

State



MORGANTOWN, WEST VIRGINIA

STATE ON CAMPUS

FOR LEASE | 2,037 - 4,336 SF AVAILABLE



PROJECT DETAILS

331 BEECHURST AVE • 2,037 - 4,336 SF AVAILABLE • RETAIL



AVAILABLE SPACE

2,037 - 4,336 SF

TRAFFIC COUNTS

23,557 ADT - Beechurst Ave

PROPERTY HIGHLIGHTS

Ground floor retail opportunity, steps away from West Virginia University

End cap space available with designated patio for outdoor seating

6 story, mixed use student housing apartment with 232 Units / 420

Beds (100% residential occupancy)

Turnkey restaurant space with Type 2 hood

Convenient, integral garage parking for retail

Beechurst Ave: 23,557 ADT

Bus Stop: Beachurst & 3rd (At Property)

PRT Stop: Beechurst Station (2 blocks)

COUNTY

Monongalia

MARKET

Morgantown

1 MILE

3 MILE

5 MILE



POPULATION

22,458

59,869

79,503



TOTAL HOUSEHOLDS

8,548

26,129

79,503



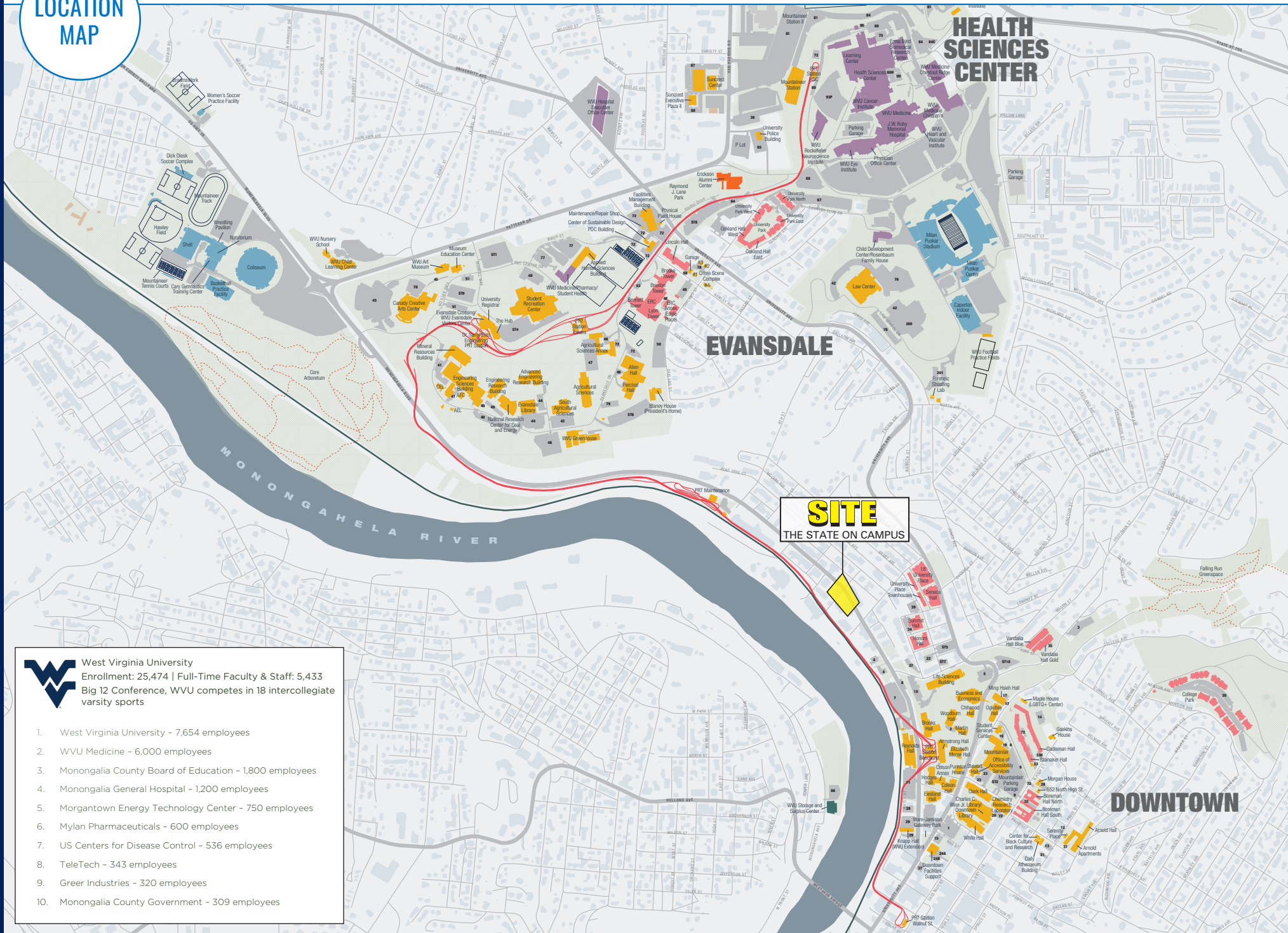
MEDIAN HH INCOME

\$28,776

\$49,604

\$56,957

**LOCATION
MAP**



West Virginia University
 Enrollment: 25,474 | Full-Time Faculty & Staff: 5,433
 Big 12 Conference, WVU competes in 18 intercollegiate varsity sports

1. West Virginia University - 7,654 employees
2. WVU Medicine - 6,000 employees
3. Monongalia County Board of Education - 1,800 employees
4. Monongalia General Hospital - 1,200 employees
5. Morgantown Energy Technology Center - 750 employees
6. Mylan Pharmaceuticals - 600 employees
7. US Centers for Disease Control - 536 employees
8. TeleTech - 343 employees
9. Greer Industries - 320 employees
10. Monongalia County Government - 309 employees

AERIAL



SITE

BENT TREE COURT
~40 UNITS

METRO TOWERS
50 UNITS

U CLUB SUNNYSIDE
134 BEDS

UNIVERSITY PLACE
238 UNITS

Advance Auto Parts
AutoZone

MORGANTOWN RUNNING
THE TEA SHOPPE
EFFLEURAGE SPA
WAMSLEY CYCLES
COUNTRY ROADS QUILT SHOP

SENECA VILLAGE
32 UNITS - SENIOR LIVING

Chico BAKERY

PM

ASHBROOKE
LIQUOR OUTLET

STARBUCKS®
Papa Motts
PRO Performance

GLENLOCK APTS.
32 UNITS

SUMMIT HALL
525 STUDENTS

THE STATE
232 UNITS

MUTTS

PAPA JOHN'S

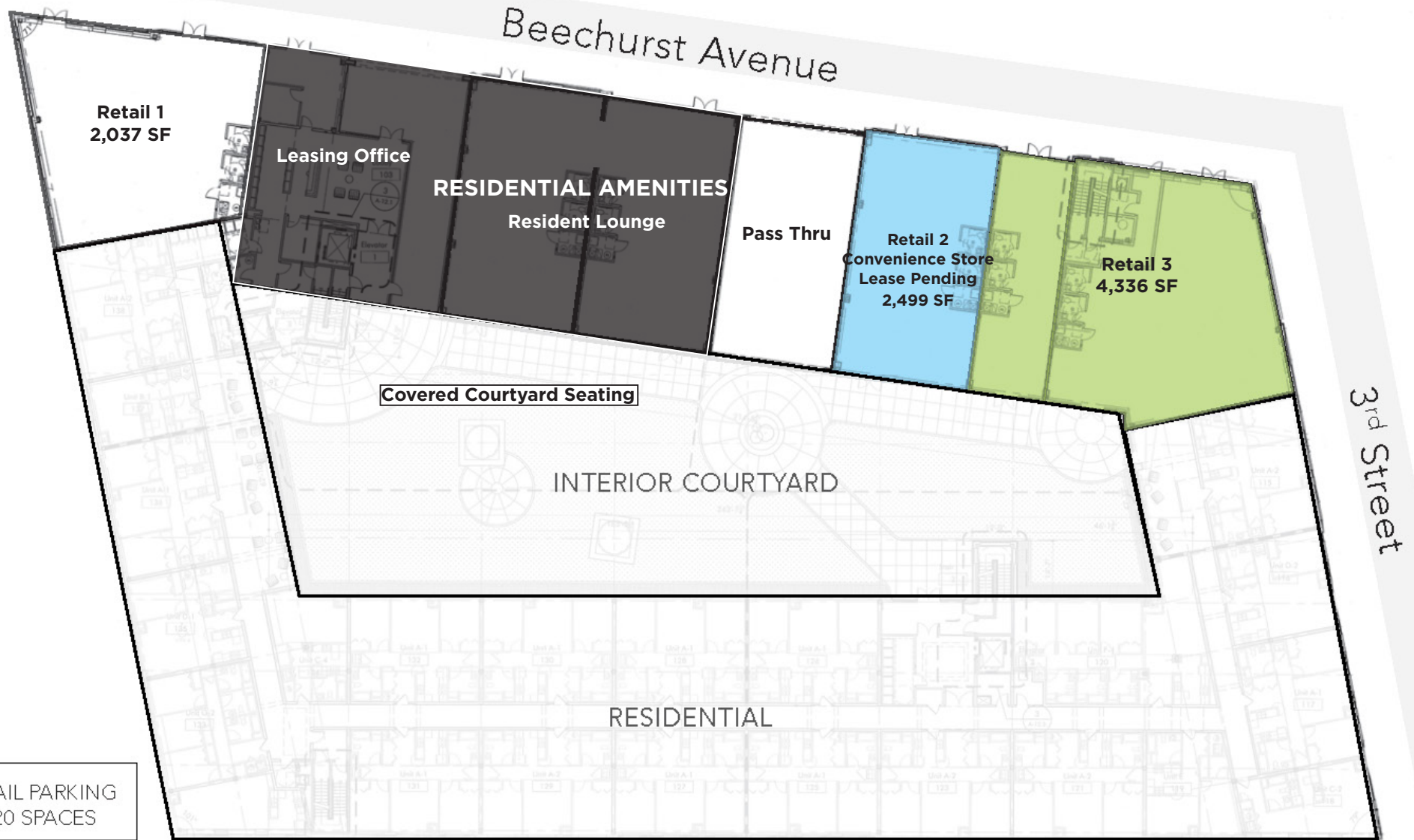
HONORS HALL
525 STUDENTS

MOUNTAINEER PLACE
37 UNITS

GLENLOCK APTS.
196 UNITS

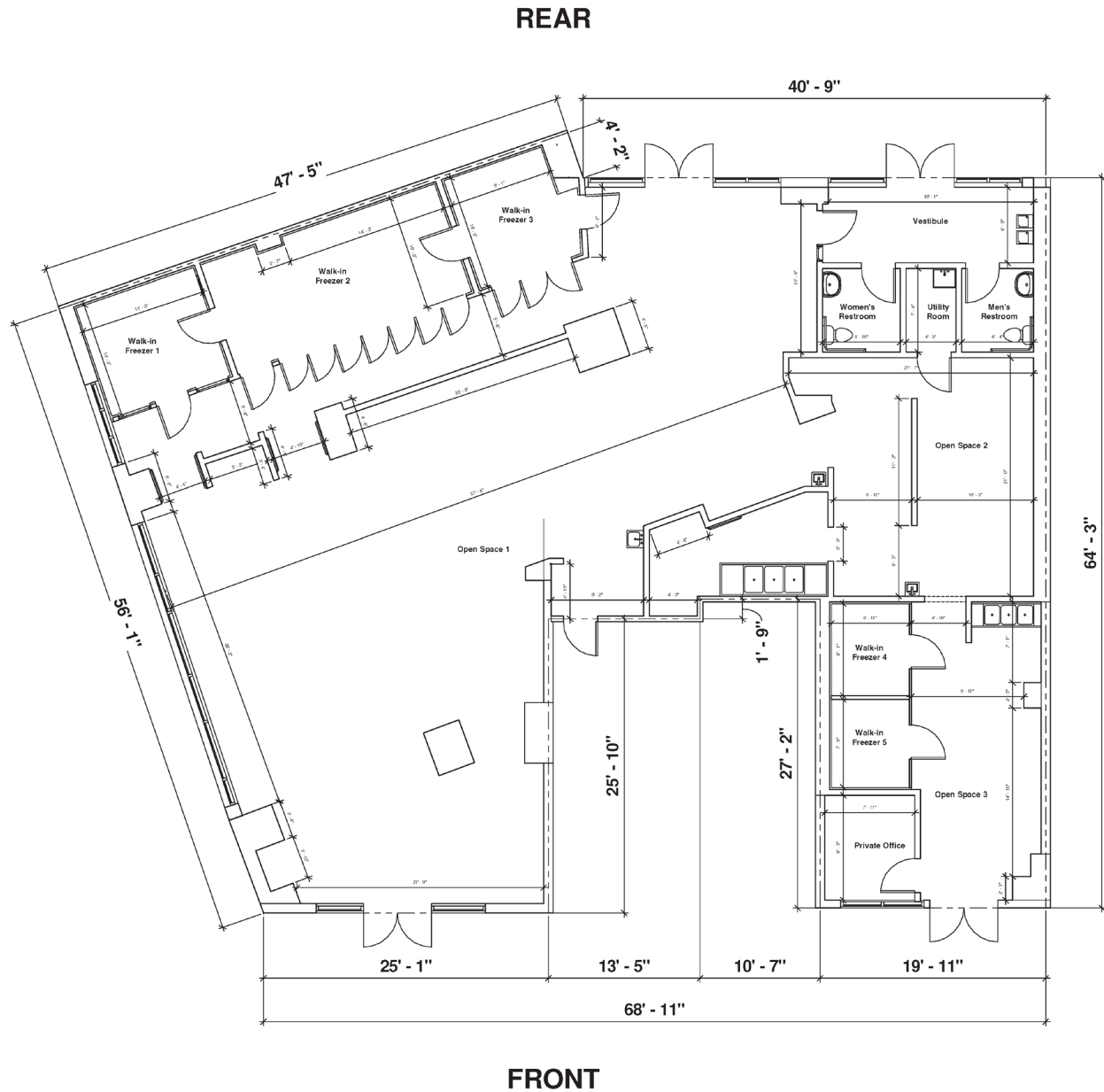
DOWNTOWN
CAMPUS

SITE PLAN



SITE PLAN

4,336 SF Space



A1 MAIN FLOOR



PHOTO



MORGANTOWN, WEST VIRGINIA

331 BEECHURST AVE

2,037 - 4,336 SF AVAILABLE | RETAIL

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