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

THE DECK

1050 UNIVERSITY AVENUE, MORGANTOWN, WV 26505







PRESENTED BY:

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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.



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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





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PROPERTY PHOTOS

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PROPERTY PHOTOS SUITE 1038

1050 UNIVERSITY AVENUE, MORGANTOWN, WV 26505







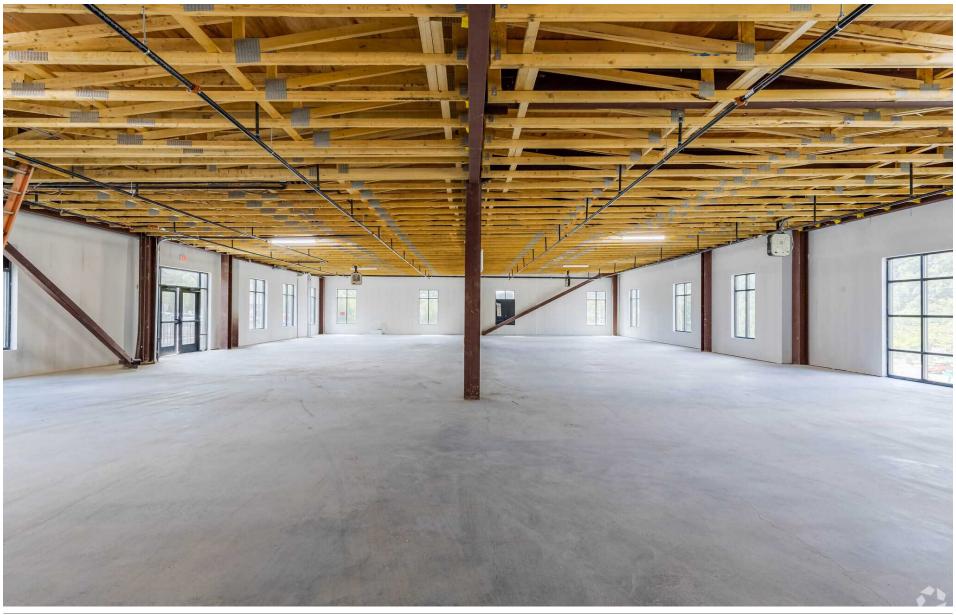
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PROPERTY PHOTO SUITE 201-202

1050 UNIVERSITY AVENUE, MORGANTOWN, WV 26505



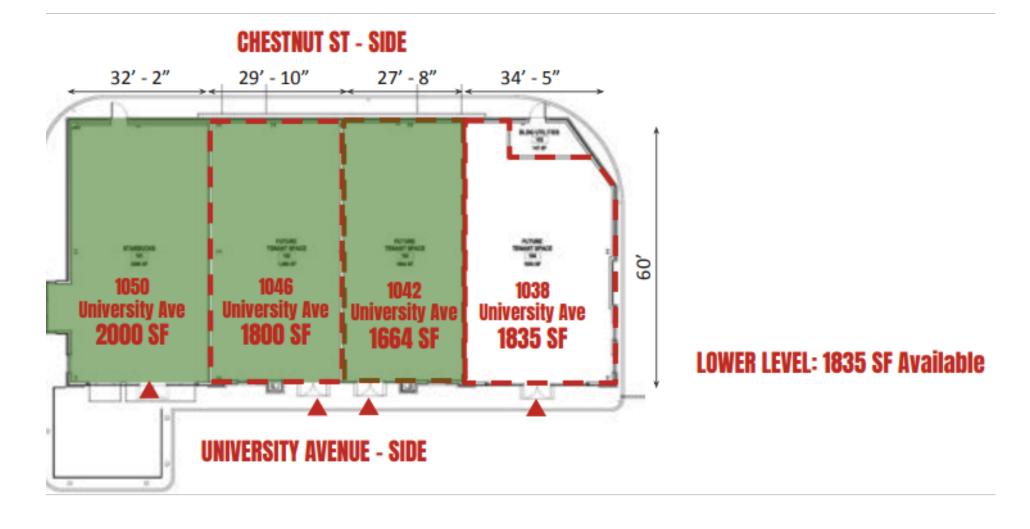




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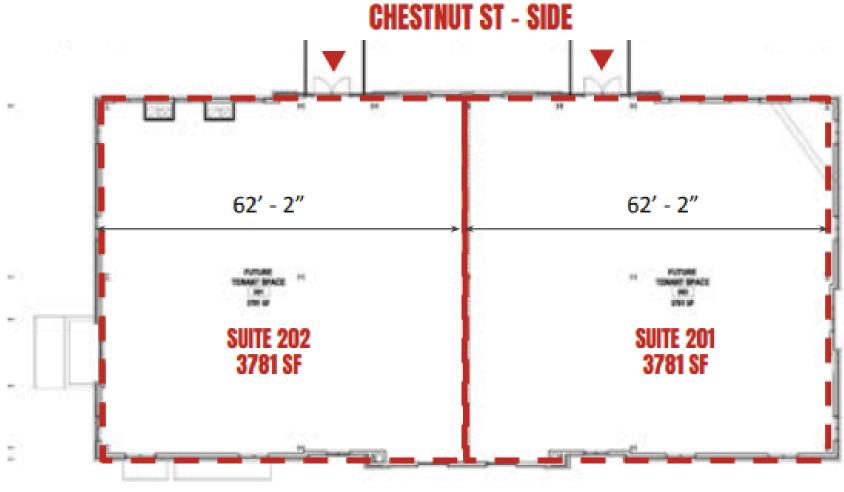




FLOOR PLAN SUITE 201-202

1050 UNIVERSITY AVENUE, MORGANTOWN, WV 26505





UNIVERSITY AVENUE - SIDE

UPPER LEVEL: 7,562 SF



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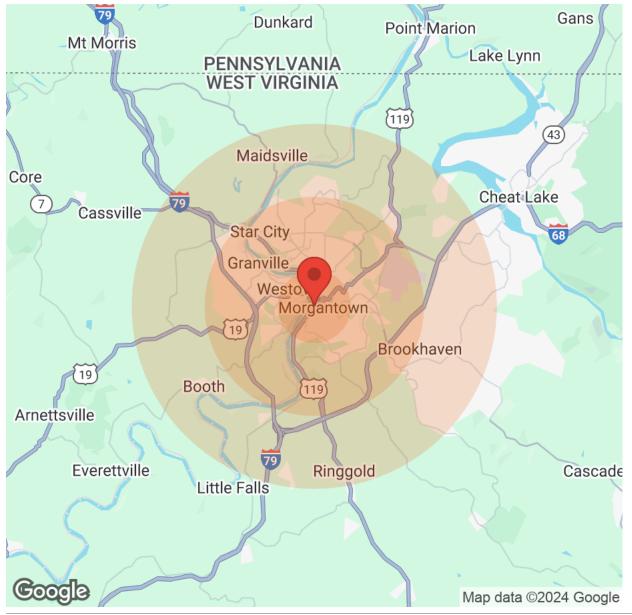
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HARDY (**BUSINESS MAP** 1050 UNIVERSITY AVENUE | MORGANTOWN, WV 26505 J.echurst Ave Monongahela Ave Mason. ies Ave Grant Ave Monongahela Auc Falling Rundd Rhode Island Ave oark Ave New York Ave Des Moines A. Cornell Ave New Jersey St price Morrison Ave W Park Ave Highland St Price St 119 Wvu Student Services Center W Noniist TOWER LA S East St 5 Westover Louise Ave Cold Stone Cream Riogenay Ave Race St o/land Ave WOODBURN 5 McKinley St Subway Lane St W High St West St W Main St Ospect St Charles Ave Sations Ave 19 McKinlon Ave Parsonson James St Vincent Ave Hazel Ruby McQuain Park Whitmore School Jackson St Richwood A Rightmile Ave Morgantown Moor of the state Deckers C Durar coffee (Yemen coffee hut) Powell Are Sheetz pleas Dunkin' 🗽 Domino's Pizza Monongalia County Magistrate GREENMONT Kingwo Winsley St O Edge South High Station Allison St Morgantown High School Simpson St & Minsula & SHA Wilson Ave W SONGE PO White Ave E Brockway Ave Mainda Linden St White Ave **Euclid Ave** Dorsey! 119 Maple Ave Map data ©2024 5 Buc UO SOUTH DARK

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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