



705 GREENBAG ROAD
MORGANTOWN, WV 26508

OFFICE BUILDING - INVESTMENT

5,947 VPD (2024)

FAMILY DOLLAR

GREENBAD ROAD

705 GREENBAG ROAD

11,092 VPD (2024)





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FINANCIAL INFORMATION

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

INVESTMENT OVERVIEW

705 GREENBAG ROAD

MORGANTOWN, WV 26508

SALE PRICE / \$775,000

GROSS BUILDING SIZE / 3,020 (+/-) SQ FT

TOTAL LEASED / 100%

EXISTING TENANT LEASE TERMS / 15 YEAR LEASE, NNN + ANNUAL ESCALATIONS

GROSS LOT SIZE / 0.06 (+/-) ACRE

CAP RATE / 7.79%

Black Diamond Realty is pleased to present, 705 Greenbag Road, home to Apex Physical Therapy. This two-story office building offers 3,020 (+/-) square feet of space, making it a prime investment opportunity. The property comes with a 15-year seller sale leaseback, ensuring long-term stability. Located just 2.1 miles from Earl L. Core Road, the building is ideally situated near a variety of amenities, including popular national retailers such as Sheetz, Dollar General, Arby's, Dunkin' Donuts, Dollar Tree, and Aldi.

The property is located outside the city limits of Morgantown roughly 2.9 miles from I-68, Exit 4 and 2.8 miles to downtown Morgantown and West Virginia University's main campus. Along Greenbag Road, there is a traffic count of 11,092 vehicles per day. Source: ©2024 Kalibrate Technologies (2024).





Aerial Facing Northwest

BUILDING SPECIFICATIONS

The subject building was built in 2009 and has had some interior updates since originally constructed. The building offers a total of 3,020 (+/-) square feet. There are no known covenants, conditions or restrictions. This office building is fully accessible, featuring a ramp at the back for easy entry and a chair lift on the stairs to ensure convenient access to the second floor. This office building is currently home to Apex Physical Therapy. The building is thoughtfully designed with multiple private offices, ensuring ample room for focused work or client meetings. The spacious waiting room provides a welcoming atmosphere for guests, while the convenience of an on-site laundry room adds to the building's functionality. Interior features include drywall ceilings and walls, wood doors and trim, fiberglass tub/shower and carpet flooring.

INGRESS / EGRESS / PARKING

Ingress and egress are available to the site via street frontage along Greenbag Road. The parking lot has 12 (+/-) lined spaces available for customers and employees. The parking is on a first come first serve basis for all tenants that share the parking lot.

LEGAL DESCRIPTION / ZONING

Located outside of City Limits of Morgantown, this property is situated within the Morgan District (8) of Monongalia County. The site is comprised of one (1) rectangle shaped parcel identified as Morgan District, Map 10M, Parcel 37.4. This can be referenced in Deed Book 1721, Page 587. See the parcel map on page 4 for details.

DIRECTIONS

Head Southwest on I-68 W, take Exit 4 for WV-7 toward Sabraton. Turn right onto WV-7 W/Earl L. Core Road and travel 0.8 mile, then turn left onto Greenbag road. Take a left turn to continue on Greenbag road travel for 1.6 miles then turn right toward About Town Place, travel 56 feet then turn into the parking lot to arrive at 705 Greenbag Road. Also shown on the page 5.

UTILITIES

All public utilities are available to the site.

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Hope Gas
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 indicated that preference via email.

PARCEL MAP



DIRECTIONS



TENANT OVERVIEW



Apex Physical Therapy Provides High Quality Care And Individualized Attention.

Our skilled team of clinicians are excellent at tailoring each treatment program to meet the specific needs of our patients. Treatment is delivered in a comfortable, private environment. Whether you need exercise prescription, trigger point dry needling, custom foot orthotics, and/or manual therapy to restore strength and mobility, you will receive true one-on-one attention from our clinicians from your first visit until your last.

The Body Shop at Apex Physical Therapy offers personalized, provider-assisted stretching as well as soft tissue work using foam rollers and trigger point balls to improve flexibility, reduce muscle tension, and enhance overall health and wellness. All clients receive our services in a private treatment room to enhance their sense of relaxation and well-being.

www.apexmorgantown.com

3,020 (+/-) SQUARE FEET

Home to Apex Physical Therapy, the building is thoughtfully designed with multiple private offices, ensuring ample room for focused work or client meetings. The subject property offers 3,020 (+/-) square feet of space spread out across two floors. The floor plan consists of a large waiting room,

a reception office, multiple exam rooms/private offices, a laundry room, three total restrooms one with a full bathtub/shower and multiple storage/mechanical closets. Interior finishes include a mixture of wood laminate, carpet and tile flooring, drywall walls, and recessed fluorescent lighting throughout.





Waiting Room



Front Door



Waiting Room



Reception





Hallway



Exam Room



Shared Office



Restroom with Shower



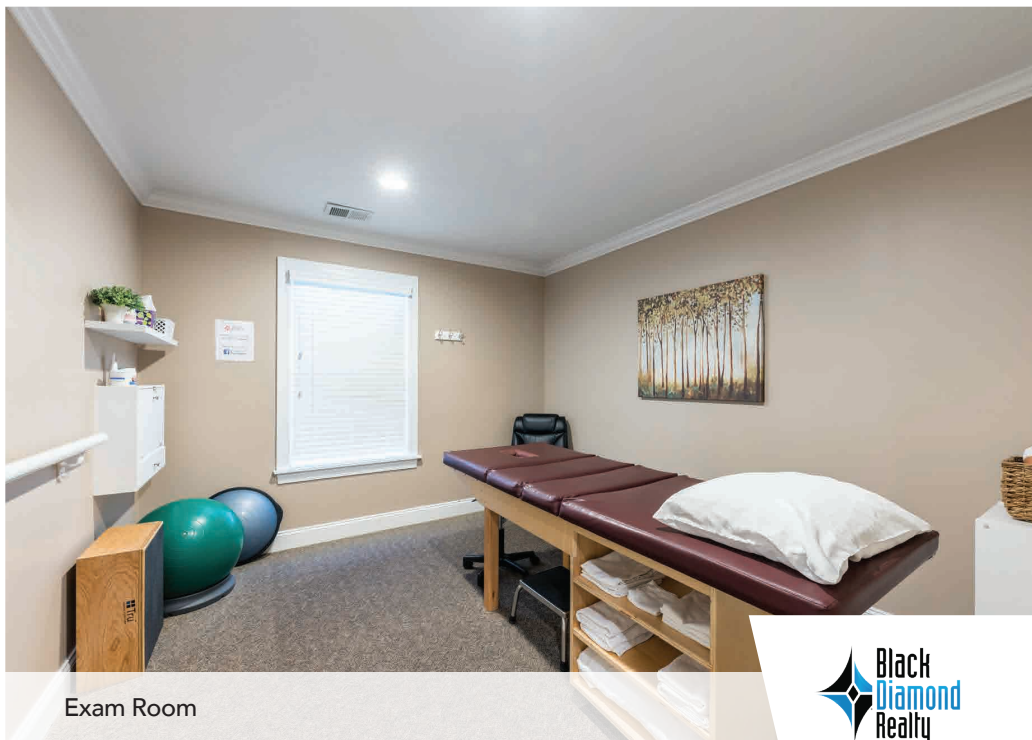
Laundry Room



Exam Room



Exam Room



Exam Room

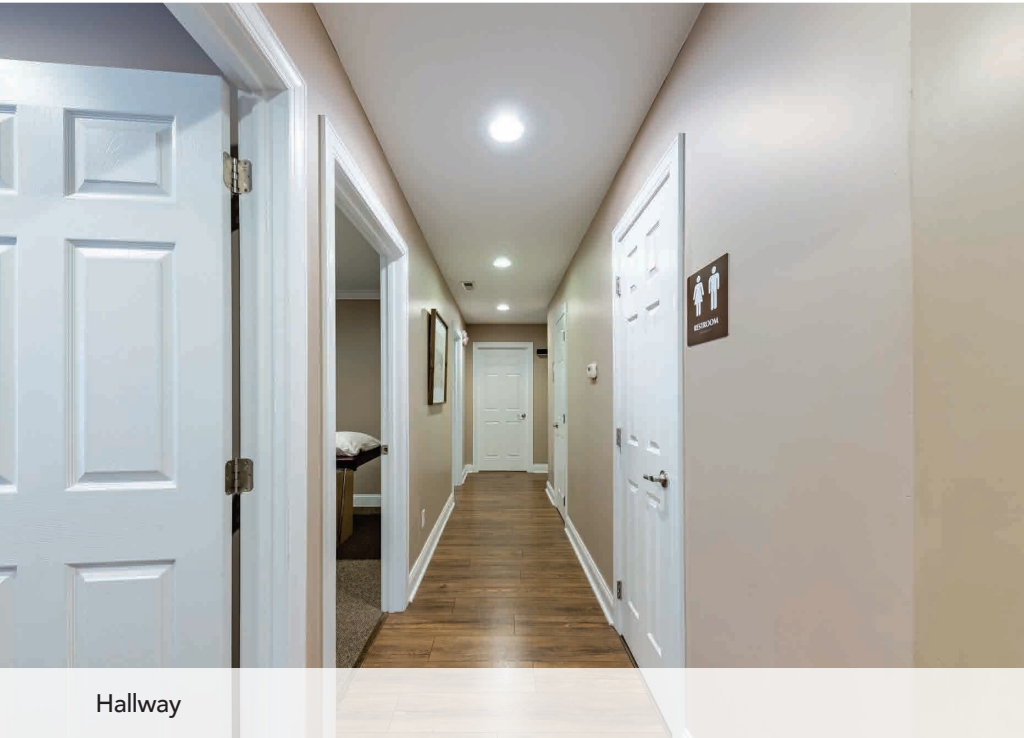




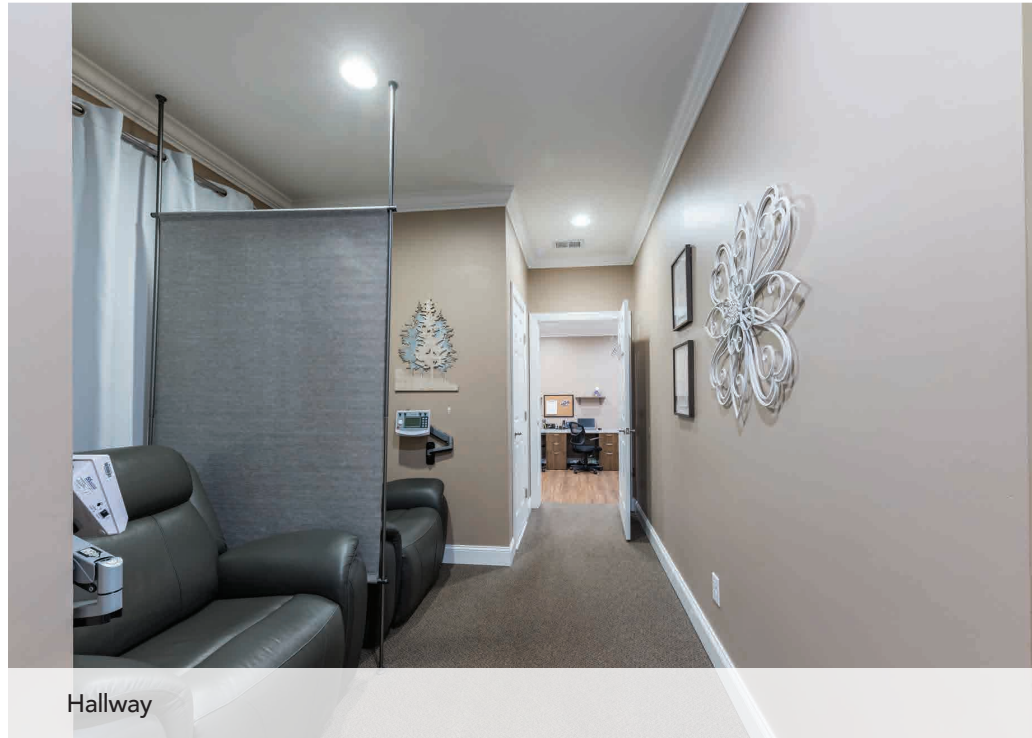
Stairs and Chair Lift



Shared Office



Hallway



Hallway



Hallway



Exam Room



Storage Room

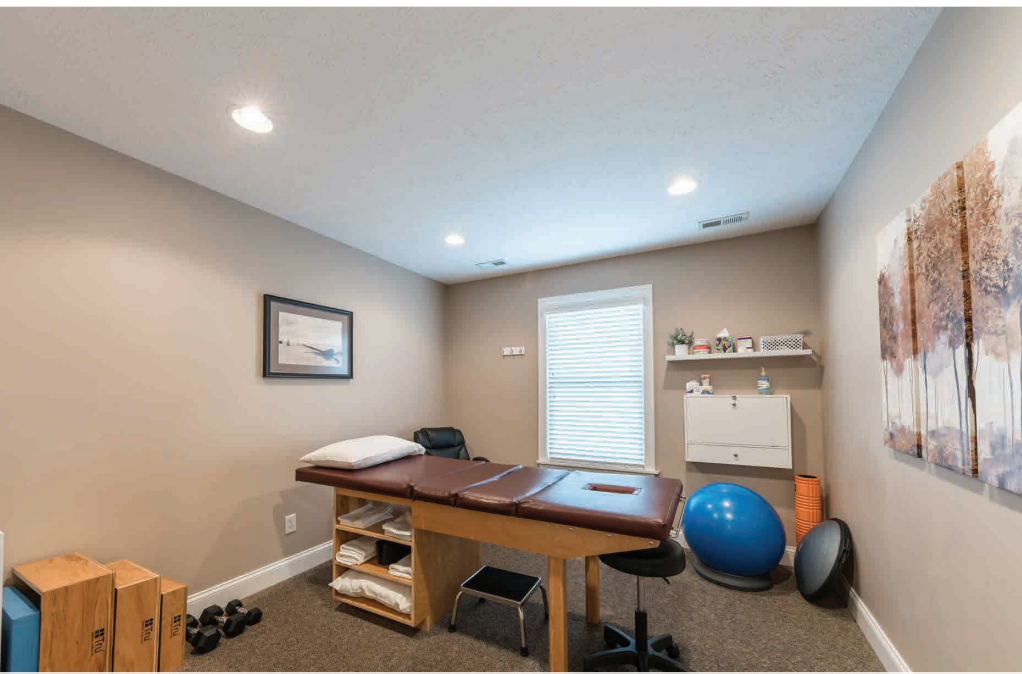




Exam Room



Exam Room



Exam Room



Utility Closet

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



44,604

Total
Population



1,979

Businesses



45,226

Daytime
Population



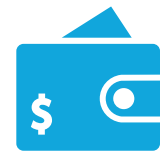
\$230,925

Median Home
Value



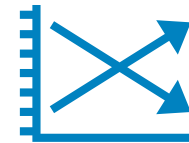
\$29,986

Per Capita
Income



\$48,571

Median
Household
Income



0.10%

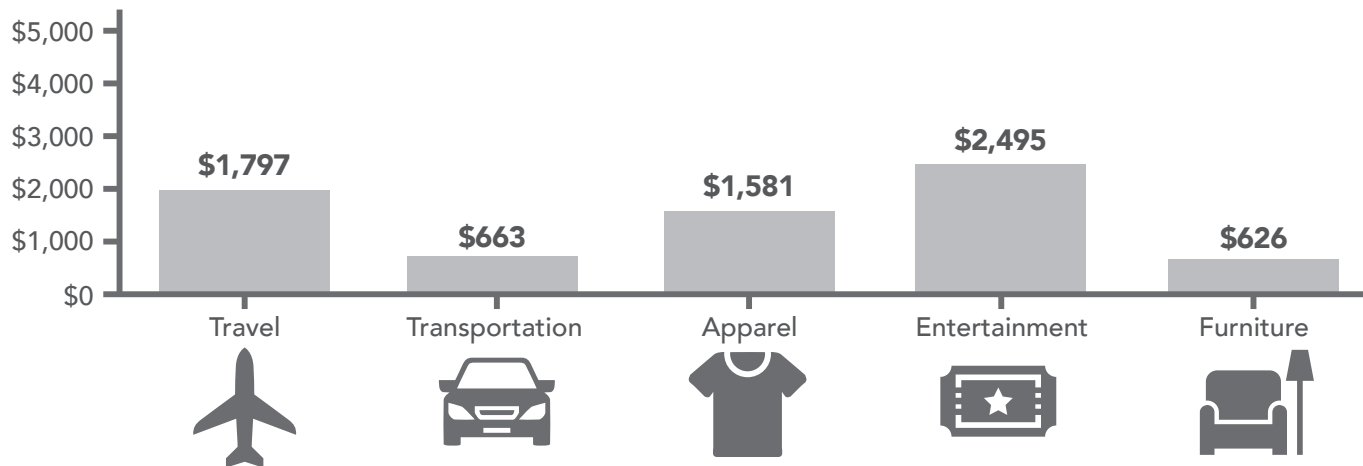
2024-2029
Pop Growth
Rate



20,764

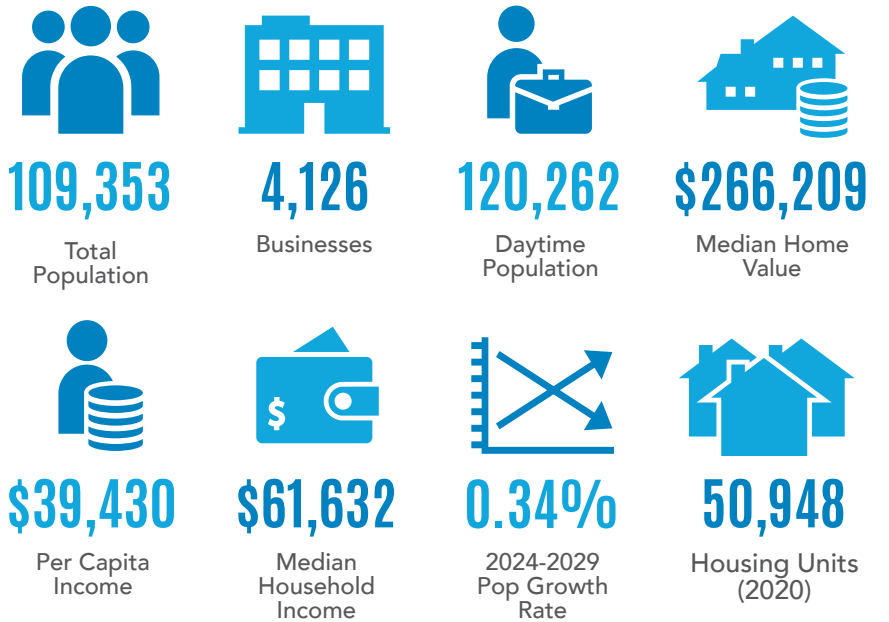
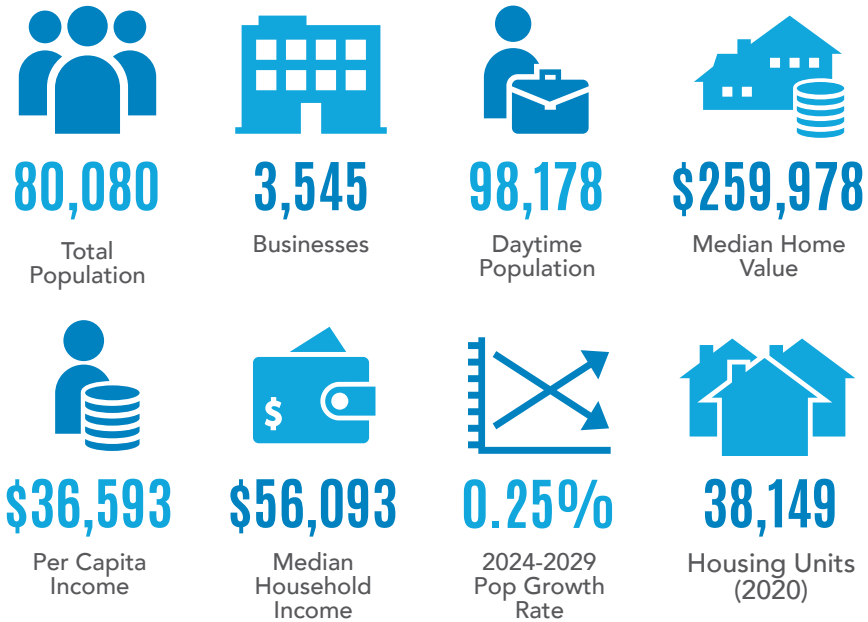
Housing
Units (2020)

KEY SPENDING FACTS

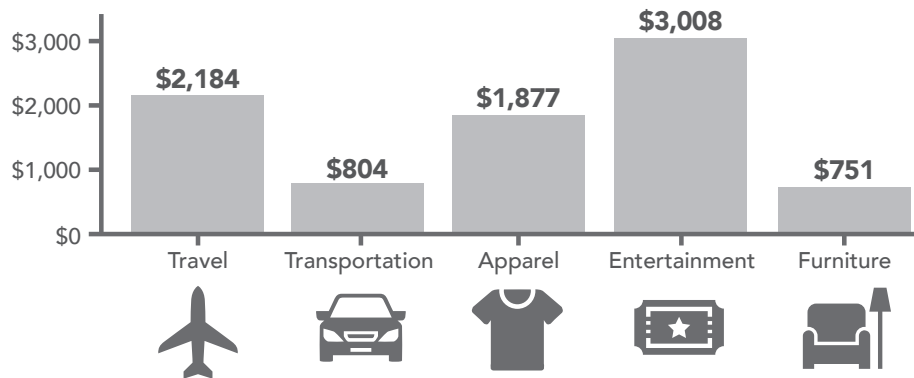


5 MILE RADIUS

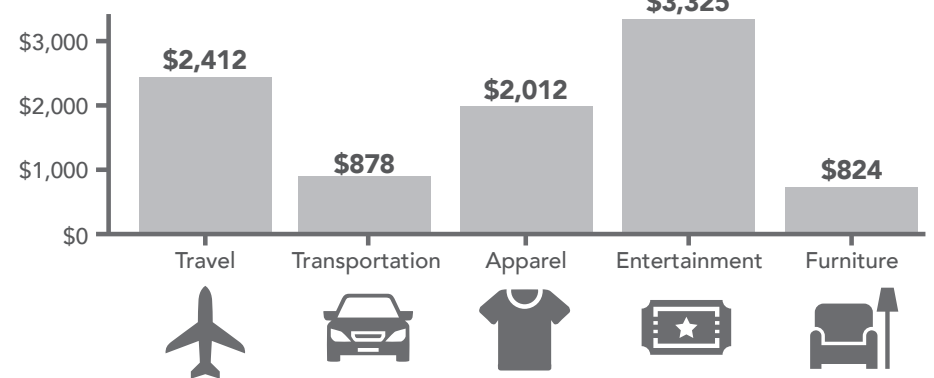
10 MILE RADIUS



KEY SPENDING FACTS



KEY SPENDING FACTS



LOCATION OVERVIEW

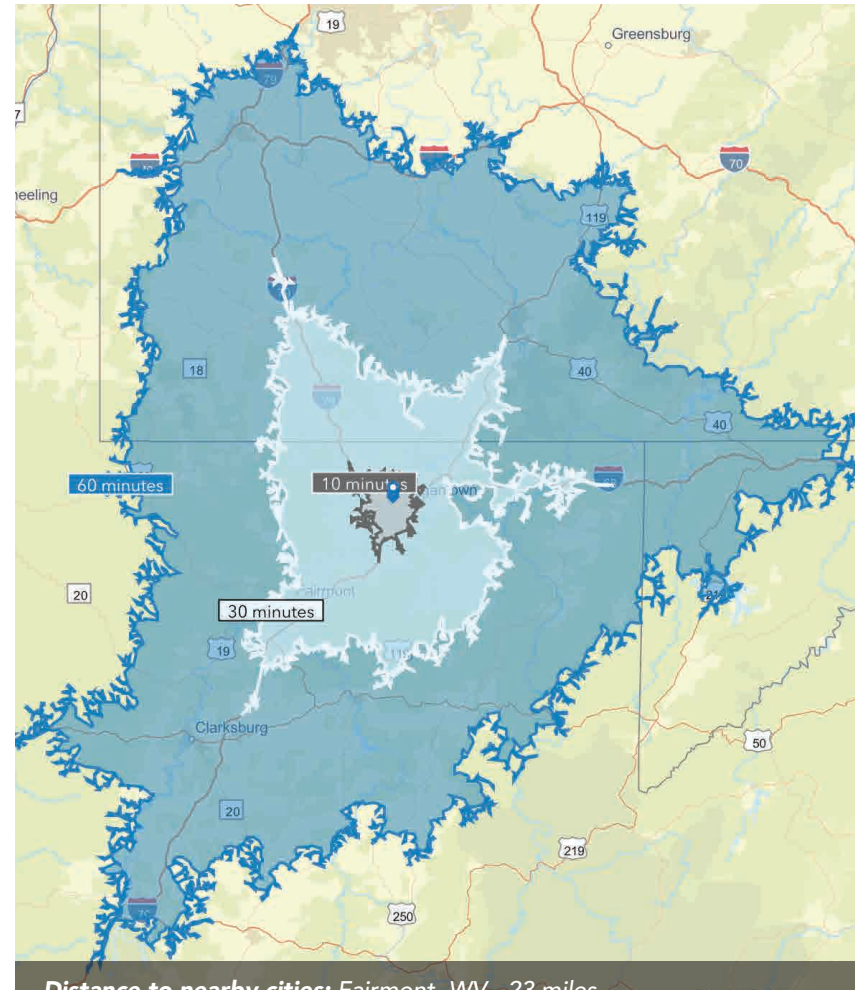
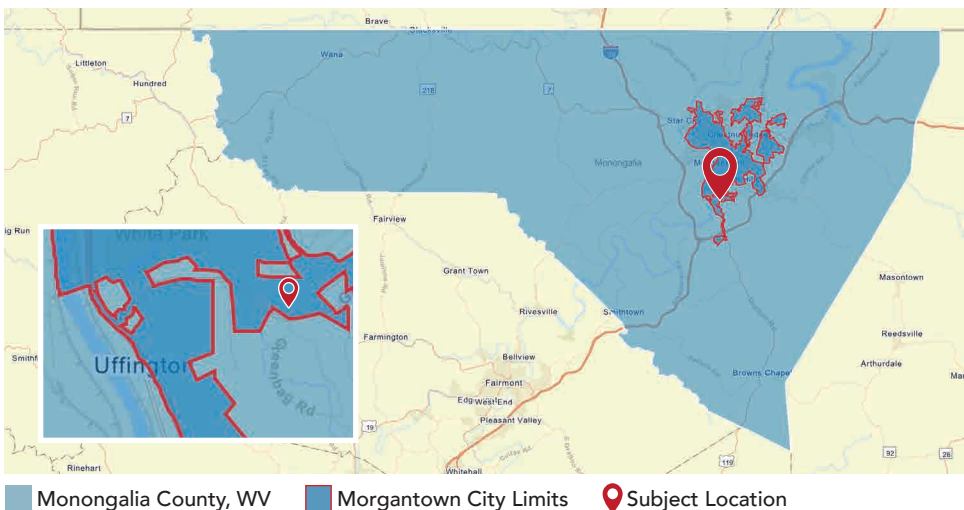
LOCATION GROWTH / STATS

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/>

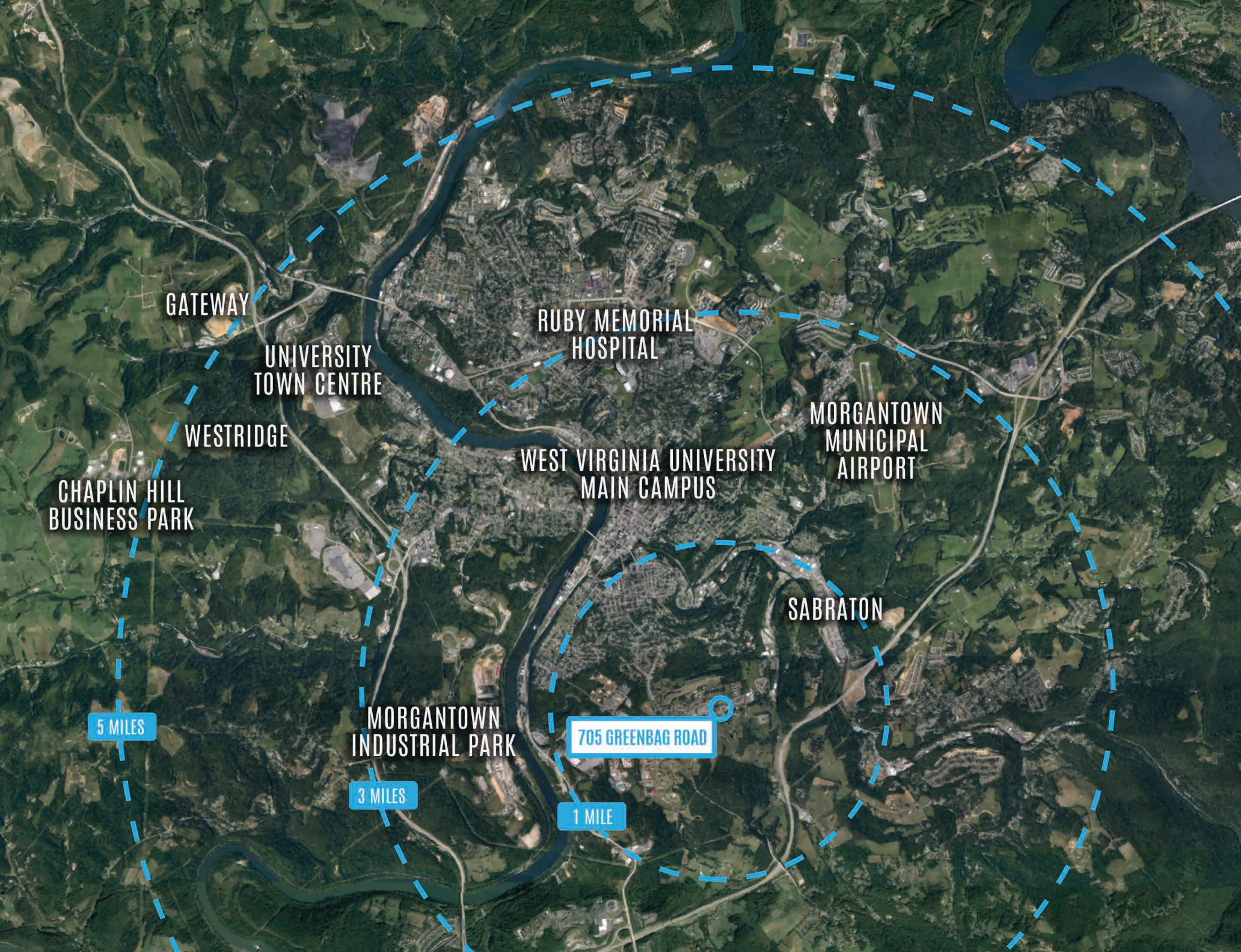
³ - <https://wvmedicine.org/about/hospitals-and-institutes/>

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>



RUBY MEMORIAL HOSPITAL

UNIVERSITY TOWN CENTRE

MORGANTOWN MUNICIPAL AIRPORT

WEST VIRGINIA UNIVERSITY MAIN CAMPUS

WESTRIDGE

SABRATON

CHAPLIN HILL BUSINESS PARK

MORGANTOWN INDUSTRIAL PARK

705 GREENBAG ROAD

5 MILES

3 MILES

1 MILE



The aerial above highlights several of the most popular surrounding locations. The subject property, 705 Greenbag Road, has been referenced with a yellow star. Earl L. Core Road (Sabraton) is located less than 1.5 miles east. Along Greenbag Road, there is a traffic count of 11,092 vehicles per day. Source: ©2024 Kalibrate Technologies (2024).

- ① FD Kitchen and Bath
- ② Parker Hall State Farm Insurance
- ③ Northern WV Performing Arts
- ④ Mountain View Manor
- ⑤ Self Storage Parkway
- ⑥ Family Dollar
- ⑦ All About Hair, The Barn Yard Country Store
- ⑧ Mountainview Elementary School
- ⑨ Apolla Drive Apartments
- ⑩ Champion Training Academy
- ⑪ Seamon Law Office, Stephen J. Burbridge: Allstate Insurance, Pilates Studio of Morgantown
- ⑫ Ashworth Place
- ⑬ Bluegrass Village
- ⑭ Ashworth Landing
- ⑮ Circle K
- ⑯ Monongalia County Technical Education Center
- ⑰ Morgantown Utility Board
- ⑱ FedEx Ship Center
- ⑲ Morgantown Industrial Park
- ⑳ Morgantown Mall
- ㉑ Waterfront Marriott Hotel
- ㉒ Downtown Morgantown
- ㉓ West Virginia University
- ㉔ Health Science Campus
- ㉕ Ruby Memorial Hospital, Children's Hospital
- ㉖ Monongalia Health Center
- ㉗ University Town Centre

ECONOMIC DEVELOPMENT STATISTICS

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

- **MYLAN PARK:** Mylan Park (Located less than 8.8 mile 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 7 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 9.4 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.

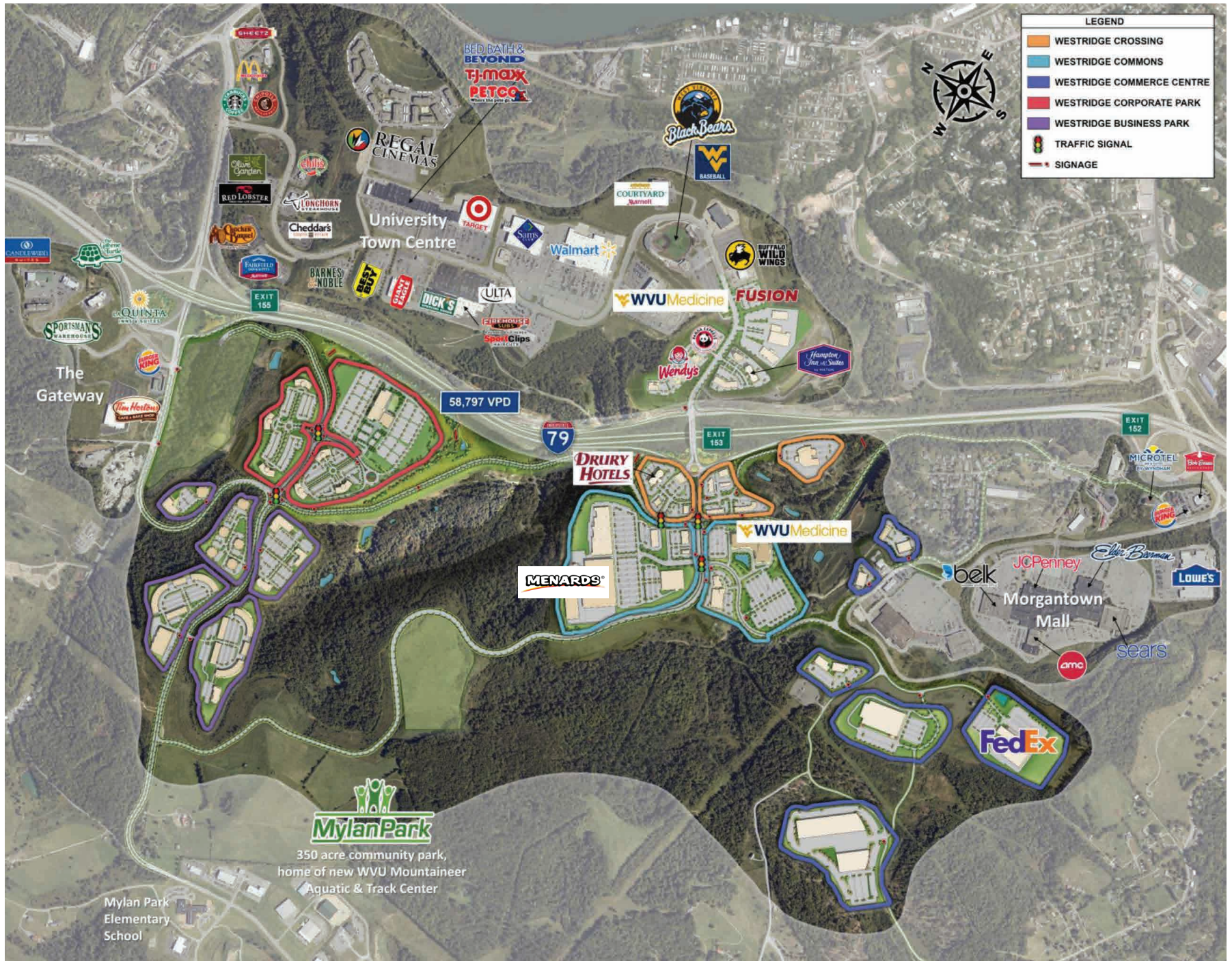
WestRidge Corporate Park (**red**) will include 500,000+ square feet of corporate office space. The first two pads are complete, with 90,000 square feet.

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

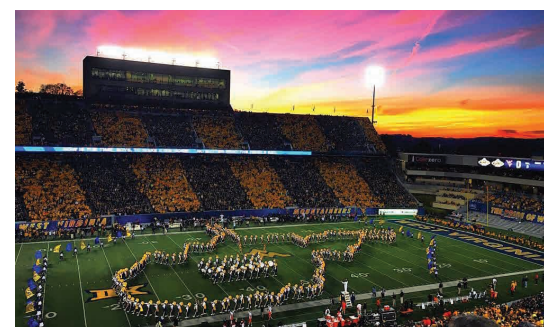
SOURCES

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.



Front of Building





Front Door.



Back of Building



Front and Side of Building



Back and Side of Building



◆ 705 GREENBAG ROAD

Aerial Facing Northeast





Aerial Facing West



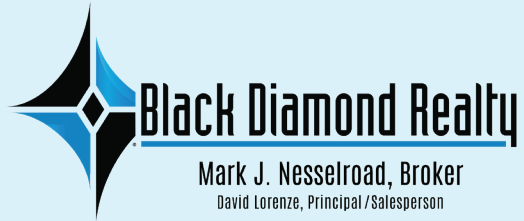
Aerial Facing East



Aerial Facing North



Aerial Facing Northwest



FINANCIAL INFORMATION

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

CONTACT

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