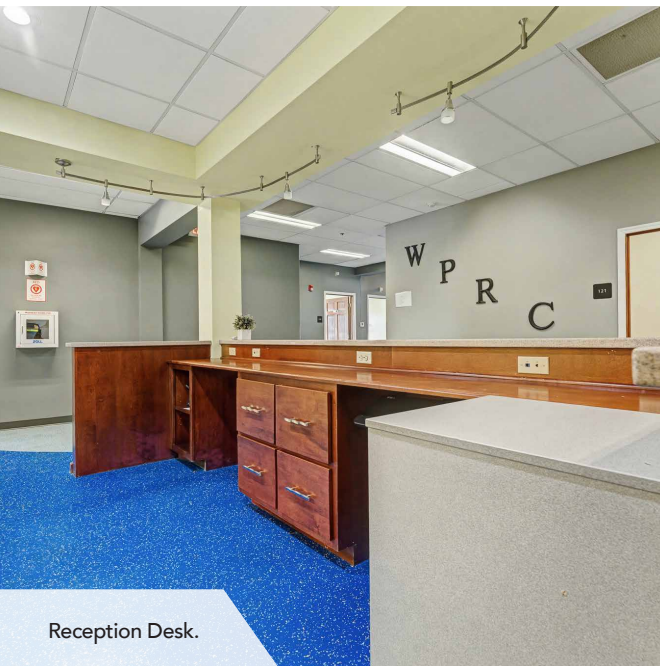


Waiting Room.

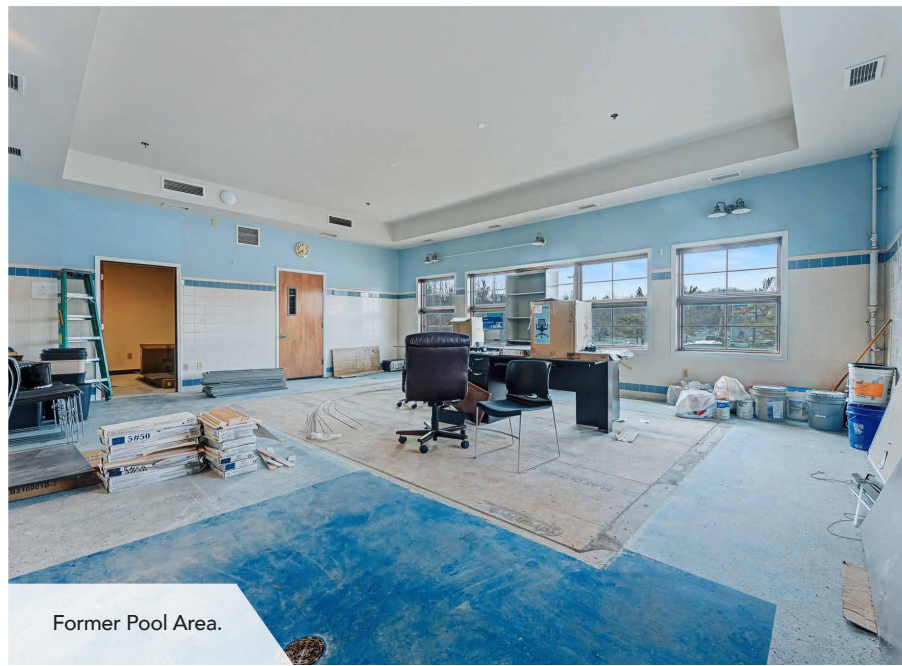


Open Area.

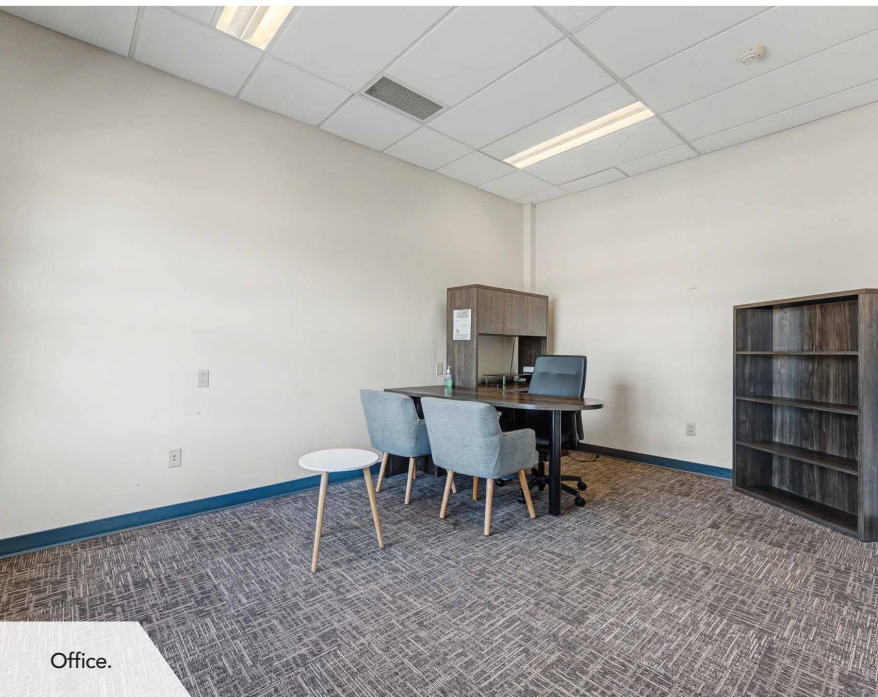
FIRST FLOOR INTERIOR PHOTOS



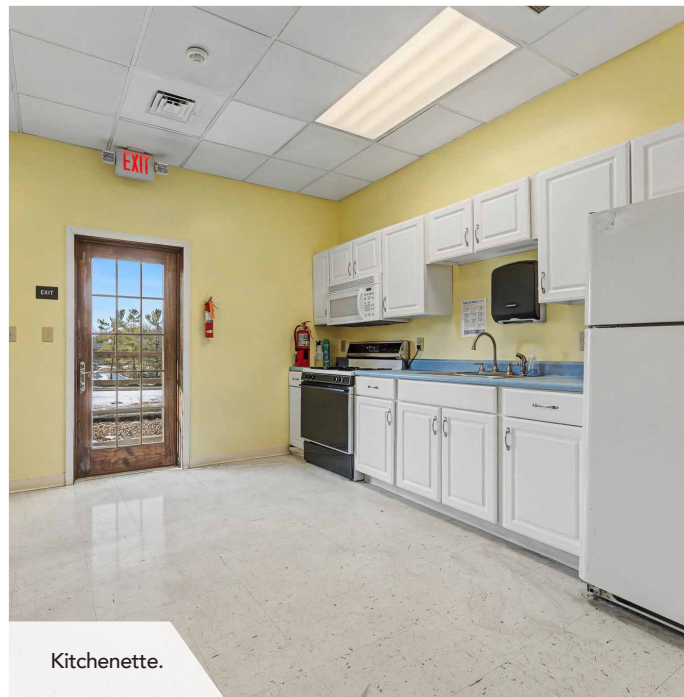
Reception Desk.



Former Pool Area.

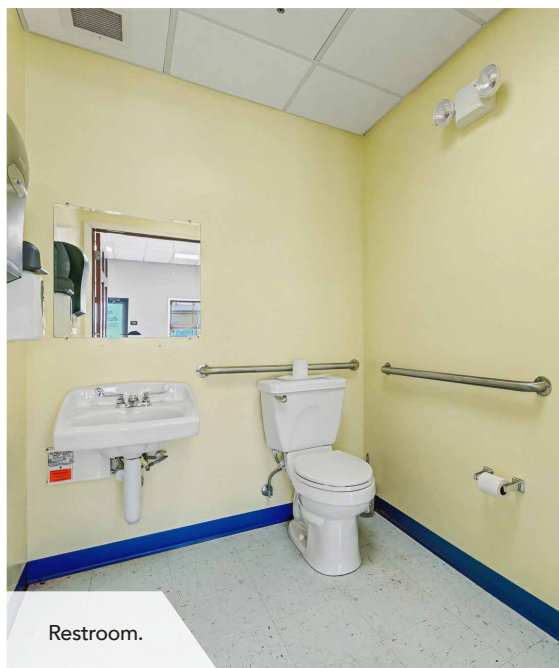


Office.



Kitchenette.

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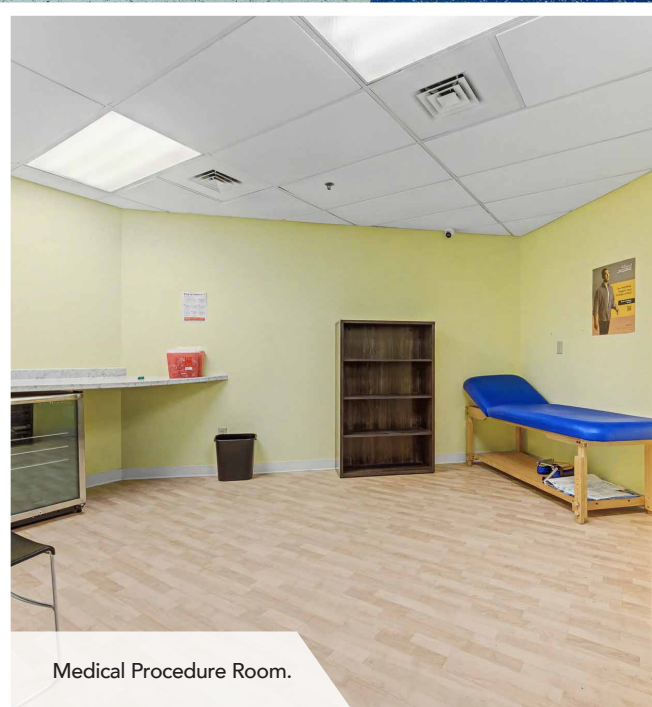
Restroom.



Reception Area.



Reception Area.



Medical Procedure Room.

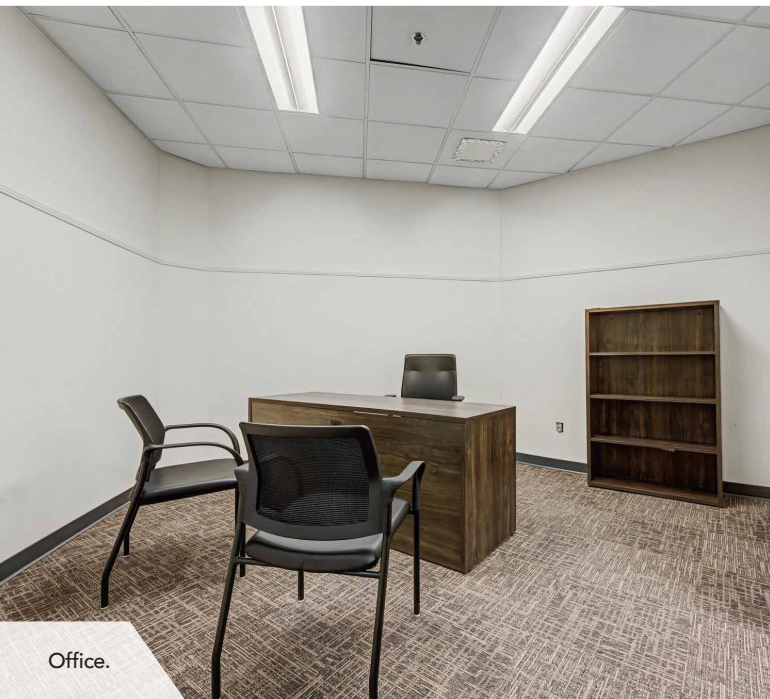
FIRST FLOOR INTERIOR PHOTOS



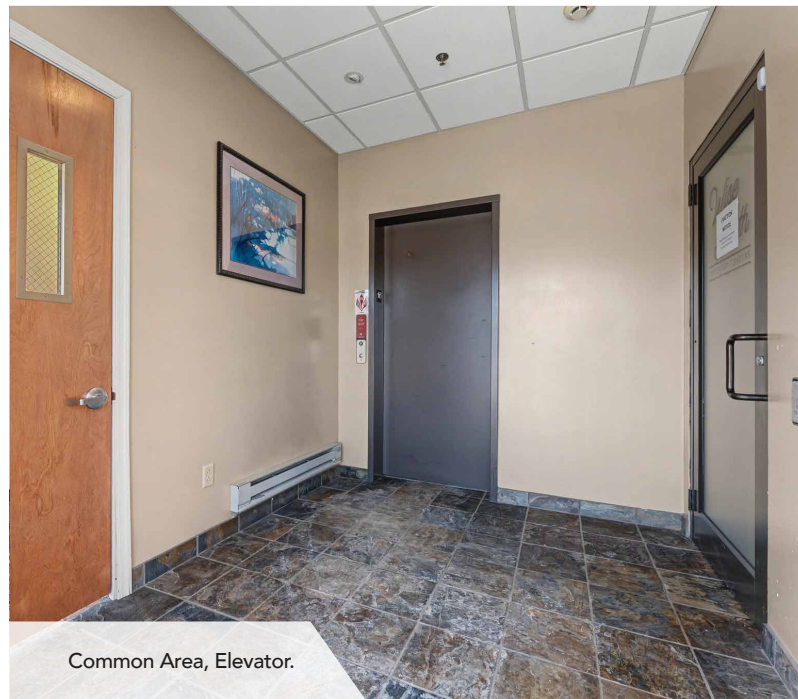
Hallway.



Conference Room.



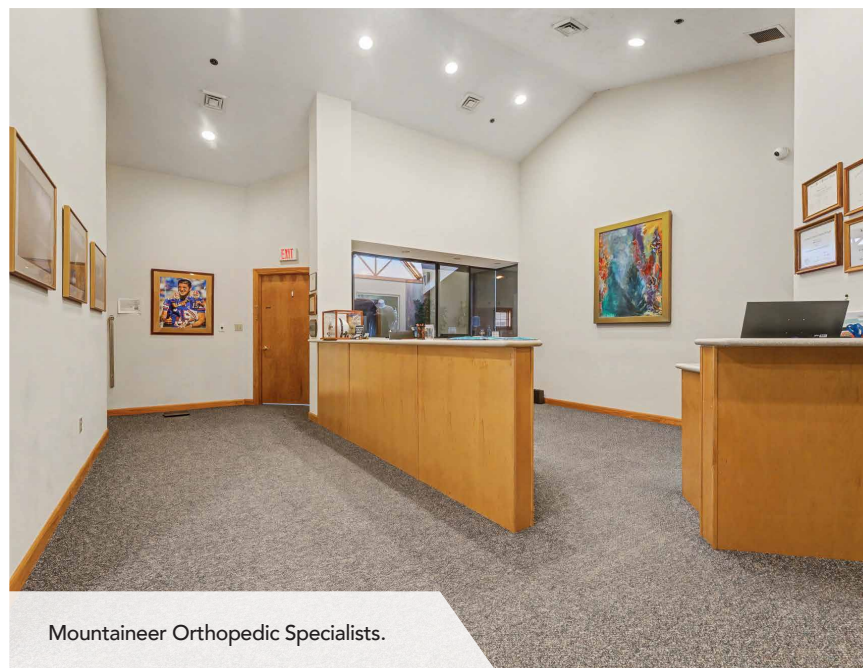
Office.



Common Area, Elevator.

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SECOND FLOOR INTERIOR PHOTOS



Mountaineer Orthopedic Specialists.



Mountaineer Orthopedic Specialists.



Mountaineer Orthopedic Specialists.



Mountaineer Orthopedic Specialists.

EXTERIOR PHOTOS



Exterior of Building.



Exterior of Main Entrance.



Exterior of Side Entrance.

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Exterior of Building.

AERIAL PHOTOS



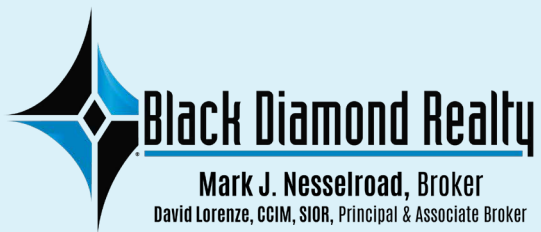
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Aerial View Facing Northeast.



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