

FOR LEASE
RESTAURANT SPACE
MARKETING FLYER



215 DON KNOTTS BLVD
MORGANTOWN, WV 26501

MORGANTOWN MUNICIPAL AIRPORT
AIRPORT

WEST VIRGINIA UNIVERSITY
MAIN CAMPUS

DOWNTOWN MORGANTOWN
SHOPPING & DINING

 **215 DON KNOTTS BLVD**

ROUTE 119
DON KNOTTS BLVD

MORGANTOWN INDUSTRIAL PARK
INDUSTRIAL PARK



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RESTAURANT SPACE FOR LEASE

215 DON KNOTTS BLVD MORGANTOWN, WV 26501

RENTAL RATE / \$14.00 / SQ FT / YEAR

LEASE STRUCTURE / NNN

TOTAL SPACE AVAILABLE / 4,625 SQ FT

LOT SIZE / 3.05 ACRES

PROPERTY TYPE / RESTAURANT SPACE

PROPERTY FEATURES / PREMIUM
SIGNAGE OPPORTUNITY, EXCELLENT
VISIBILITY, LARGE PARKING LOT, CLOSE
TO MAJOR TRAFFIC ROUTES (I-68 / I-79),
CLOSE TO DOWNTOWN & WVU

215 Don Knotts Blvd offers 4,625 (+/-) square feet of available space on the first floor of the building. The space was previously occupied by a restaurant user and could easily transition to that use again. Most of the kitchen equipment has been removed, except the walk-in freezer. The building is situated on a 3.05 acre lot with exceptional visibility to Route 119 northbound and southbound traffic.

The building is situated along a major thoroughfare with exceptional visibility. It's positioned within a mile of Downtown Morgantown where there are many restaurants, shopping, and more. Access to I-68, Exit 1 can be achieved by traveling south about 2.3 miles down Route 119. Just 0.6 mile up the road at the intersection of Don Knotts Blvd and Greenbag Road, there is a traffic count of 19,975 vehicles per day (WVDOH, 2014).

FOR LEASE

RESTAURANT SPACE - LOCATED 1.7 MILES TO DOWNTOWN MORGANTOWN

215 DON KNOTTS BLVD · MORGANTOWN, WV 26501 · 4,625 (+/-) SQ FT

PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

Built in 2005 and renovated in 2018, the office building is comprised of 31,835 (+/-) square feet across three floors. The available space is on the first floor. The suite offers 4,625 (+/-) square feet of space previously leased by a restaurant user. The building exterior is a brick construction. The building is equipped with a working elevator system as well as sprinkler system.

LEGAL DESCRIPTION / ZONING

Located within city limits, this property is situated within the Morgantown First Ward District of Monongalia County. The site consists of one rectangular shaped parcel totaling 3.05 acres. The property is identified as 1st Ward, Map 49, Parcel 25.2. See the outlined parcel map for this property on Page 4. The property is zoned B-2 Service Business.

INGRESS / EGRESS / PARKING

This property currently offers one main point of ingress and egress along Don Knotts Blvd. Additional access is available via the adjacent property parking lot which is located on the north side of the subject building parking lot. The parking lot is paved and offers 131 (+/-) lined parking spaces. Parking is free.

UTILITIES

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

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

DIRECTIONS

From I-68 heading east, take Exit 1 and turn left at the traffic light. Travel roughly 1.7 miles on Grafton Road (Route 119) until you come to the next traffic light. Continue straight through the traffic light on Don Knotts Blvd. Continue 0.7 mile until the next traffic light where you will turn left into the property parking lot.



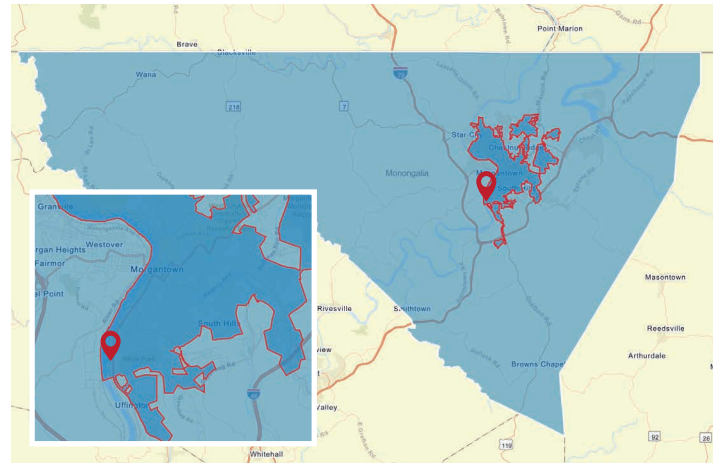
LOCATION ANALYSIS

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.

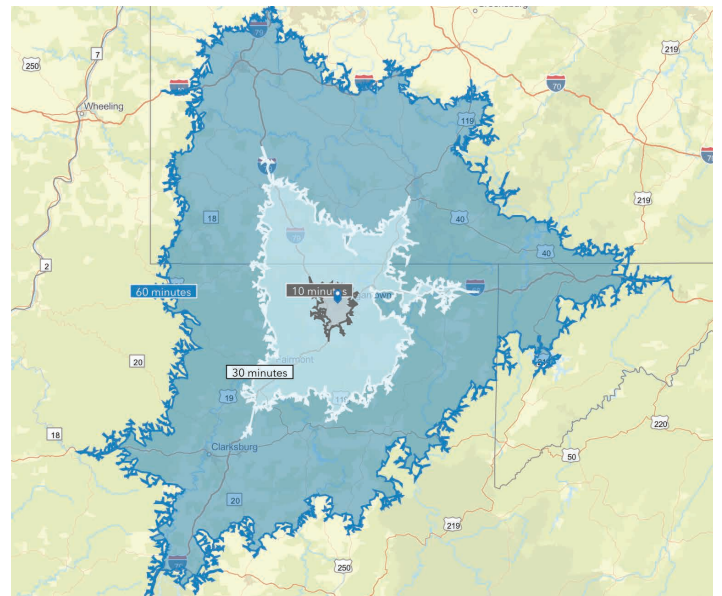
Monongalia County has a total population of 103,960 and a median household income of \$55,376. Total number of businesses is 3,881.

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.

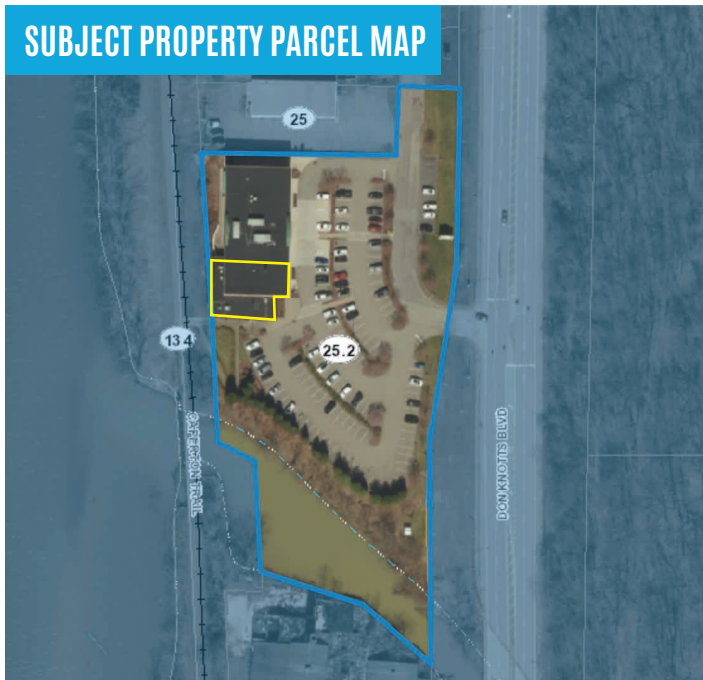
Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2021.



■ Monongalia County, WV ■ Morgantown City Limits 📍 Subject Location



Distance to nearby cities: Fairmont, WV - 22 miles, Uniontown, PA - 40 miles, Clarksburg, WV - 43 miles, Washington, PA - 47 miles, Pittsburgh, PA - 76 miles, Charleston, WV - 161 miles.



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AERIAL PHOTO



The aerial above highlights several of the most popular surrounding retail, restaurants, businesses and hotels. The subject property at 215 Don Knotts Blvd has been referenced with a yellow star. The space is located along Route 119 (Don Knotts Blvd), just 1.2 miles from Downtown Morgantown.

● Along Route 119, there is a traffic count of 19,975 vehicles per day (WVDOH, 2014).

- 1 Enterprise Rent-A-Car
- 2 University Toyota
- 3 West Virginia Outdoor Power, Inc.
- 4 Galloway's Florist
- 5 Mattress Warehouse
- 6 GetGo Gas Station
- 7 Premier Computer Services, Visionquest Training Center
- 8 Mountaineer Mall
- 9 Dunham's Sports
- 10 Giant Eagle Supermarket
- 11 Goodyear Auto Service Center
- 12 Carpet One Floor & Home
- 13 NAPA Auto Parts
- 14 FedEx Ship Center
- 15 Monongalia County Technical Education Center
- 16 Morgantown Industrial Park
- 17 Morgantown Utility Board
- 18 Mountain Heights Church
- 19 The Ranch Community Store, Davis Insurance Group, Hite Electrical Company
- 20 Sherwin-Williams Paint Store
- 21 BFS Foods, Subway
- 22 Waterfront Jeep
- 23 Morgantown Marriott at Waterfront Place
- 24 Downtown Morgantown
- 25 West Virginia University Campus
- 26 Morgantown Municipal Airport

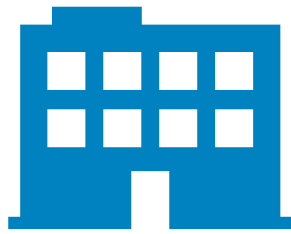
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



40,940

Total Population



2,090

Businesses



53,717

Daytime Population



\$200,502

Median Home Value



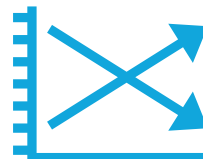
\$27,928

Per Capita Income



\$40,117

Median Household Income



0.2%

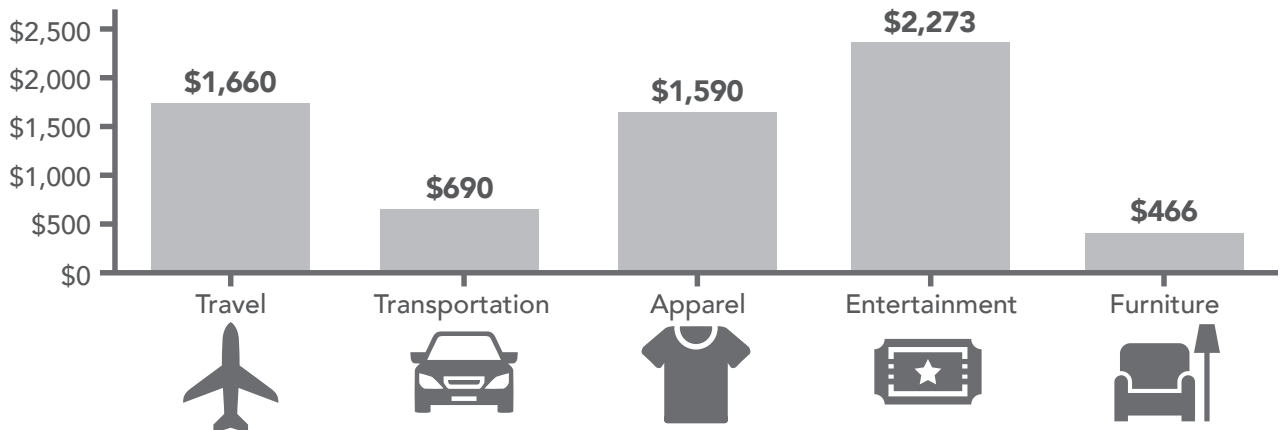
2010-2020 Pop Growth Rate



28,513

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



72,723

Total Population



3,269

Businesses



88,048

Daytime Population



\$217,321

Median Home Value



\$32,766

Per Capita Income



\$48,678

Median Household Income



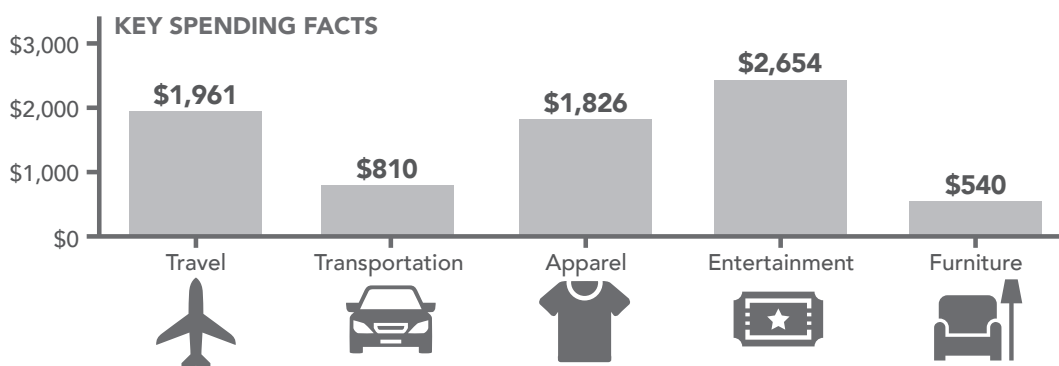
0.5%

2010-2020 Pop Growth Rate



36,304

Housing Units (2020)



10 MILE RADIUS



106,233

Total Population



3,957

Businesses



114,762

Daytime Population



\$218,903

Median Home Value



\$35,548

Per Capita Income



\$55,274

Median Household Income

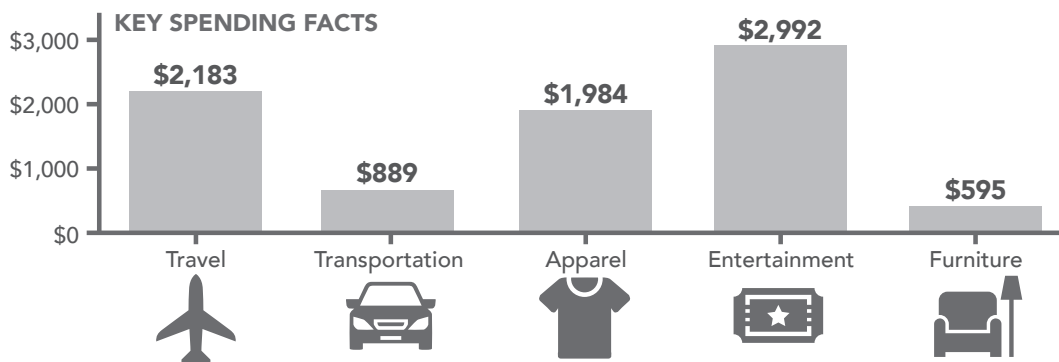


0.6%

2010-2020 Pop Growth Rate



Housing Units (2020)

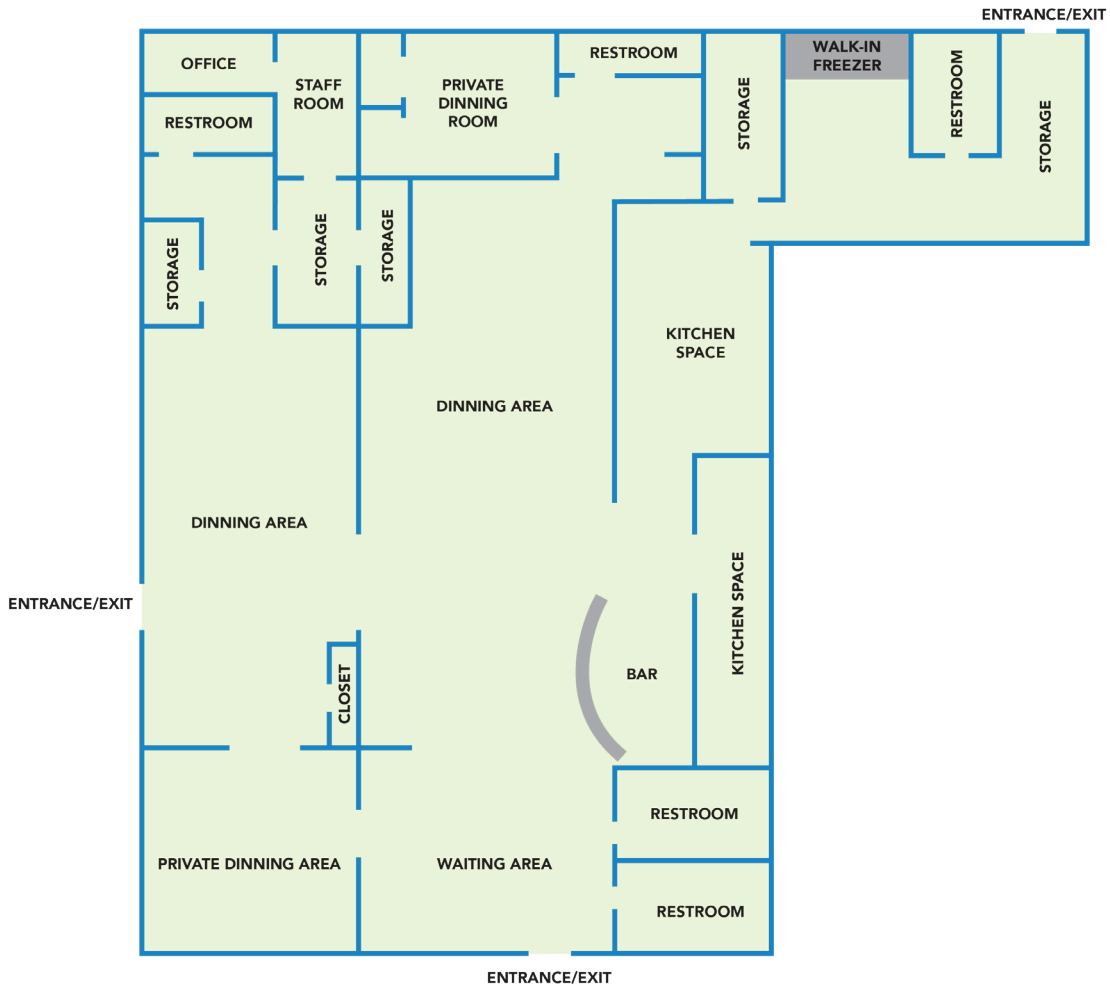


FLOOR PLAN

4,625 SQUARE FEET

Located on the first floor of the building, this suite offers 4,625 (+/-) square feet of space. The space was previously occupied by a restaurant user and could easily transition to that use again. Most of the kitchen equipment has been removed, except the walk-in freezer. The space includes, a total of three entrances/exits, one in the front of the building,

one at the side and one in the back, multiple dinning areas, and two private dinning areas, a total of four restrooms, plenty of storage space, kitchen space, a custom bar, a staff room and small office. Finishes include drywall walls with drop ceilings, a combination of wood, carpet and tile flooring and a mix of pendant lighting and recessed lighting throughout.



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PHOTOS



Waiting Area.



Entrance and Restrooms.



Bar.

PHOTOS



Dinning Area.



Private Dinning Area.

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Dining Area.



Water Station.



Storage.



Private Dining Area.

PHOTOS



Storage/Staff Room.



Storage/Office.



Storage.



Restroom.

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Kitchen Area.



Kitchen Storage/Walk-in Freezer.



Kitchen Area.

EXTERIOR PHOTOS



Side and Front of the Building.

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Front of the Building Facing the Main Entrance.



Side and Back of the Building.



Side and Back of the Building.

AERIAL PHOTOS



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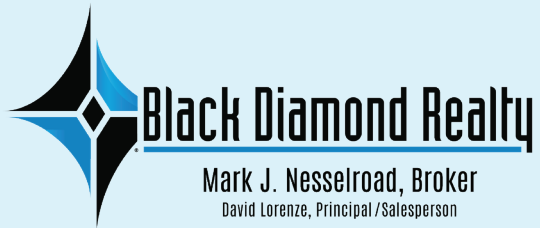
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Drone View of the Property Facing Southwest.



Drone View of the Property Facing Southeast.



CONTACT

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