

Black Diamond Realty

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FOR LEASE
RETAIL / OFFICE
MARKETING FLYER



BUILDING 1



BUILDING 2

SABRATON PLAZA
MORGANTOWN, WV 26505

I-68, EXIT 4

MCDONALD'S

SHEETZ

KROGER

MONONGALIA COUNTY SCHOOLS

DOLLAR TREE

20,429 VPD (2021)

 **SABRATON PLAZA**

ALDI



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RETAIL / OFFICE FOR LEASE

SABRATON PLAZA MORGANTOWN, WV 26505

RENTAL RATE / \$9.50 - \$17.50 / SQ FT

LEASE STRUCTURE / MODIFIED GROSS

TOTAL SUITES AVAILABLE / 3

SUITE 1433: 6,633 SQ FT

SUITE 1451 (SUITE 2): 4,198 SQ FT

SUITE 1451 (SUITE 4): 804 SQ FT

PROPERTY TYPE / OFFICE, RETAIL

PROPERTY DESCRIPTION / LARGE OFF-STREET PARKING LOT, EASILY ACCESSIBLE, CLOSE TO MAJOR TRAFFIC ROUTES AND AMENITIES, SIGNAGE OPPORTUNITIES

Sabraton Plaza is a well-positioned, neighborhood Strip center located on a 9.49-acre site fronting Earl L. Core Road in Morgantown. Building 1 (larger building on the right) was constructed in the 1970's but has been extensively renovated, and building 2 (smaller building to the left) was constructed in 2001. The Plaza is home to national businesses, such as Family Dollar, Edward Jones and Supercuts amongst other regional and local retail/office users. Prime signage opportunities are available as well as ample amounts of customer parking. **There is currently one space available within Building 1 and two spaces available within Building 2.**

The property is located just 1.5 miles off I-68 (Exit 4), and is approximately 2 miles from Downtown Morgantown and WVU. The Plaza is clearly visible from both directions along Route 7 and is not hindered by existing adjacent properties, trees or other obstructions. Along Earl L. Core Road there is a traffic count of 20,429 vehicles per day (2021). Source: ©2023 Kalibrate Technologies (Q4 2023).

FOR LEASE

RETAIL / OFFICE - LOCATED 1.5 MILES FROM I-68, EXIT 4 SABRATON PLAZA · EARL L. CORE ROAD · MORGANTOWN, WV 26505 · MULTIPLE SUITES

PROPERTY SPECIFICATIONS

SPECIFICATIONS

Sabraton Plaza has a poured concrete slab foundation and is masonry construction with a steel column and truss structural frame. The exterior finish is painted masonry. The roof is rubber membrane of metal decking over rigid insulation. The storefronts are aluminium frame glass windows and doors. Service doors are metal clad. Heating and cooling is via roof mounted HVAC units. Electrical includes carious amperage, 120/208 volt, 3 phase, 4 wire service.

INTERIOR FINISHES

Interior finishes vary per individual space. Interior walls will be wither standard drywall, masonry or a combination of the two. Flooring consists of carpet, VCT, vinyl plank, concrete, or a combination. Ceilings are either 2x4 acoustical tile or open, and lighting is provided with fluorescent and incandescent fixtures or low bay lighting.

PARKING / INGRESS / EGRESS

Customers have access to 354 (+/-) parking spaces in the asphalt paved parking lot. Additionally, there are concrete sidewalks, concrete curbing and pole mounted lights.

The plaza offers multiple points of ingress and egress via Earl Core Road. Parking between building 1 and 2 is connected.

UTILITIES

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

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

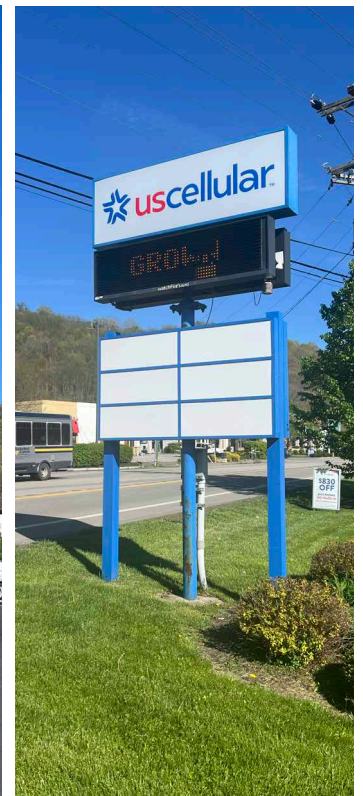
SIGNAGE / CO-TENANTS

Each tenant has space for signage above their units and there is a pylon sign positioned for high visibility along Earl Core Road (Route 7). Other tenants currently occupying building 1 include: The City of Morgantown, Family Dollar, Rio Verde Mexican Restaurant, Pizza Al's, Edward Jones, Hearing Central, WV Division of Rehabilitation, Friendly Nails and Spa, Trulieve, Physical Therapy, Supercuts and Furniture Depot. Tenants in building 2 include: US Cellular, Rent-A-Center and Masman Jewelers. Additional tenants on the property include: Pizazz Dance Studio, Ranch Quick Lube, Long John Silver's, and Wendy's.

BUILDING 1



BUILDING 2



SURROUNDING AMENITIES

SURROUNDING AMENITIES











The aerials to the right were taken facing west towards Downtown Morgantown/WVU and east towards I-68. Referenced with a yellow star is 1383 Earl Core Road which is located along Route 7 and connects to I-68 (Exit 4) only 1.5 miles down the road. The businesses in the following list coordinate with the locations on the aerial photo on the following page. The immediate area boasts a wide variety of retailers, local and national chain restaurants and hotels.






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

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FOR LEASE

RETAIL / OFFICE - LOCATED 1.5 MILES FROM I-68, EXIT 4 SABRATON PLAZA · EARL L. CORE ROAD · MORGANTOWN, WV 26505 · MULTIPLE SUITES

AERIAL PHOTOS



- 1 Mon Health Medical Center
- 2 Ruby Memorial Hospital, Health Sciences Center
- 3 Milan Puskar Stadium
- 4 West Virginia University Main Campus, Downtown Morgantown
- 5 WV Newspaper Publishing
- 6 Aldi
- 7 WV Division of Motor Vehicles
- 8 84 Lumber
- 9 Long John Silver's, The Ranch Quick Lube
- 10 WesBanco Bank
- 11 Sabraton Plaza: City of Morgantown 1st Responder Training Center, Family Dollar, Rio Verde Mexican Restaurant, Pizza Al's, Edward Jones, Trulieve, Allstate, Hearing Central, WV Department of Rehabilitation, Friendly Nails and Spa and Supercuts.

- 12 U.S. Cellular, Rent-A-Center
- 13 Wendy's
- 14 Advance Auto Parts
- 15 AutoZone
- 16 Shoney's
- 17 Suburban Extended Stay Hotel
- 18 MVB Bank
- 19 U.S. Department of Agriculture
- 20 CSC Construction Home and Hardware
- 21 Popeye's
- 22 Dollar Tree
- 23 Hardee's
- 24 CVS
- 25 Smoker Friendly
- 26 bfs Gas Station
- 27 Monongalia County Schools (BOE Office)

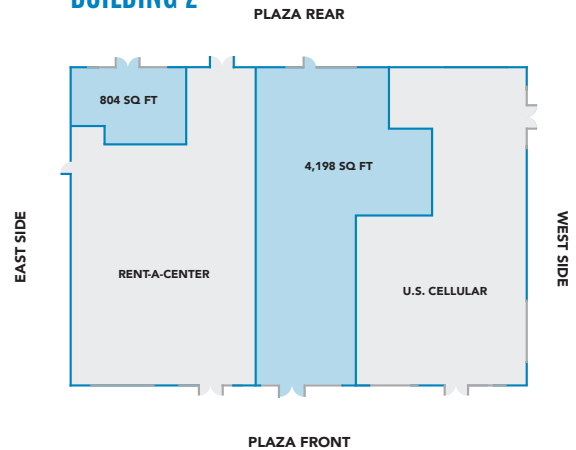
- 28 Dollar General, TLC Dental
- 29 United Bank
- 30 O B Fawley Music
- 31 Kroger
- 32 McDonald's
- 33 BB&T Bank
- 34 Clear Mountain Bank
- 35 Dunkin Donuts
- 36 Sheetz
- 37 KFC
- 38 United States Post Office
- 39 Arby's, Burger King
- 40 Marriott Springhill Suites
- 41 First United Bank
- 42 Goodwill

PLAZA FLOOR PLANS

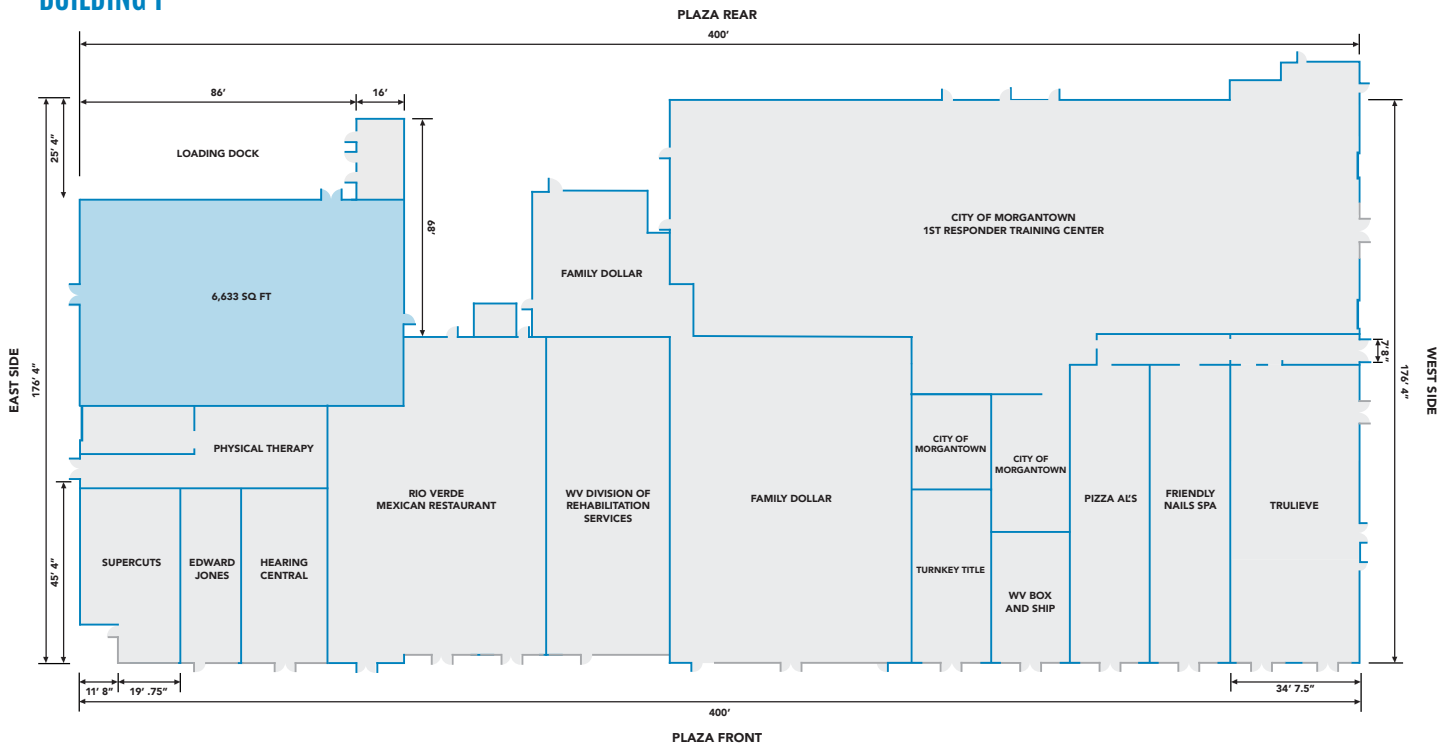
AVAILABLE SPACE

There are currently four spaces available within Sabraton Plaza. One space via Building 1 and two spaces via Building 2. The spaces available are highlighted in blue the right and below. The option of relocating some existing tenants to accommodate more contiguous space is possible. These spaces are easily customizable and can be changed to accommodate retail, office or another commercial use. This location offers great visibility along Earl Core road (Route 7) in the Sabraton area of Morgantown.

BUILDING 2



BUILDING 1



FOR LEASE
RETAIL / OFFICE - LOCATED 1.5 MILES FROM I-68, EXIT 4
SABRATON PLAZA · EARL L. CORE ROAD · MORGANTOWN, WV 26505 · MULTIPLE SUITES

PLAZA EXTERIOR PHOTOS



View of Building 1 from West End.



View of East Side/Front of Building 1.



Front and Side of Building 2.

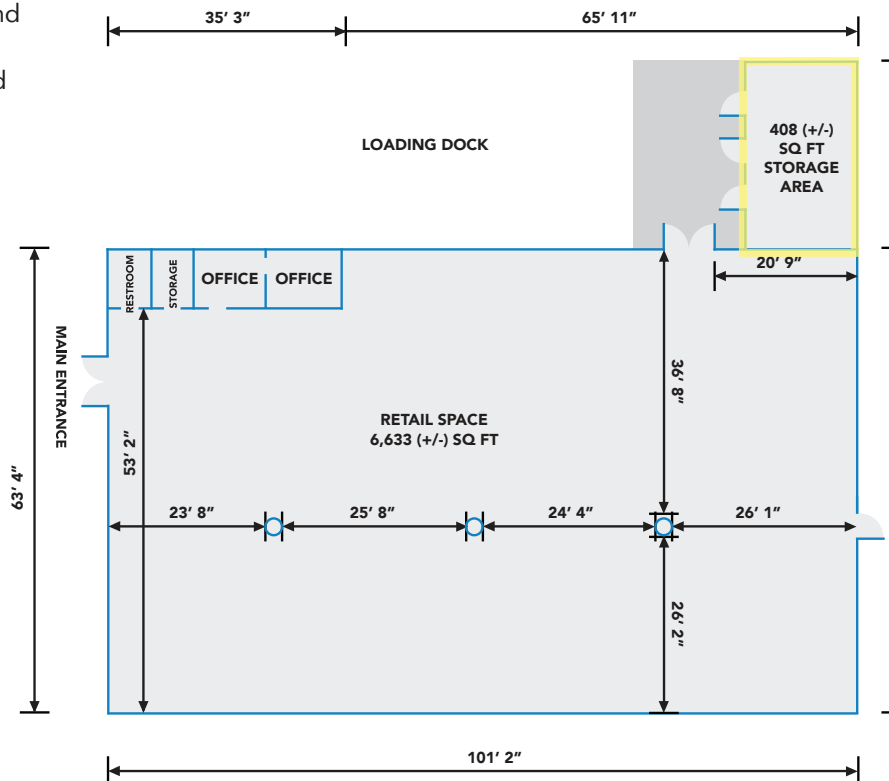
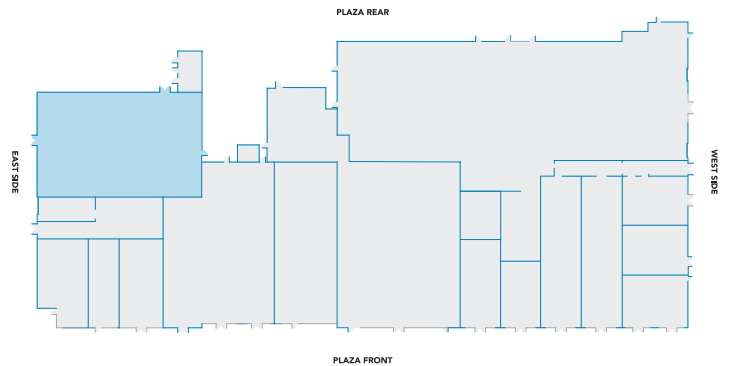
1433 EARL L. CORE ROAD (BUILDING 1)


BUILDING 1 - \$9.50 / SQ FT / YEAR

This corner space is located at the east end of Building 1. There is 6,633 (+/-) square feet of usable space available that is currently built out for traditional retail use. This space includes a loading dock. The storage space outlined in yellow is available for lease for an additional \$200/month.

There are three points of ingress and egress, one located at the front of the space via storefront retail glass doors, the second on the side of the space (back of the building) via loading dock and the third located at the rear of the space (also back of the building). The space is easily customizable and can remain as traditional retail space or be modified for another commercial use. Bar Joist / Hard Piping Clear Height: 12'7" +/- Deck Height: 14' +/-.

Rate is modified gross and includes NNN expenses. Utilities are directly billed to the tenant.



 Storage Area Available for an additional \$200/month.

FOR LEASE
RETAIL / OFFICE - LOCATED 1.5 MILES FROM I-68, EXIT 4
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PHOTOS



Loading Dock.



Main Entrance.

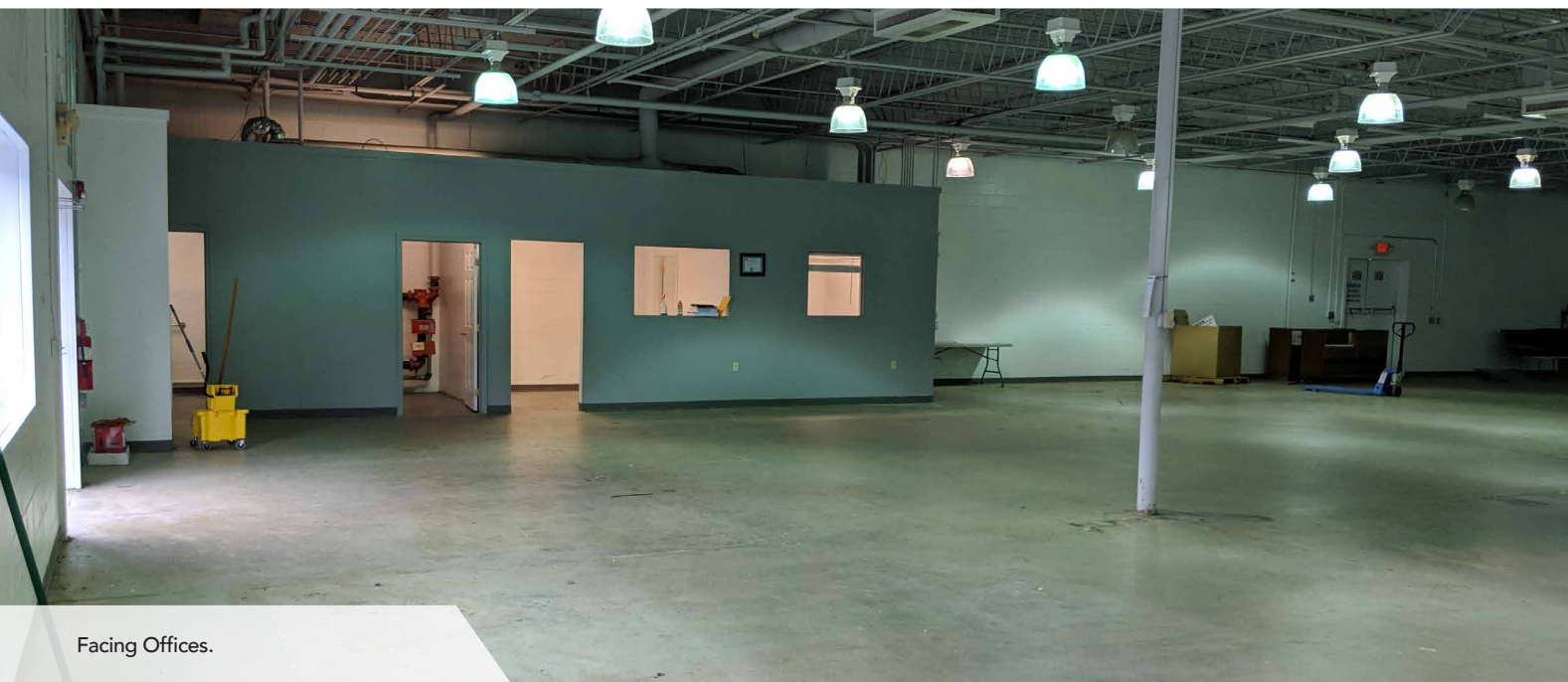


Retail Open Area.

1433 EARL L. CORE ROAD: PHOTOS

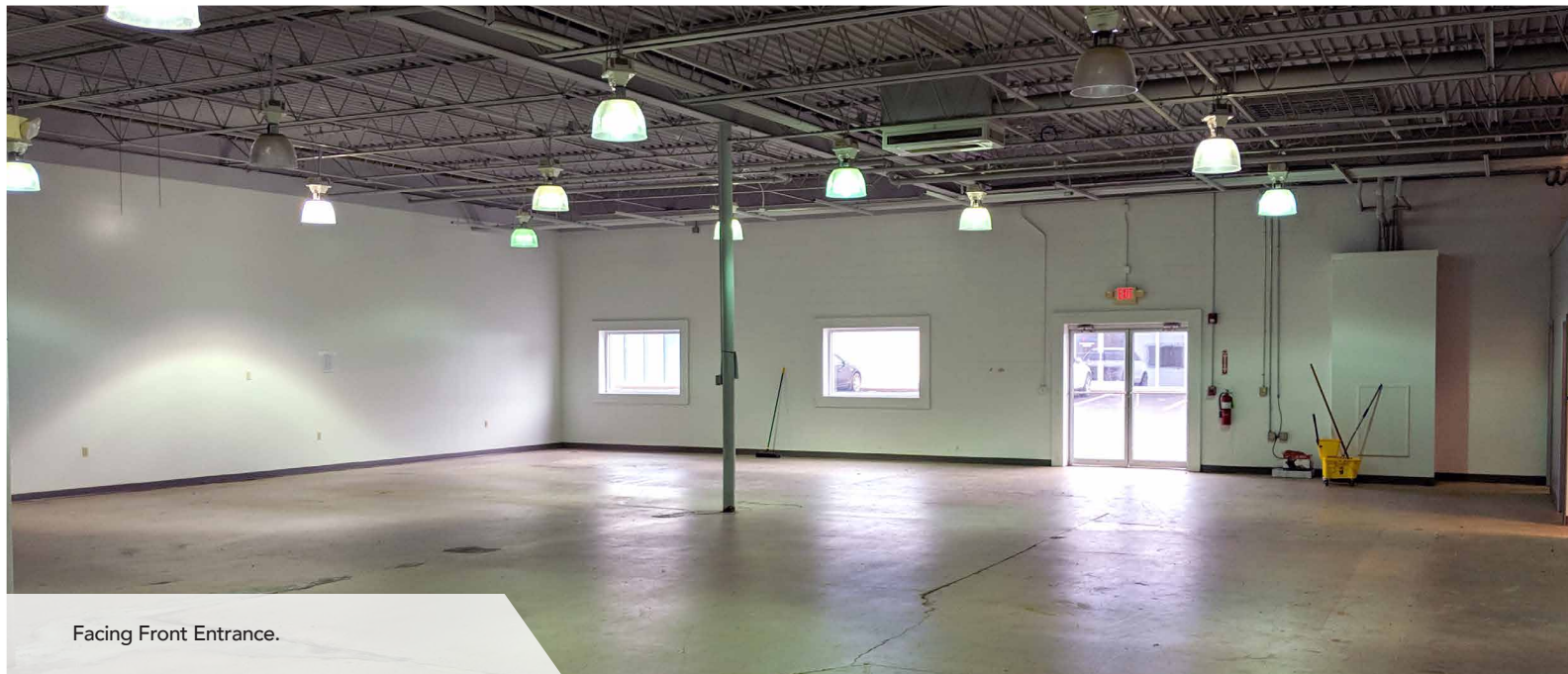


Facing Loading Dock and Offices.

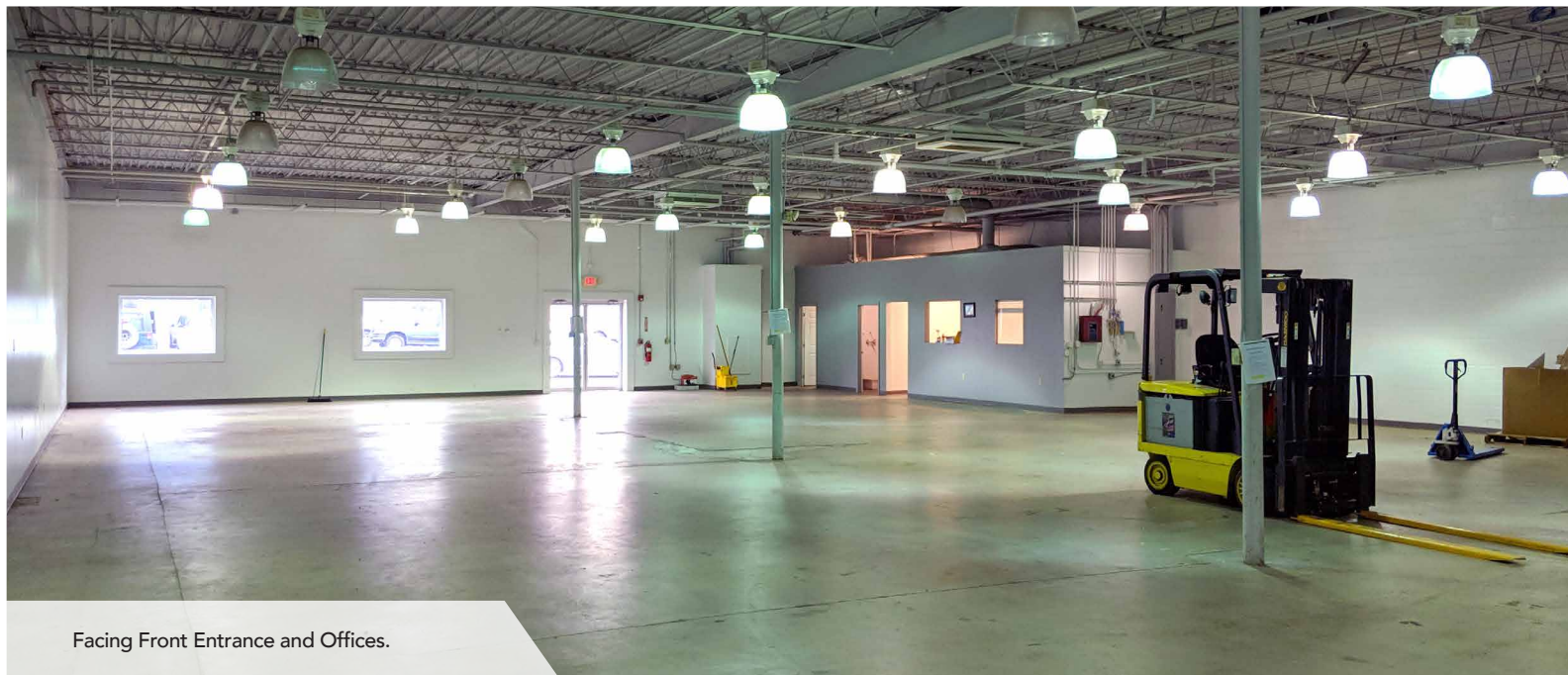


Facing Offices.

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Facing Front Entrance.



Facing Front Entrance and Offices.

1451 EARL L. CORE ROAD SUITE 2 (BUILDING 2)

BUILDING 2 - \$13.25 / SQ FT / YEAR

VIEW FULL MARKETING FLYER

Located in the middle of the building, the subject suite is comprised of 4,198 (+/-) square feet and can be accessed in two locations along the front and back sides of the building. The full floor plan includes a reception/waiting area, large central open work area for cubicles, one conference room, five private offices, a large training room, storage room, kitchen and private men's and women's restrooms.

Finishes to the space include a drywall walls, carpet and vinyl flooring, drop ceilings, and a combination of recessed, fluorescent and pendant lighting throughout.

Lease structure is NNN which are \$2.77/sq ft.

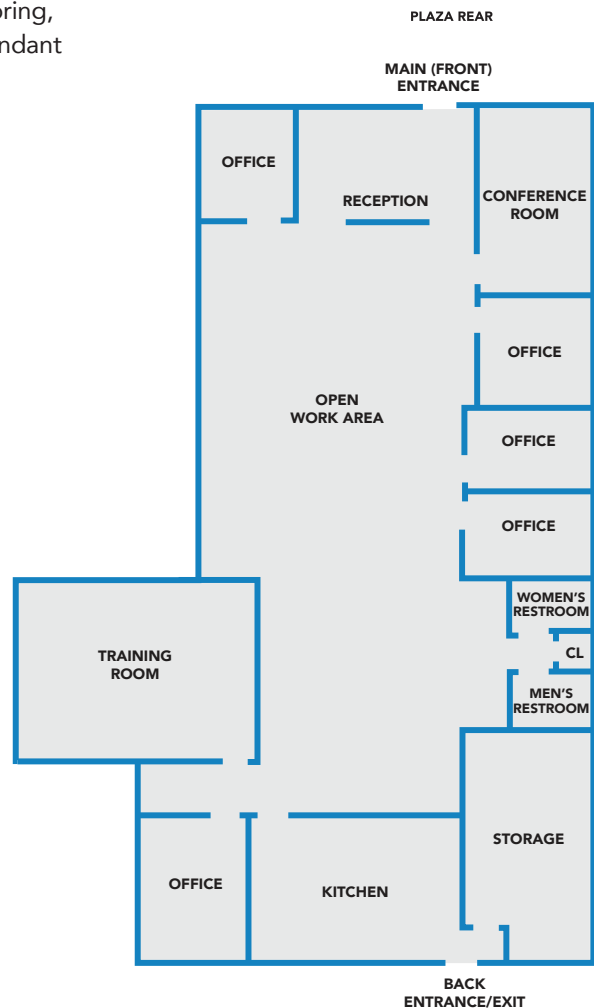
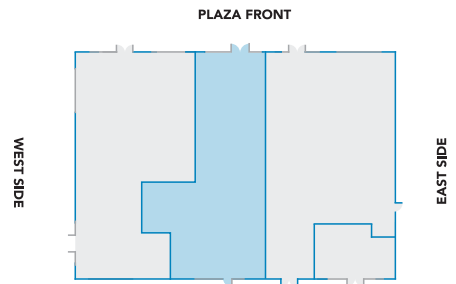
Utilities are directly billed to the tenant.

*Available at TBD negotiated lease rate.

FULLY FURNISHED*



Front Main Entrance.



FOR LEASE
RETAIL / OFFICE - LOCATED 1.5 MILES FROM I-68, EXIT 4
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PHOTOS



Reception/Waiting Area.



Private Office.

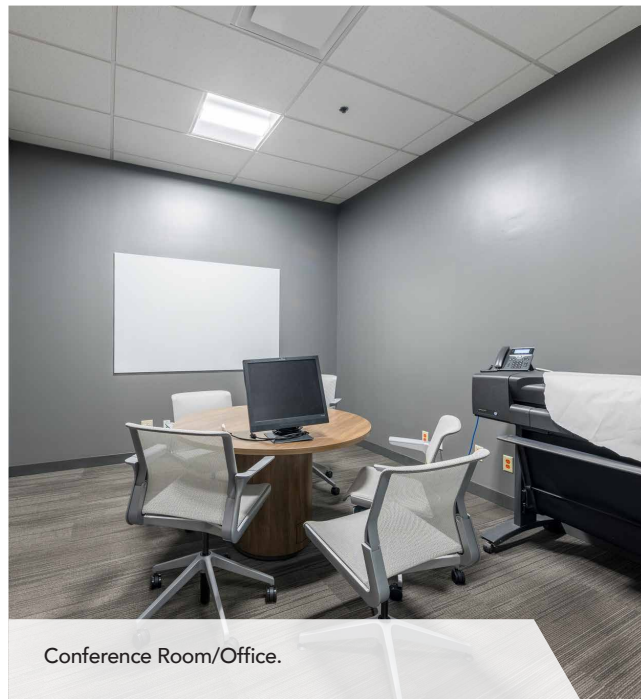


Front Conference Room.

1451 EARL L. CORE ROAD SUITE 2: PHOTOS



Training Room.



Conference Room/Office.

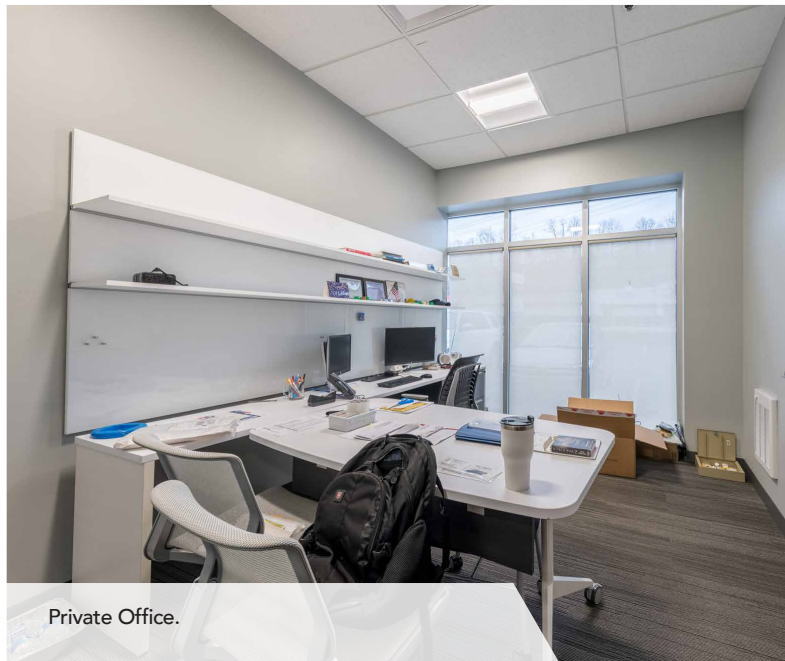


Kitchen/Break Room.

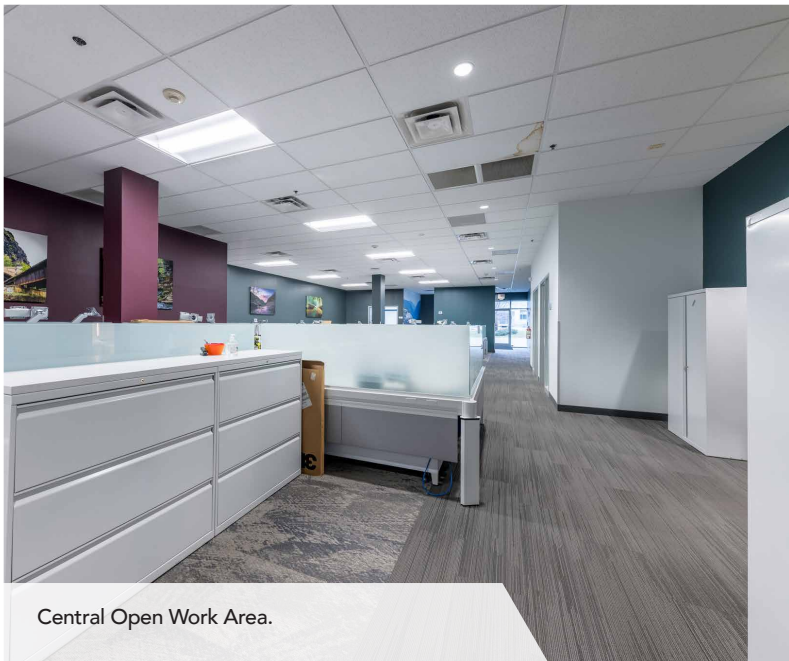
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Central Open Work Area.



Private Office.



Central Open Work Area.

1451 EARL L. CORE ROAD SUITE 4 (BUILDING 2)

SUITE 4 - \$1,700 / MONTH

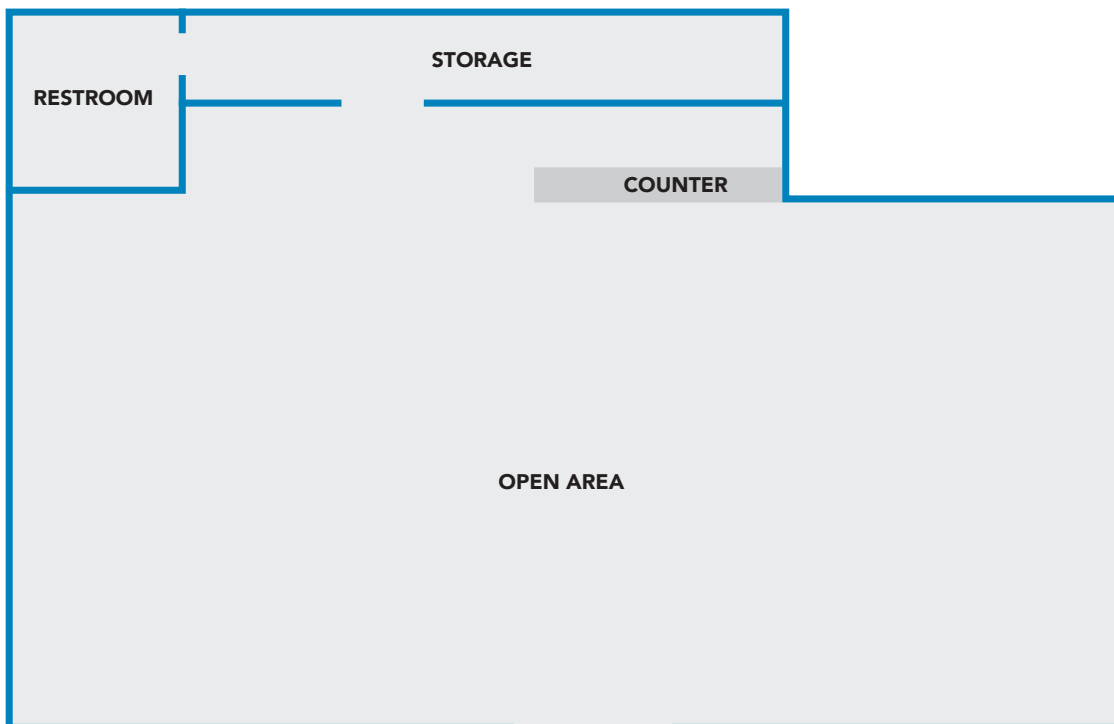
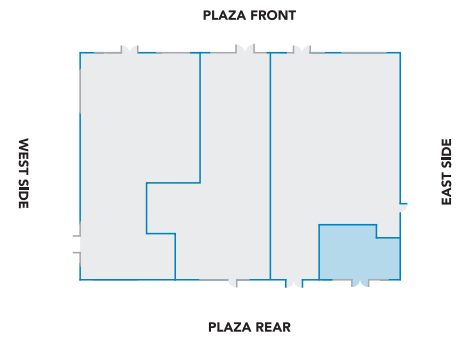
[VIEW FULL MARKETING FLYER](#)

Located on the end cap of Building 2, the subject suite is comprised of 804 (+/-) square feet and can be accessed along the back on the plaza. The floor plan includes a large open area, a restroom, and small storage area.

Finishes to the space include a drywall walls, tile and vinyl flooring, drop ceilings, and fluorescent lighting throughout.

Lease structure is Modified Gross.

Utilities are directly billed to the tenant.



FOR LEASE
RETAIL / OFFICE - LOCATED 1.5 MILES FROM I-68, EXIT 4
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PHOTOS



Main Entrance.



Open Area.

1451 EARL L. CORE ROAD SUITE 4: PHOTOS

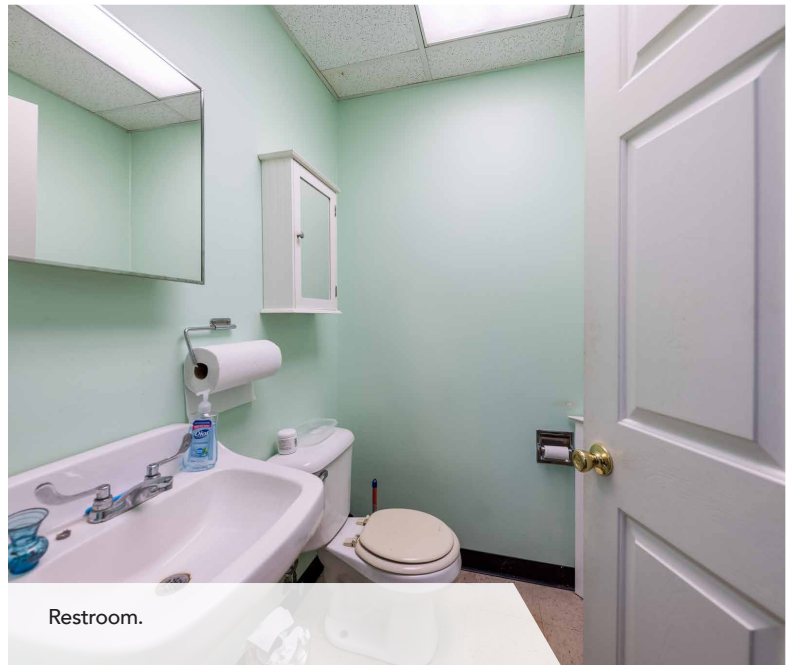


Open Area.

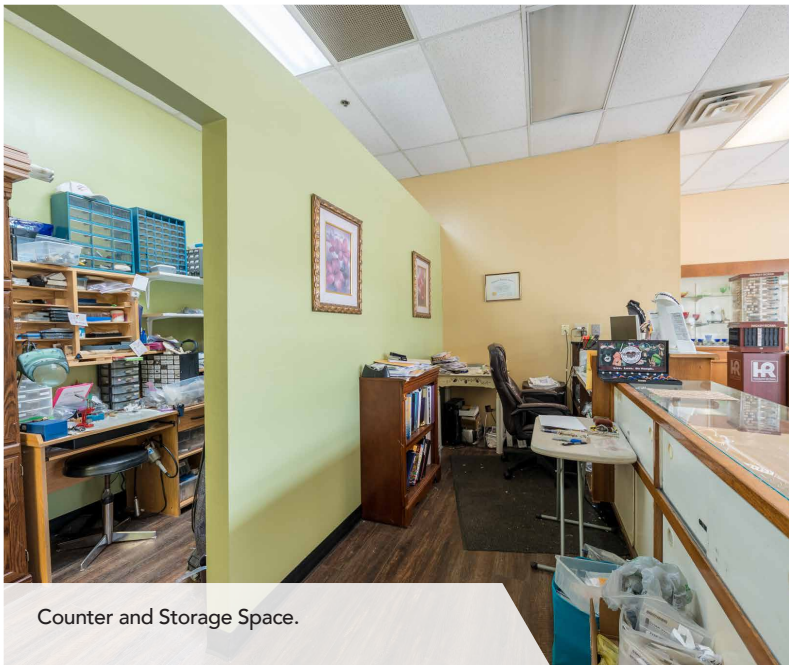
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Open Area.



Restroom.



Counter and Storage Space.

ADJACENT GROCERY STORE: ALDI



Headquartered in Batavia, Illinois, ALDI has more than 1,600 stores across 35 states, employs over 25,000 people and has been steadily growing since opening its first US store in Iowa in 1976. And with more demand comes more stores. Over the past decade, ALDI has nearly doubled in size bringing its number of US stores to nearly 2,000.

The no-frills grocery shopping experience focuses on customers first - delivering high quality food they're proud to serve their family, responsive customer service, everyday low prices and a quick-and-easy shopping experience with only four to five aisles and all the essentials. ALDI carries the weekly must-haves and displays them in their designed

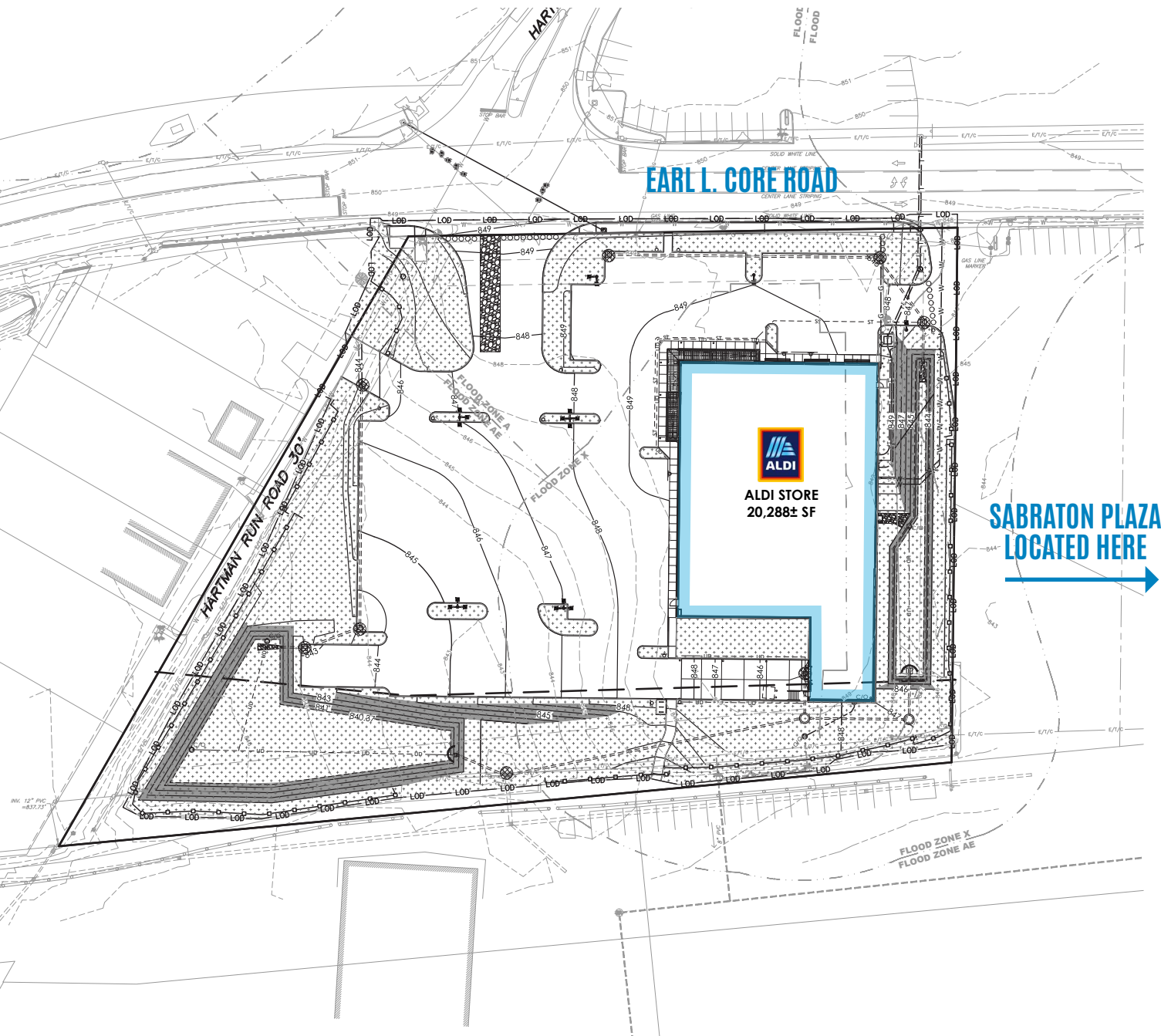
shipping boxes to help save time and resources to restock shelves. Shoppers will find more than 90 percent of the groceries offered are under the ALDI exclusive brands, hand-selected by ALDI to ensure that our products meet or exceed the national brands on taste, quality and, of course, price.

Additionally, ALDI partners with a wide variety of growers – including some local farmers – to offer a wide variety of fresh, in-season produce, including organic fruits and vegetables. From USDA Choice meats to gluten-free and organic foods, they are committed to bringing their shoppers the highest quality products at the lowest possible prices.



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**SABRATON PLAZA
LOCATED HERE**



DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



50,019

Total Population



2,275

Businesses



64,981

Daytime Population



\$232,679

Median Home Value



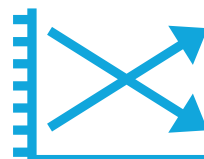
\$33,947

Per Capita Income



\$48,227

Median Household Income



0.04%

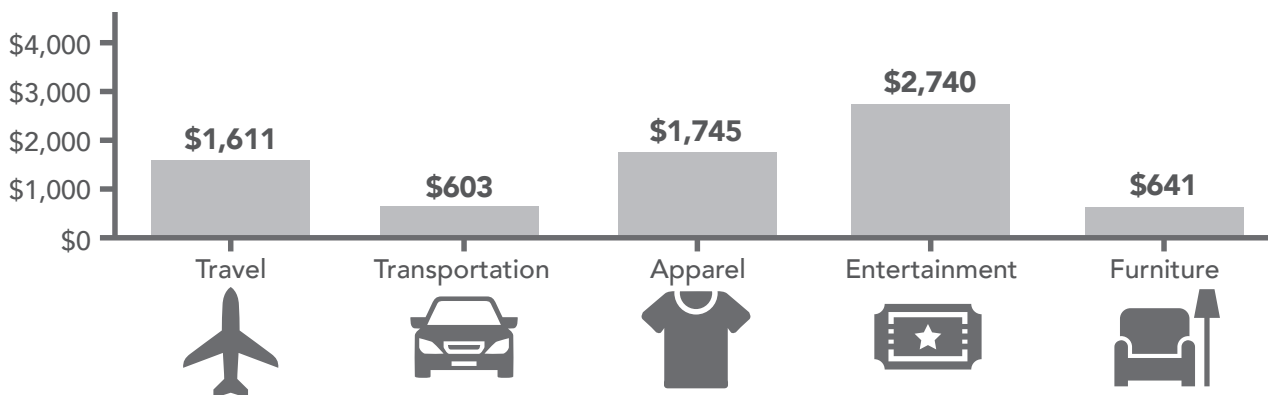
2020-2023 Pop Growth Rate



12,345

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 2023, 2028. Spending facts are average annual dollar per household.

5 MILE RADIUS



81,905

Total Population



3,448

Businesses



99,844

Daytime Population



\$151,289

Median Home Value



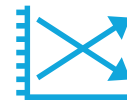
\$39,340

Per Capita Income



\$55,450

Median Household Income



0.20%

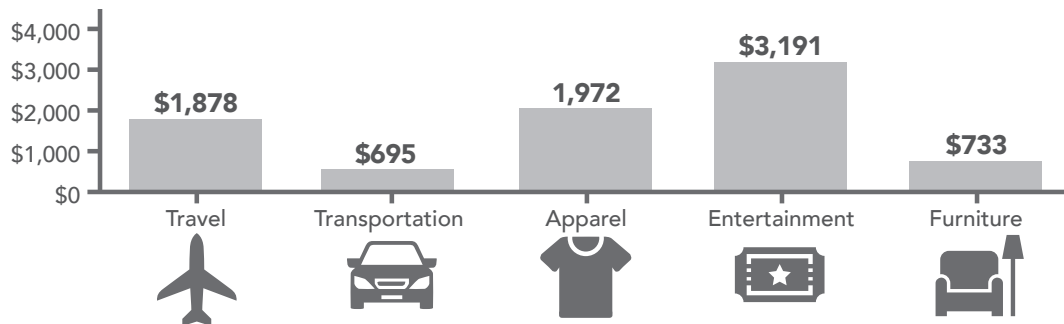
2020-2023 Pop Growth Rate



18,642

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



109,623

Total Population



3,956

Businesses



120,285

Daytime Population



\$250,475

Median Home Value



\$41,345

Per Capita Income



\$59,165

Median Household Income



0.35%

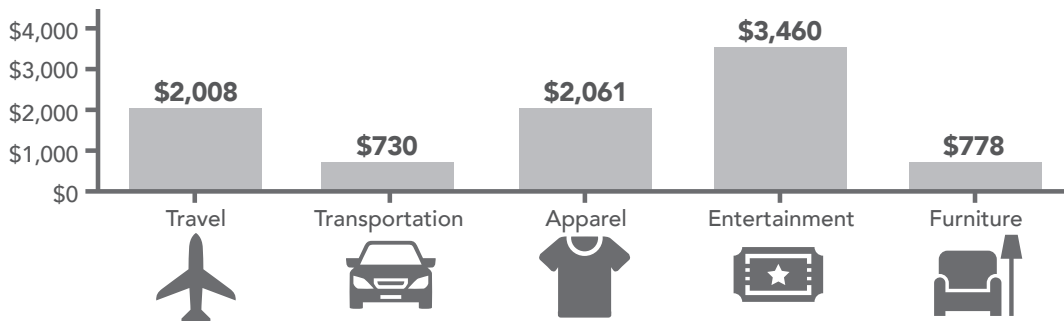
2020-2023 Pop Growth Rate



30,355

Housing Units (2020)

KEY SPENDING FACTS



EXTERIOR PHOTOS



Exterior Building 1.

FOR LEASE
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Exterior Building 2.



Exterior Building 2.

AERIAL PHOTOS



Aerial Facing South Towards I-68, Exit 4.

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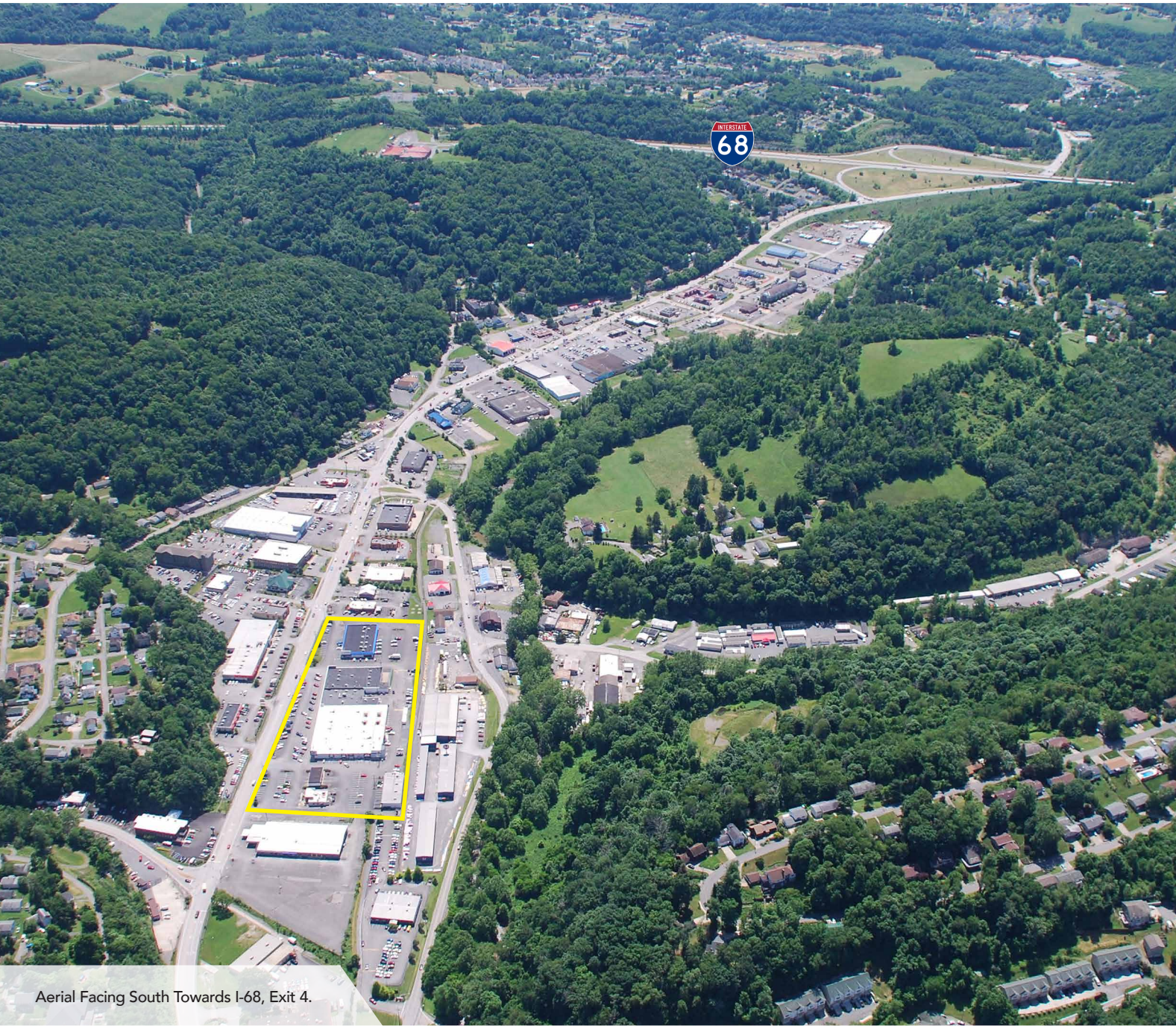


Aerial Facing South.



Aerial Facing North.

AERIAL PHOTOS

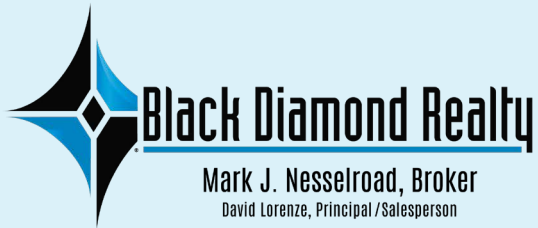


Aerial Facing South Towards I-68, Exit 4.

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Aerial Facing North.



CONTACT

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