

RETAIL | OFFICE | R&D | MEDICAL | TECH FOR LEASE

THE DECK

1050 UNIVERSITY AVENUE, MORGANTOWN, WV 26505



RETAIL | OFFICE | R&D | MEDICAL | TECH FOR LEASE

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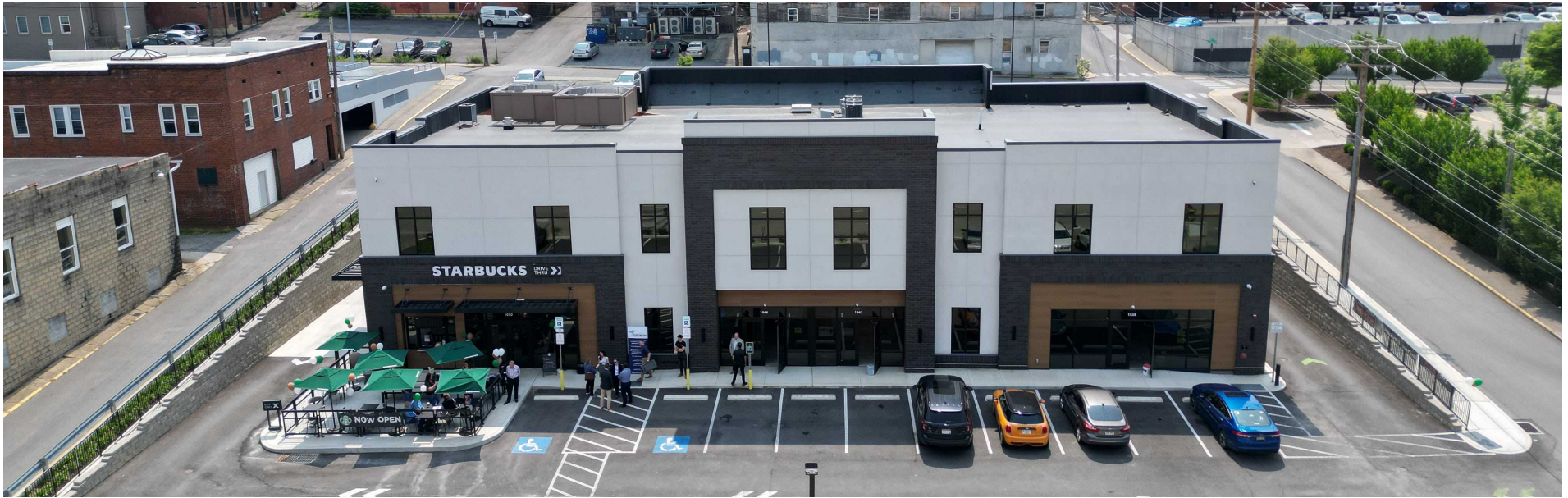
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PROPERTY SUMMARY

1050 UNIVERSITY AVENUE, MORGANTOWN, WV 26505



Property Summary

Available SF:	9,397
Building Class:	A
Building Name:	The Deck
Year Built:	2022
Parking Ratio:	2.96/1,000 SF 44 Spots
Lot Size:	1.0 Acres
Zoning:	B-4 General Business

Property Overview

The Deck is a newly constructed 14,860 SF mixed-use retail/office development anchored by Starbucks. The two-story building features modern architecture with high-end finishes, offering spaces from 1,835 SF to 7,562 SF.

Available spaces:

Lower Level: 1,835 SF

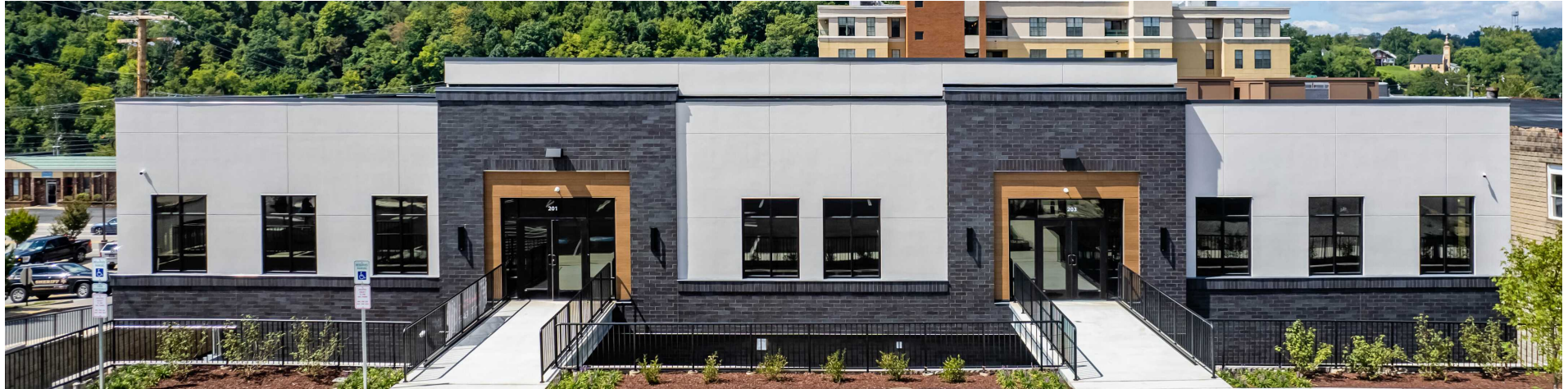
Upper Level: 7,562 SF contiguous | 3,781 SF split

Location Overview

Strategic location at 1050 University Avenue in Morgantown's prime retail corridor, positioned at the threshold of downtown with exceptional visibility. Adjacent to WVU campus and within walking distance to student housing. The area benefits from 38,000+ daily vehicles and strong pedestrian traffic. Surrounded by national retailers including Sheetz, CVS, Cold Stone Creamery, and multiple restaurants. The site offers excellent accessibility with multiple public parking options and direct access to public transportation via the Light Rail Walnut Station.

AVAILABLE SPACES

1050 UNIVERSITY AVENUE | MORGANTOWN, WV 26505



[Click for Virtual Tour](#)

Available Spaces

Suite	Size	Available
201	3,781	Yes
202	3,781	Yes
1038	1,835	Yes

Suite 201,202

- Upper floor with direct Chestnut St access
- Premium signage opportunity
- Modern, open shell
- Separate entrance and dedicated parking
- Abundant natural light

Suite 1038

- Street-level with University Ave frontage
- High-visibility corner location
- Near Starbucks drive-thru
- Direct pedestrian access
- Move-in ready condition



PROPERTY PHOTOS

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PROPERTY PHOTOS SUITE 1038

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PROPERTY PHOTO SUITE 201-202

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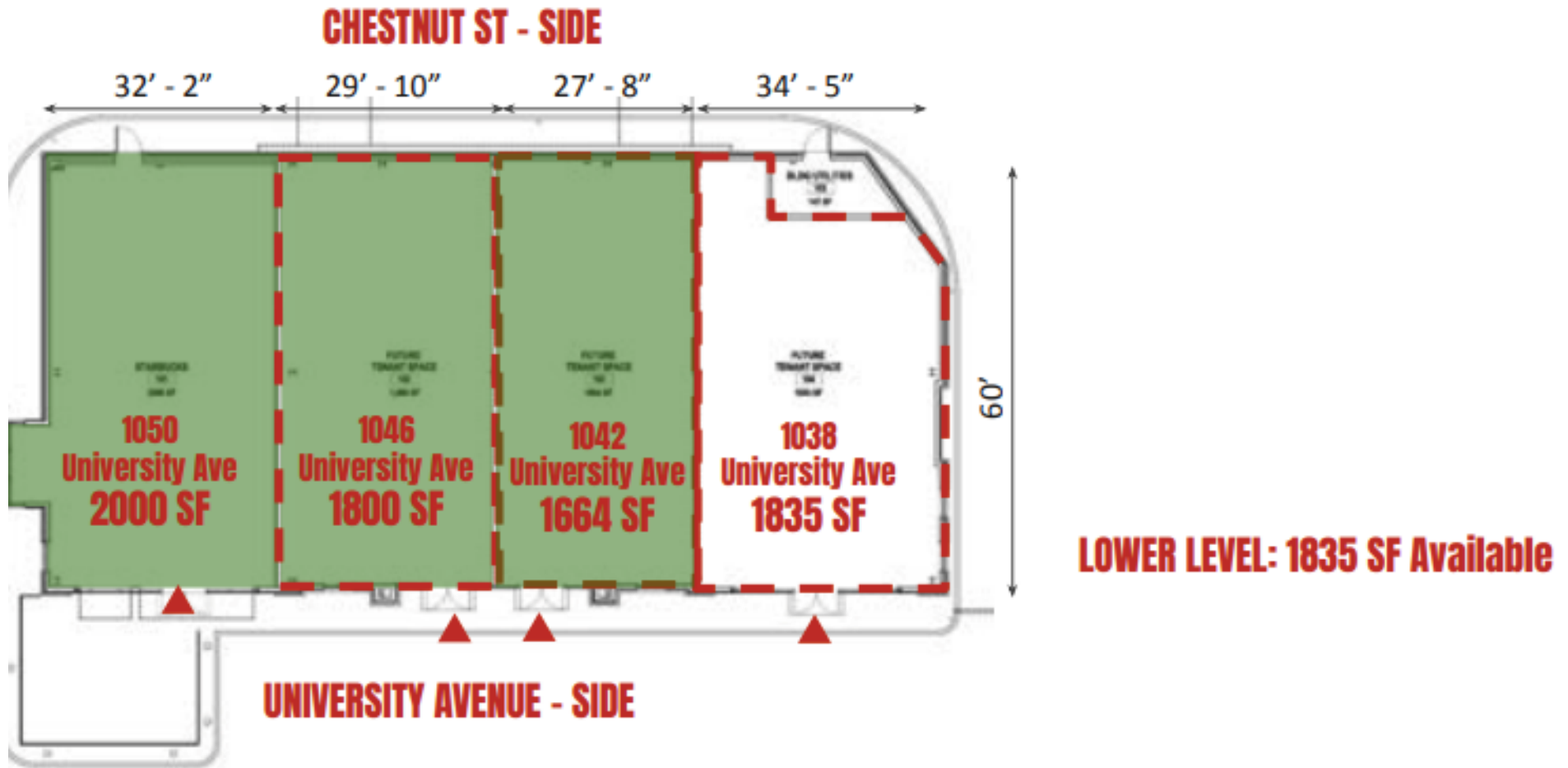
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FLOOR PLAN SUITE 1038

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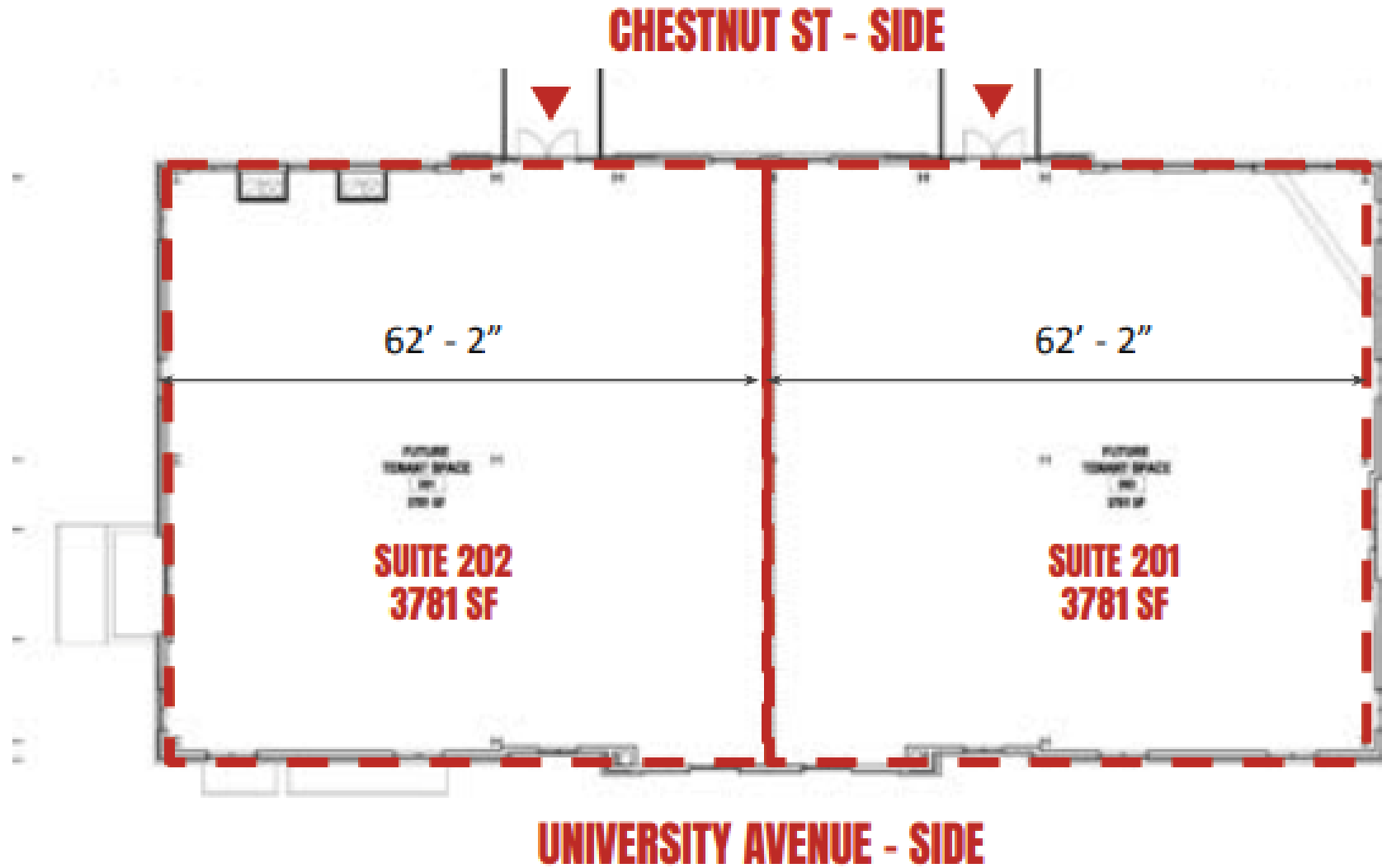
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UPPER LEVEL: 7,562 SF

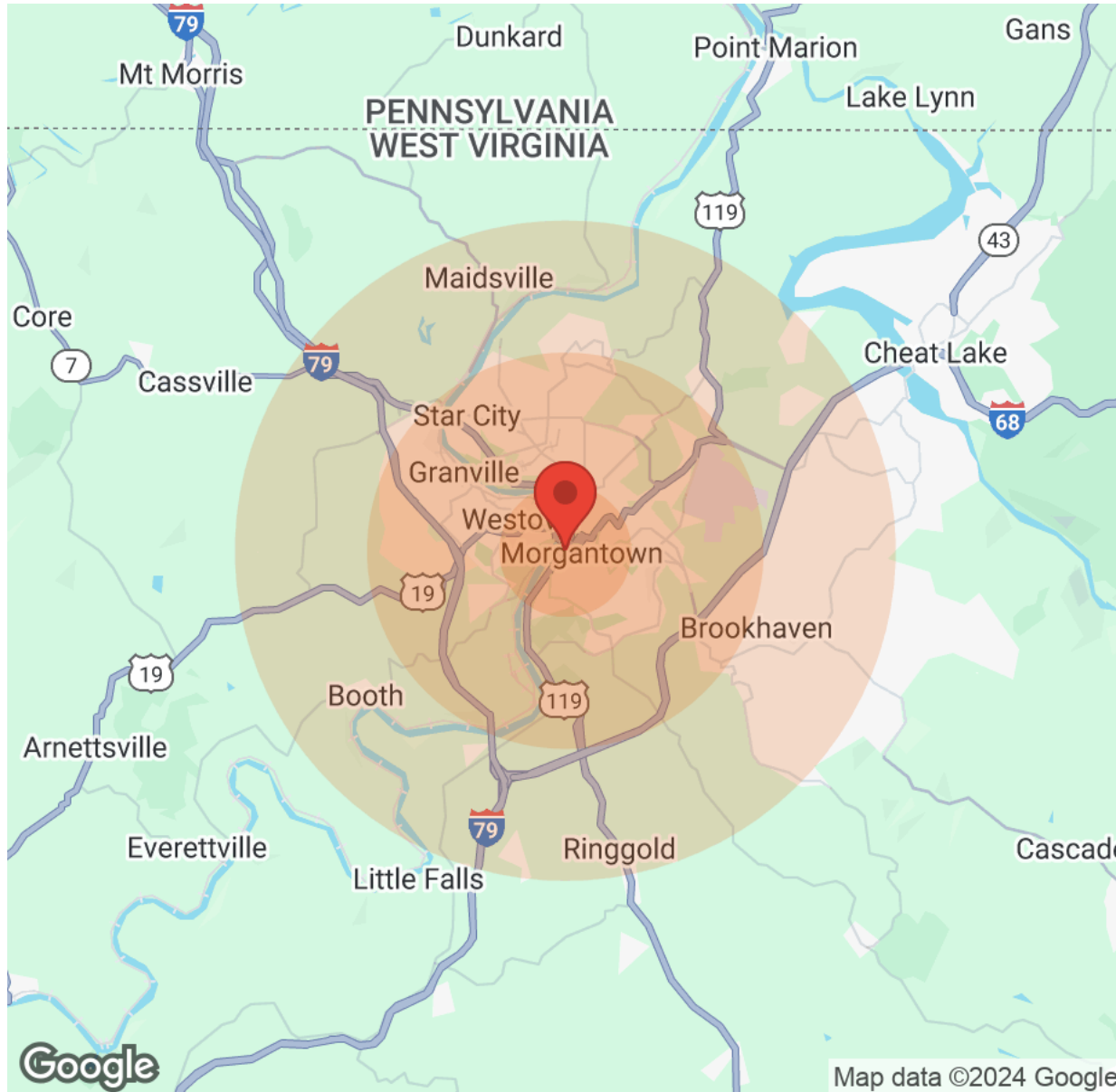
BUSINESS MAP

1050 UNIVERSITY AVENUE | MORGANTOWN, WV 26505



DEMOGRAPHICS

1050 UNIVERSITY AVENUE | MORGANTOWN, WV 26505



Population	1 Mile	3 Miles	5 Miles
Male	7,963	28,854	37,743
Female	7,283	27,161	36,374
Total Population	15,246	56,015	74,117

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,430	5,481	8,246
Ages 15-24	1,108	4,358	6,665
Ages 25-54	9,966	33,139	40,884
Ages 55-64	1,252	5,679	8,253
Ages 65+	1,490	7,358	10,069

Income	1 Mile	3 Miles	5 Miles
Median	\$21,495	\$30,852	\$33,601
< \$15,000	2,950	8,474	9,614
\$15,000-\$24,999	864	3,413	4,322
\$25,000-\$34,999	502	2,044	3,054
\$35,000-\$49,999	627	2,494	3,324
\$50,000-\$74,999	784	2,979	4,220
\$75,000-\$99,999	345	1,823	2,963
\$100,000-\$149,999	333	1,427	2,055
\$150,000-\$199,999	95	469	758
> \$200,000	92	503	910

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,309	25,177	33,165
Occupied	6,734	23,250	30,630
Owner Occupied	2,257	9,163	14,032
Renter Occupied	4,477	14,087	16,598
Vacant	575	1,927	2,535

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CONTACT OUR TEAM!

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