



Mark J. Nesselroad, Broker

# 475 Oakland Street, Suite 101

Morgantown, WV 26505



## PROPERTY HIGHLIGHTS

### Retail

PROPERTY TYPE

### 630

SQUARE FEET

### \$20.00

PER SQ. FT.

### NNN

LEASE STRUCTURE

Position your business for success at 475 Oakland Street, Suite 101 in Morgantown, located in the heart of WVU's bustling University Park mixed-use development and adjacent to WVU Medicine's expanding campus. Suite 101 offers approximately 630 (+/-) square feet of prime retail space, formerly home to American Cleaners, and is perfectly positioned on the base level of the University Park apartment complex. Benefit from excellent visibility and valuable signage opportunities in a high-traffic area, just steps away from WVU's Health Sciences Center and JW Ruby Memorial Hospital. Your business will share the spotlight with national brands such as Anytime Fitness, IHOP, and Smoothie King, and enjoy foot traffic from students, faculty, hospital staff, and visitors. A convenient pedestrian bridge connects the building directly to the WVU Medicine campus, including the upcoming expansions for the Eye Institute and the new Cancer Hospital. On-site paved parking is available on a first-come, first-served basis. Don't miss this opportunity to be part of Morgantown's dynamic medical and university community.



**Mark J. Nesselroad, Esq., MBA**

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304.413.4350 (Office) | 304.413.0497 (Direct)

[mjnesselroad@blackdiamondrealty.net](mailto:mjnesselroad@blackdiamondrealty.net)



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