



**FOR LEASE**  
OFFICE / RETAIL SUITE  
MARKETING FLYER



**7100 WILLIE G AVENUE, SUITE 102 & 104**  
**MORGANTOWN, WV 26501**

UNIVERSITY TOWN CENTRE

WESTRIDGE

WESTRIDGE



EXIT 155

LAQUINTA INN AND SUITES

7100 WILLIE G AVENUE

TRIPLE S HARLEY DAVIDSON

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UNIVERSITY TOWN CENTRE

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EXIT 155

LAQUINTA INN & SUITES

SPORTSMAN'S WAREHOUSE

7100 WILLIE G AVENUE

PARCS SUPERSTORES

SSS HARLEY DAVIDSON

## OFFICE / RETAIL SUITES FOR LEASE

## 7100 WILLIE G AVENUE, SUITE 102 & 104 MORGANTOWN, WV 26501

RENTAL RATE / \$17.50 / SQ FT / YEAR

LEASE STRUCTURE / NNN

TOTAL SPACE AVAILABLE / 7,824 SQ FT

SQ FT BREAKDOWN

SUITE 102: 3,824 SQ FT

SUITE 104: 4,000 SQ FT (TWO LEVELS)

CITY LIMITS / OUTSIDE

ZONING / COMMERCIAL

PROPERTY TYPE / OFFICE, RETAIL

PROPERTY FEATURES / CLOSE TO MANY  
AMENITIES, OFF-STREET PARKING,  
SIGNAGE, INTERSTATE VISIBILITY,  
MULTIPLE ACCESS POINTS, PRIVATE  
OFFICES, VERSATILE FLOOR PLANS

Located at the northernmost point of Gateway, 7100 Willie G Avenue is an office/retail building offering two suites available for lease. Suite 102 is inline and comprised of 3,824 (+/-) square feet. Suite 104 is located on an endcap, spans two floors and is comprised of 4,000 (+/-) square feet. Gateway is a newly established mixed-use development, with interstate visibility and easy access to major thoroughfares and many amenities. The development is located immediately off of I-79, Exit 155 and is home to retail, restaurant, medical, convenience, and hospitality users. Westover signage criteria does not apply to Gateway and there are no B&O Taxes on construction and no permit fees for construction. Additional square footage may be available if desired by the tenant.

Gateway is located within the city limits of Westover on the west side of I-79. The entrance to the development is located immediately off the interstate at Exit 155. The I-79/I-68 interchange is located roughly 5 miles south of Exit 155. Along I-79, there is a traffic count of 18,064 vehicles per day. Along Route 19, there is a traffic count of 33,959 vehicles per day. Source: ©2024 Kalibrate Technologies (Q3 2024).

**FOR LEASE**  
**OFFICE / RETAIL SUITES - LOCATED 0.6 MILE TO I-79, EXIT 155**  
**7100 WILLIE G AVENUE · MORGANTOWN, WV 26501 · TWO SUITES**

# PROPERTY SPECIFICATIONS

## PROPERTY SPECIFICATIONS

Suite 102, 3,824 (+/-) square feet is inline on the ground floor, situated between the national tenants H&R Block and The Greene Turtle. There is one entrance at the front of the building and a secondary entrance/exit at the back of the building for employees.

Suite 104, 4,000 (+/-) square feet is located at the end of the building situated beside the national tenant H&R Block. The suite spans two floors with multiple access points. There are two retail doors at the front of the building, one door on the side of the building and one at the back of the building.

Other tenants within Gateway include Triple S Harley Davidson (175,000 visitors per year), Mon General, Hobby Lobby, Rhino Self Storage, Burger King, The Green Turtle Restaurant, Sportsman's Warehouse, LaQuinta Hotel & Suites, Candlewood Suites, H&R Block, Joe Romeo's Honda Dealership, PARCS Superstore, Paw Prints Veterinary Clinic, BFS gas station & convenience store, Little Caesars, Dairy Queen and Tim Hortons.

## INGRESS / EGRESS / DIRECTIONS / PARKING

Gateway currently offers one point of ingress and egress via a public road. Access can be achieved by turning north off of Chaplin Hill Road onto Willie G Avenue located beside the BFS gas station & convenience store. Continue straight on Willie G Ave to the top of the hill. Follow signs for The Greene Turtle and H&R Block.

The paved parking lot offers plenty of parking for employees and customers. The parking lot is shared amongst tenants in the immediate vicinity including.

## UTILITIES

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

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



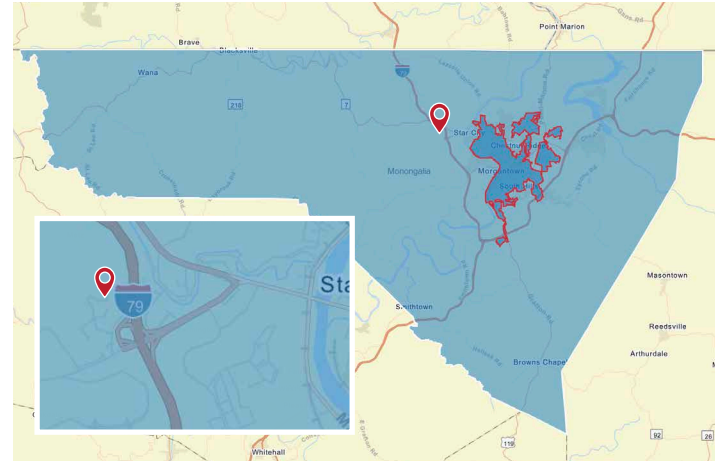
# LOCATION ANALYSIS

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.

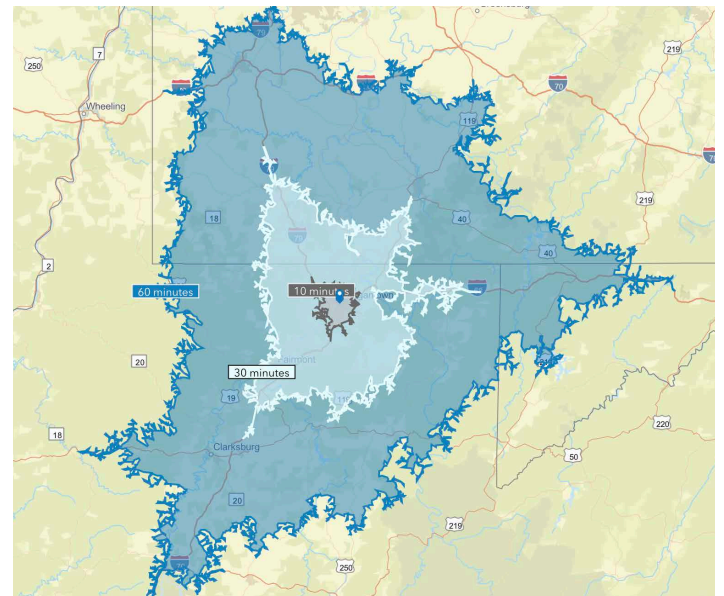
**Monongalia County** has a total population of 107,576 and a median household income of \$62,983. Total number of businesses is 4,046.

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.*

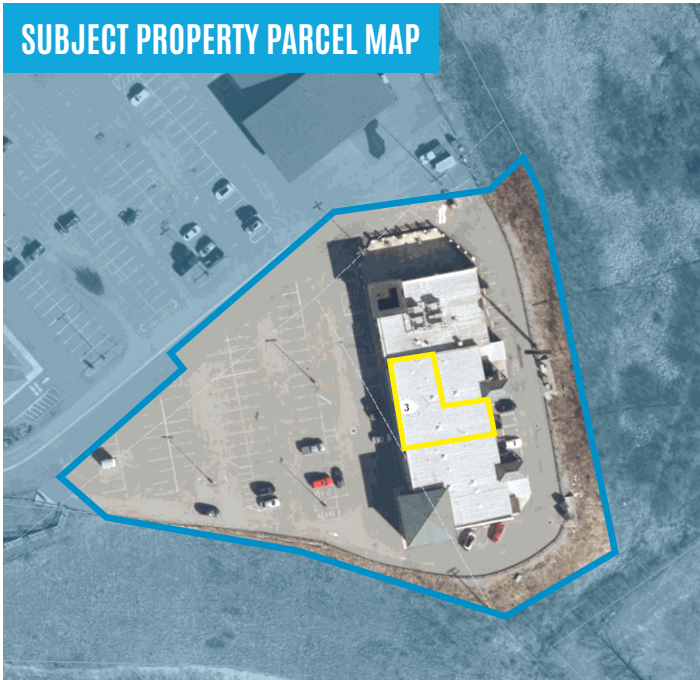


■ Monongalia County, WV ■ Morgantown City Limits 📍 Subject Location



**Distance to nearby cities:** Fairmont, WV - 24 miles, Uniontown, PA - 24 miles, Bridgeport, WV - 39 miles, Clarksburg, WV - 42 miles, Washington, PA - 48 miles, Pittsburgh, PA - 76 miles, Charleston, WV - 170 miles.

## SUBJECT PROPERTY PARCEL MAP



# FOR LEASE

## OFFICE / RETAIL SUITES - LOCATED 0.6 MILE TO I-79, EXIT 155 7100 WILLIE G AVENUE · MORGANTOWN, WV 26501 · TWO SUITES

# SURROUNDING AMENITIES



The Google Maps image above highlights several surrounding businesses. Referenced with a yellow star is the subject property, 7100 Willie G Avenue.

Along I-79, there is a traffic count of 18,064 vehicles per day. Along Route 19, there is a traffic count of 33,959 vehicles per day.

Source: ©2024 Kalibrate Technologies (Q3 2024).

- 1 LaQuinta Inn & Suites
- 2 Sportsman's Warehouse
- 3 Triple S Harley Davidson
- 4 Candlewood Suites
- 5 PARCS Superstore
- 6 I-79 Honda
- 7 Hobby Lobby
- 8 MonHealth
- 9 Star City Fire Department
- 10 Sheetz
- 11 WVU Gymnastics
- 12 Morgantown Waste Water Treatment
- 13 WVU Coliseum
- 14 West Virginia State Police
- 15 Aldi, CVS, Golden Corral
- 16 Regal Morgantown
- 17 Best Buy, Giant Eagle
- 18 WVU Medicine
- 19 McDonald's, Starbucks, Chipotle, Sheetz
- 20 Olive Garden, Red Lobster, Longhorn Steakhouse, Chili's
- 21 WestRidge - Steptoe & Johnson
- 22 Dick's, Ulta Beauty, Harbor Freight, Kirkland's
- 23 Target, Dollar Tree, TJ Maxx, Old Navy, Petco, Gamestop, Cicis Pizza, Aspen Dental, Sleep Outfitters
- 24 Sams Club
- 25 Premeir Chevrolet Buick GMC
- 26 Walmart
- 27 Monongalia County Ballpark
- 28 Wendy's, Chic-fil-A, Panda Express, Buffalo Wild Wing's, Star Furniture, Freedom Kia, Holiday Inn, Courtyard Marriott
- 29 WestRidge - Menard's, Bass Pro Shops, Khol's, Home Goods, Burlington, Ross

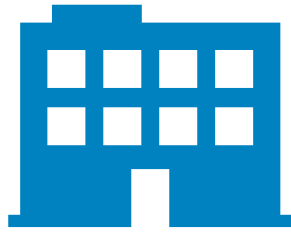
# DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



20,224

Total Population



1,173

Businesses



38,754

Daytime Population



\$257,201

Median Home Value



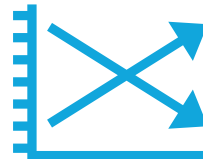
\$37,065

Per Capita Income



\$60,898

Median Household Income



0.20%

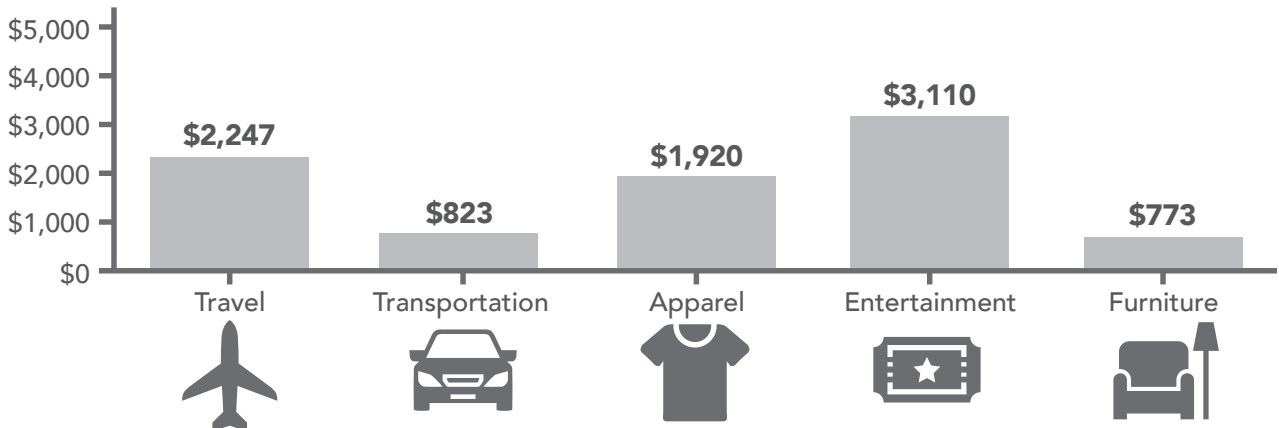
2024-2029 Pop Growth Rate



9,489

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 2024, 2029. Spending facts are average annual dollar per household.

## 5 MILE RADIUS



**64,145**

Total Population



**2,861**

Businesses



**83,267**

Daytime Population



**\$250,387**

Median Home Value



**\$35,002**

Per Capita Income



**\$51,414**

Median Household Income



**0.14%**

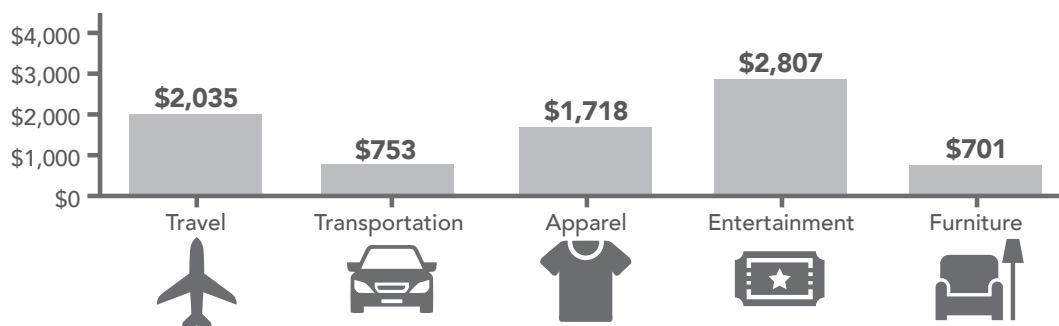
2024-2029 Pop Growth Rate



**31,624**

Housing Units (2020)

### KEY SPENDING FACTS



## 10 MILE RADIUS



**106,949**

Total Population



**3,987**

Businesses



**118,794**

Daytime Population



**\$262,998**

Median Home Value



**\$39,522**

Per Capita Income



**\$61,771**

Median Household Income



**0.27%**

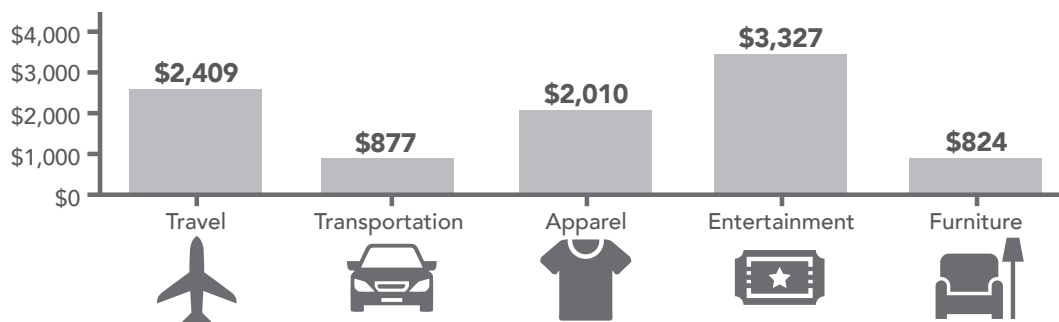
2024-2029 Pop Growth Rate



**50,060**

Housing Units (2020)

### KEY SPENDING FACTS



# WESTRIDGE DEVELOPMENT

## ECONOMIC DEVELOPMENT STATISTICS

*Statistics below are within three mile radius of the subject location.*

- **MYLAN PARK:** Mylan Park just finished a **\$40M indoor aquatic center and outdoor track**. Mylan Park offers nearly **400 acres** with over **1,000,000 visitors a year** prior to the track, aquatic center, Monongalia County building, WVU Rehab Center and assisted living center, alternative learning center. Pro Performance, a large indoor recreational facility, plus several softball fields comprise Mylan Park.

A 120 unit nursing home facility will soon break ground at Mylan Park. The developer closed on the 5-6 acres as of June 15, 2020.

- **GATEWAY:** The Gateway 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.

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 the areas newest retail business coming to the Greater Morgantown market. Menards is the nation’s third largest home improvement chain and has broken ground on a 173,000 square foot facility slated to open in Spring of 2021.

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).

## WESTRIDGE DEVELOPMENT



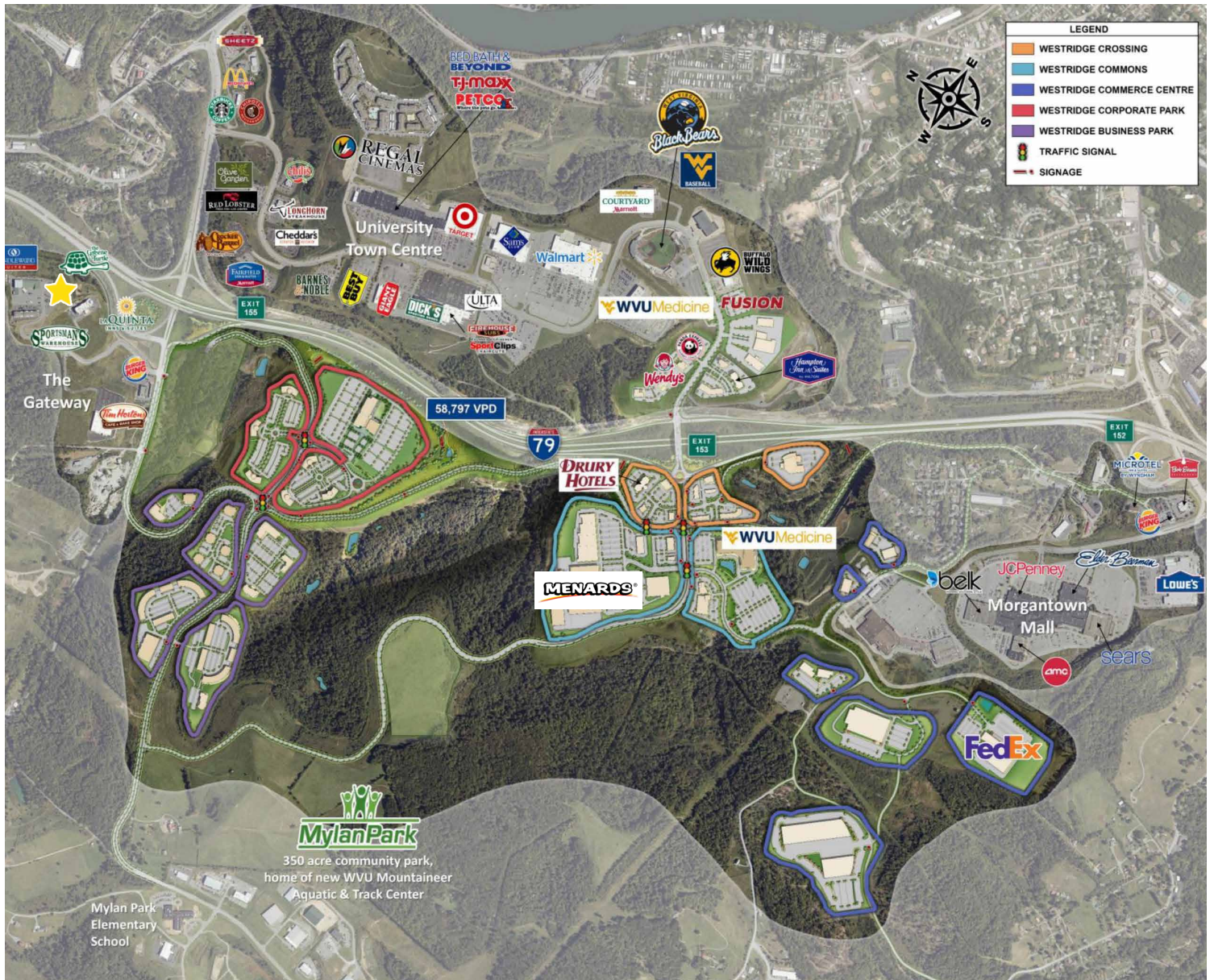
The new WestRidge Business and Retail Park is located just 2.1 miles from the subject location. It includes 1,000+ beautiful acres of dynamic mixed-use development that has been master

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

# FOR LEASE

## OFFICE / RETAIL SUITES - LOCATED 0.6 MILE TO I-79, EXIT 155

### 7100 WILLIE G AVENUE · MORGANTOWN, WV 26501 · TWO SUITES



★ Subject Location - 7100 Willie G Avenue

# SUITE 102 - FLOOR PLAN

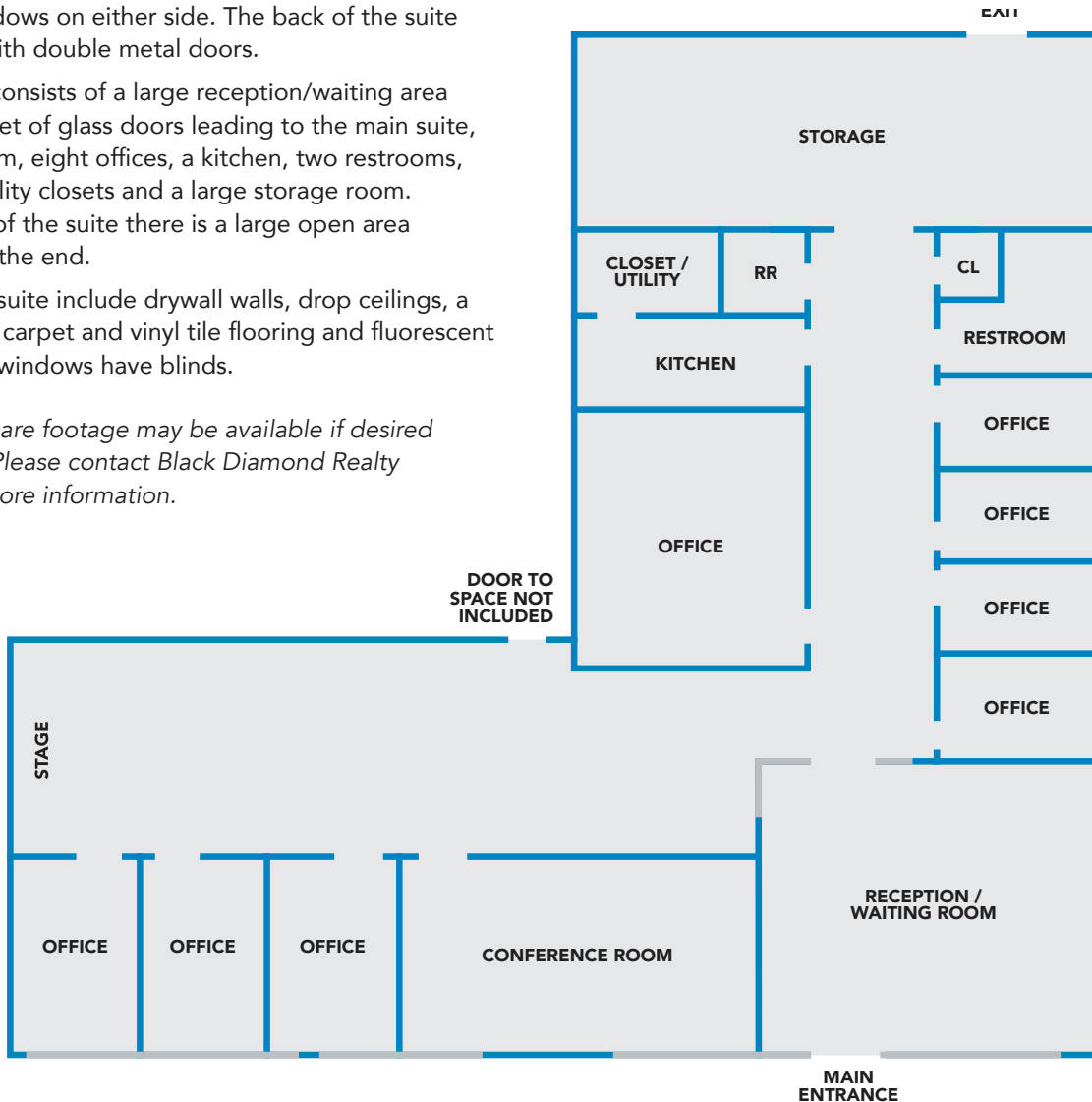
## 3,824 SQUARE FEET

This office/retail suite includes 3,824 (+/-) square feet of space. The front entrance to this space features double glass doors with windows on either side. The back of the suite offers an exit with double metal doors.

The floor plan consists of a large reception/waiting area with a second set of glass doors leading to the main suite, conference room, eight offices, a kitchen, two restrooms, two storage/utility closets and a large storage room. Near the front of the suite there is a large open area with a stage at the end.

Finishes to the suite include drywall walls, drop ceilings, a combination of carpet and vinyl tile flooring and fluorescent lighting. Some windows have blinds.

*\*Additional square footage may be available if desired by the tenant. Please contact Black Diamond Realty Associate for more information.*

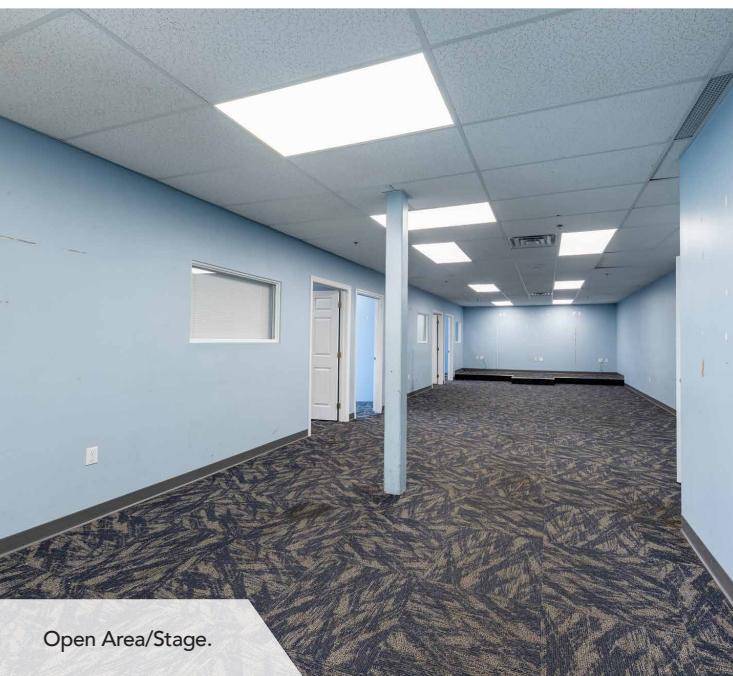


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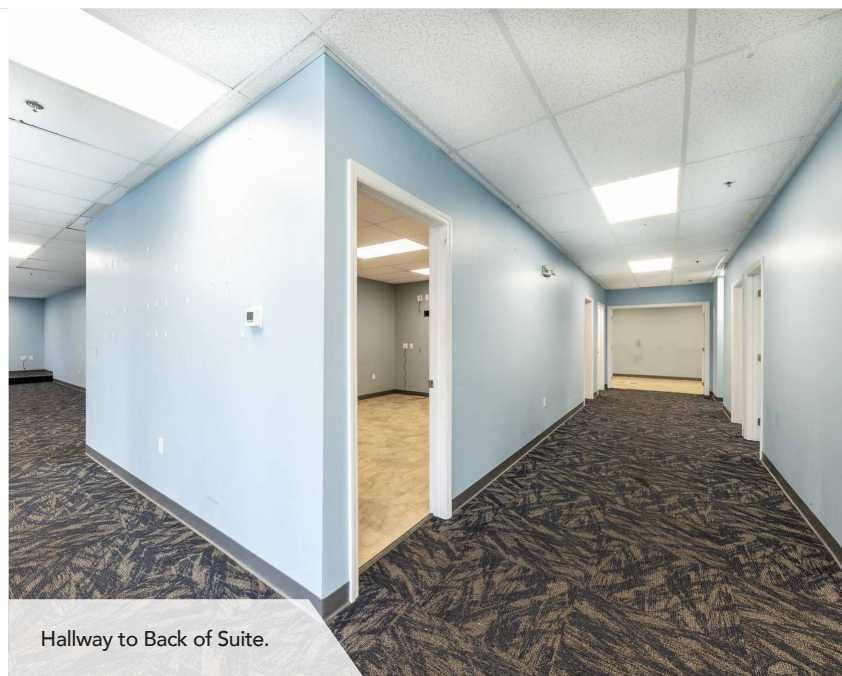
# INTERIOR PHOTOS



Reception/Waiting Room.



Open Area/Stage.

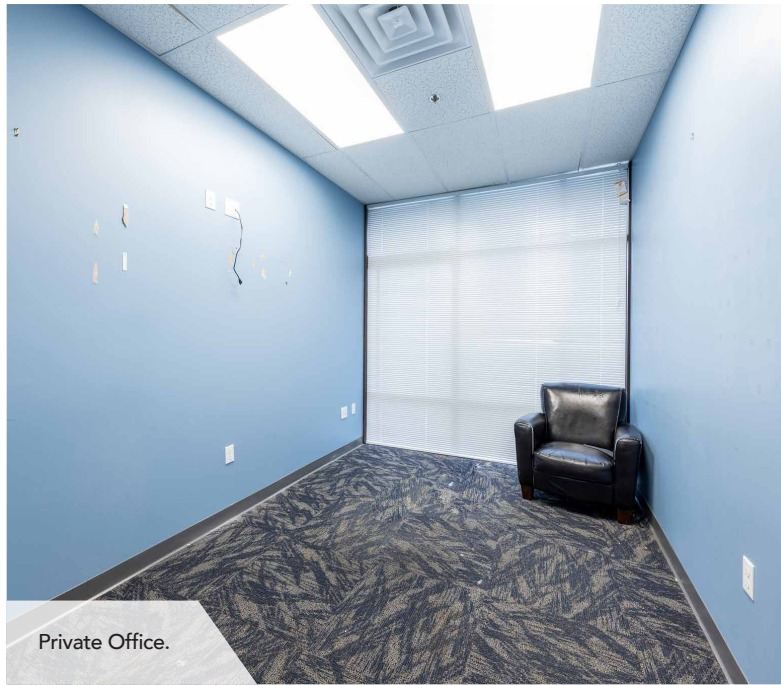


Hallway to Back of Suite.

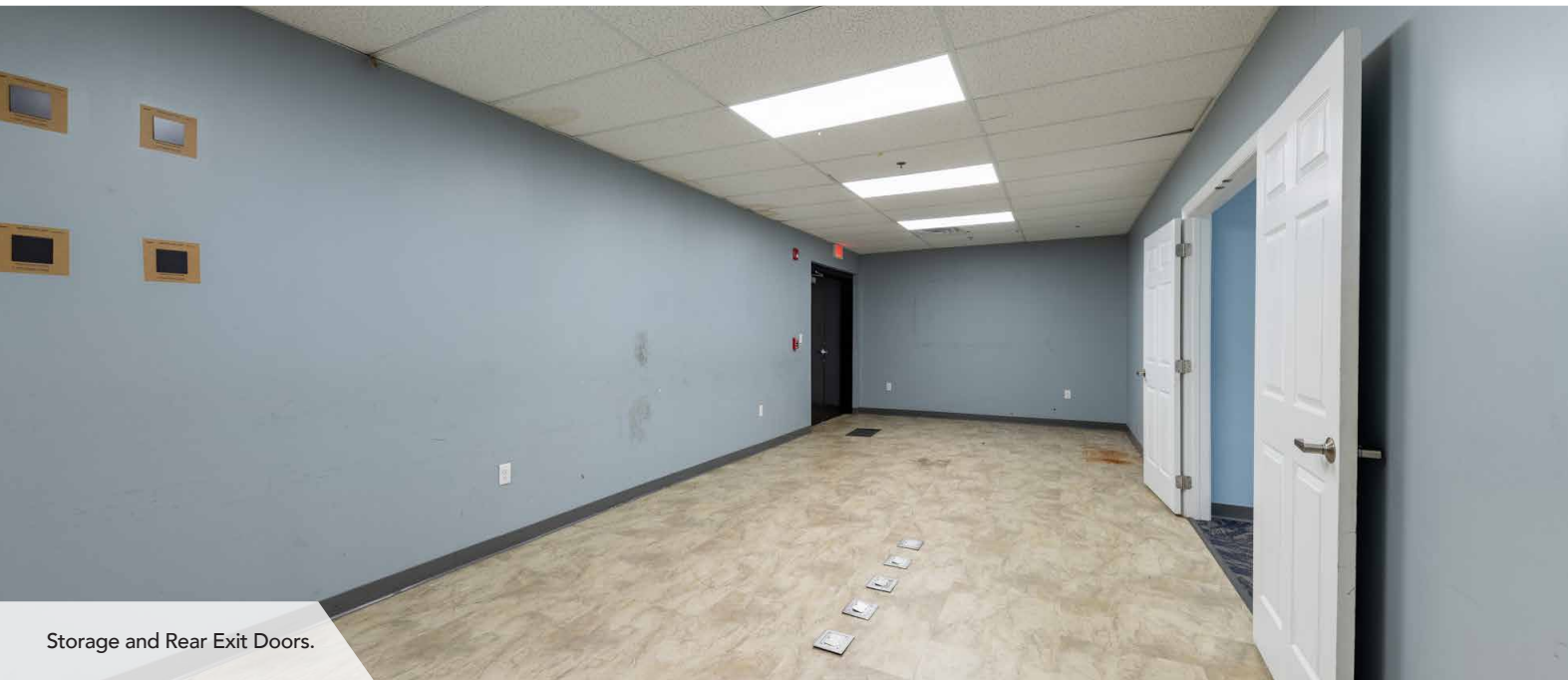
# INTERIOR PHOTOS



Conference Room.



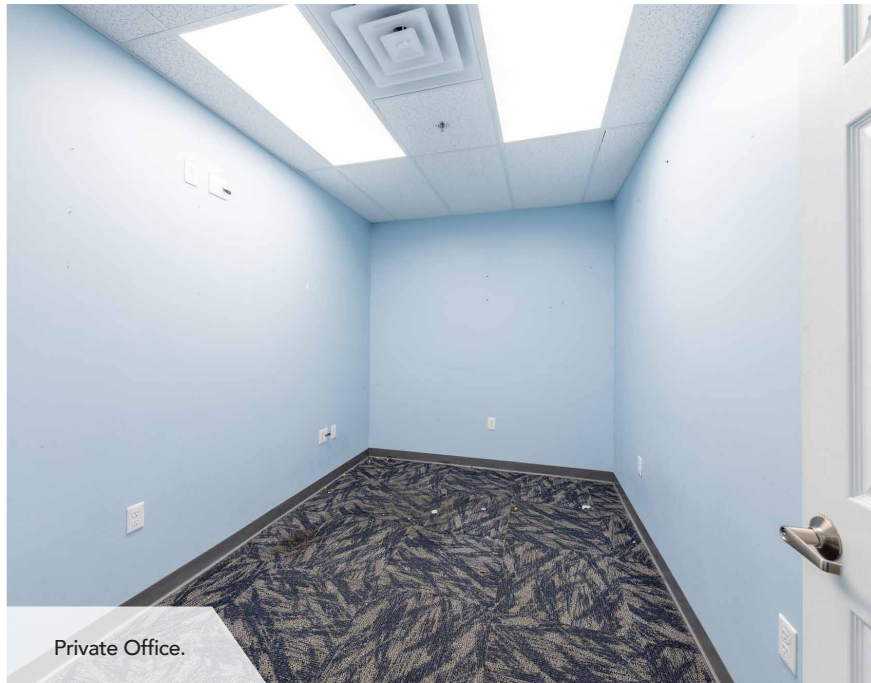
Private Office.



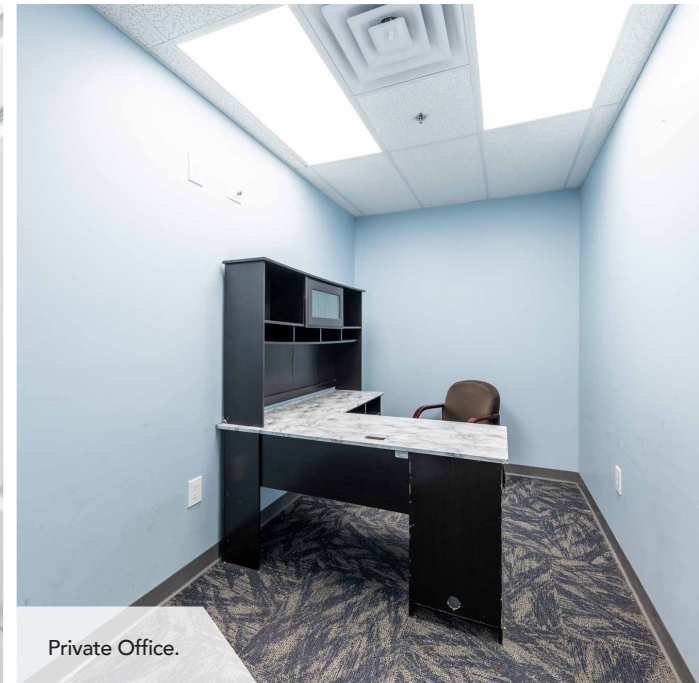
Storage and Rear Exit Doors.

# FOR LEASE

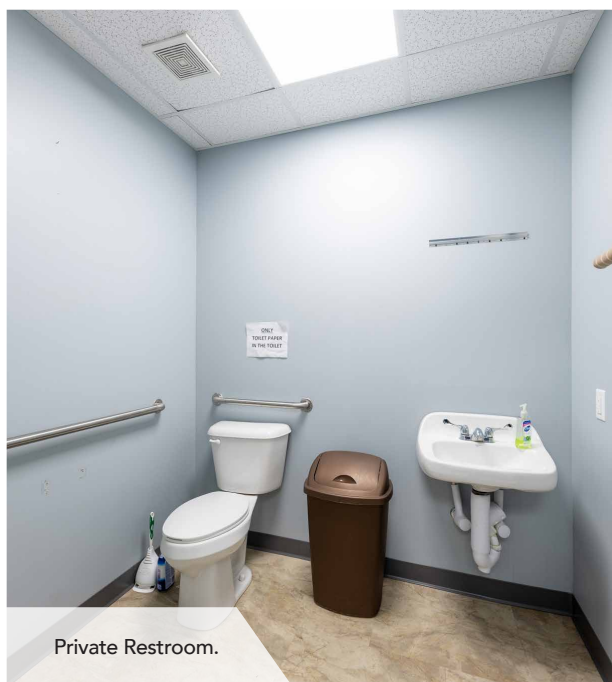
OFFICE / RETAIL SUITES - LOCATED 0.6 MILE TO I-79, EXIT 155  
7100 WILLIE G AVENUE · MORGANTOWN, WV 26501 · TWO SUITES



Private Office.



Private Office.



Private Restroom.



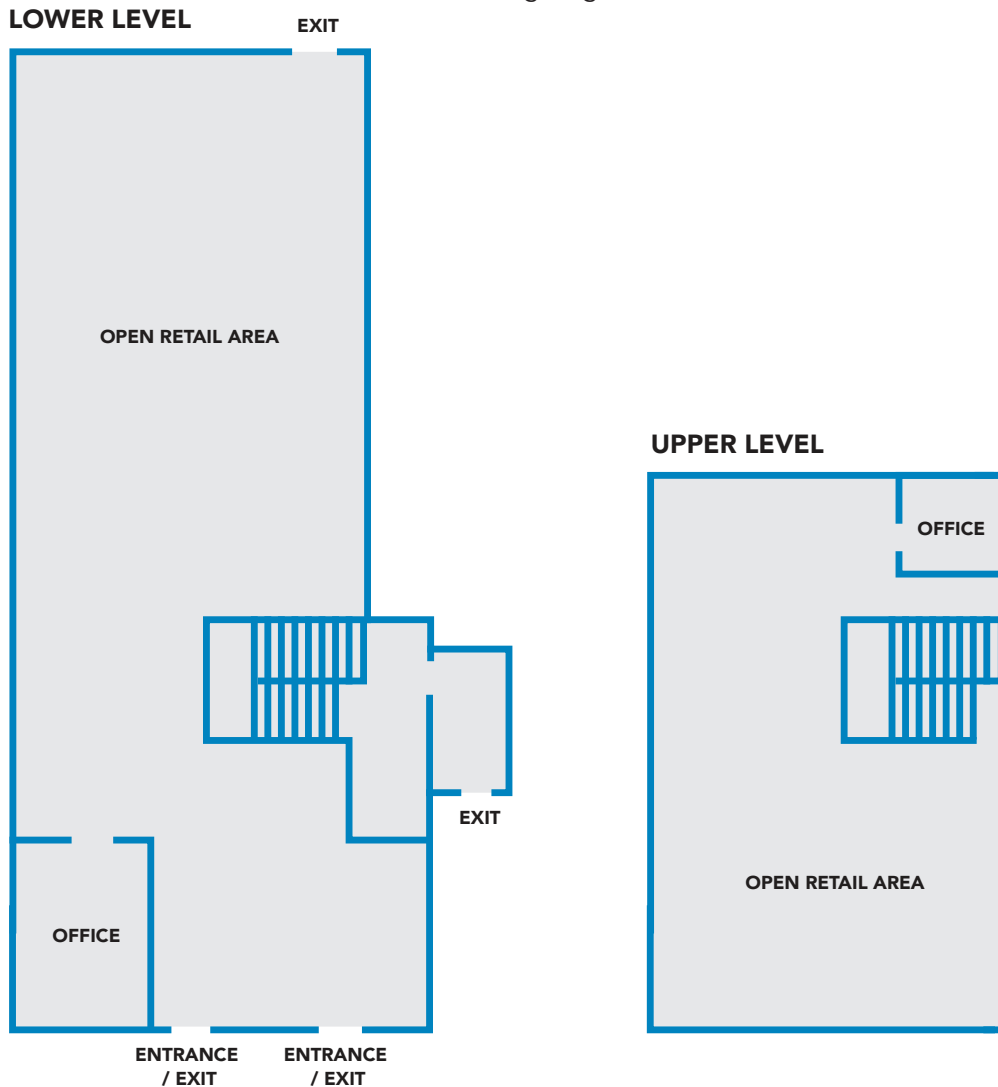
Kitchenette.

# SUITE 104 - FLOOR PLAN

## 4,000 SQUARE FEET

This office/retail suite includes 4,000 (+/-) square feet of space. The front entrance to this space features two double glass doors with plenty of windows for natural light.

The floor plan consists of mostly open retail area with a few offices. The suite spans two floors, each floor accessible via open staircase. Finishes to the suite include drywall walls, open, tall ceilings, vinyl plank flooring and fluorescent lighting.



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**7100 WILLIE G AVENUE · MORGANTOWN, WV 26501 · TWO SUITES**

# INTERIOR PHOTOS



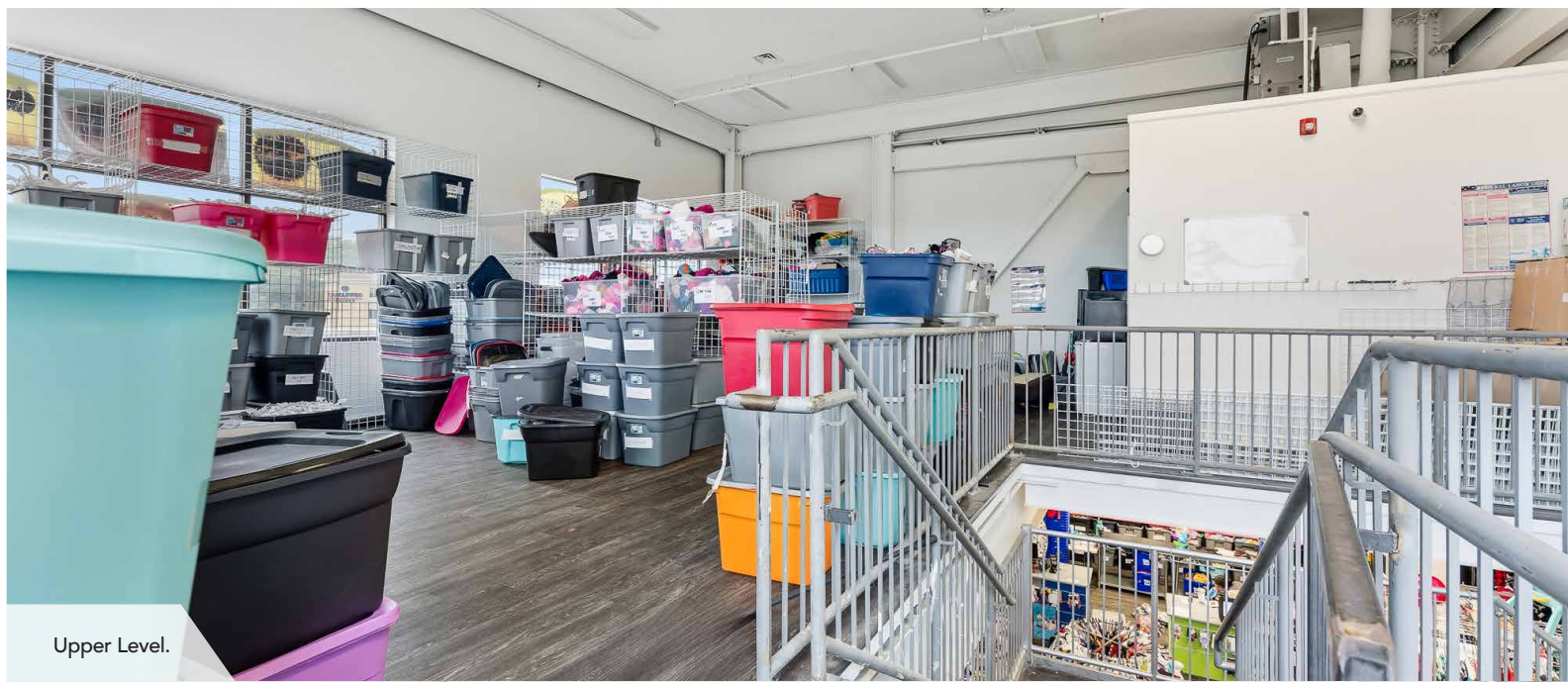
Main Entrance/Open Retail Area.

# INTERIOR PHOTOS



Main Entrance/Open Retail Area.

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Upper Level.



Upper Level.

# EXTERIOR PHOTOS



Front of Building.

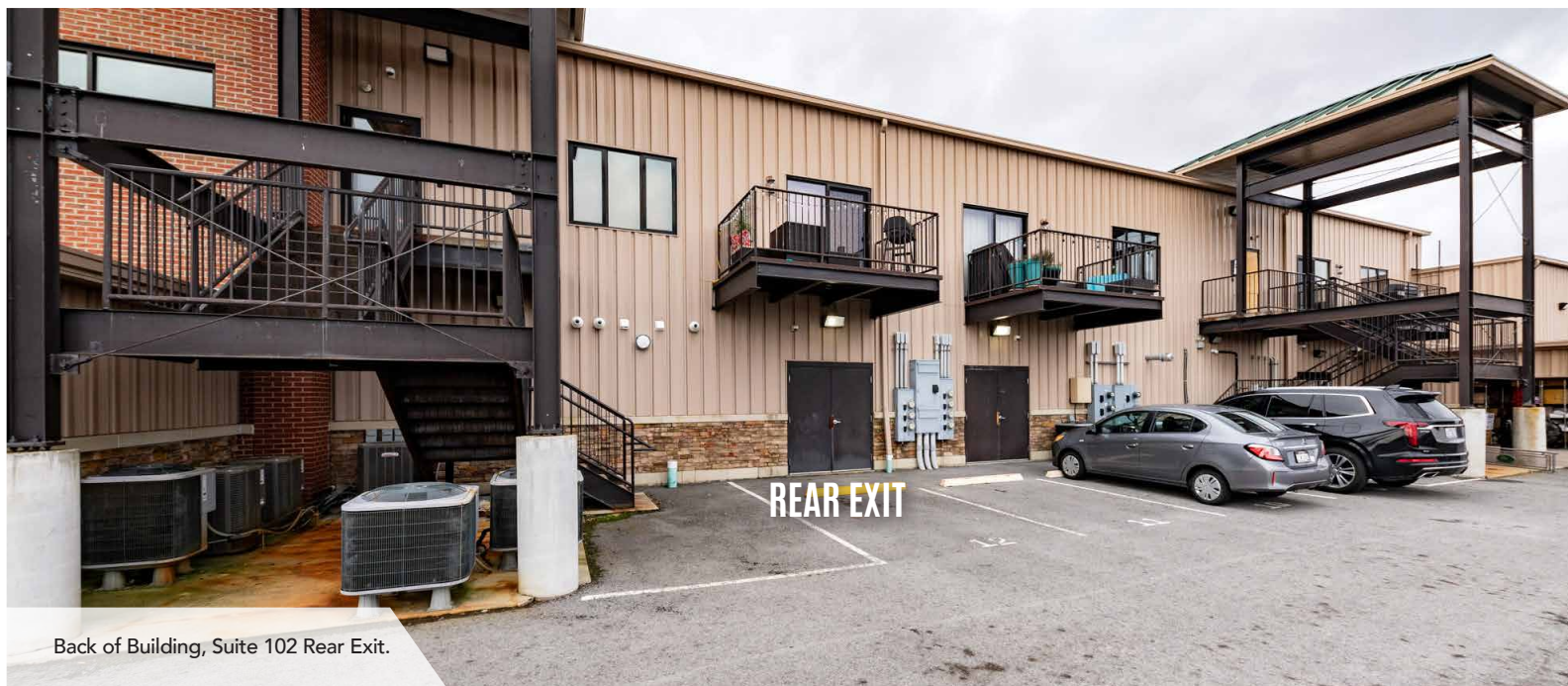


Front of Building, Suite 102 Main Entrance.

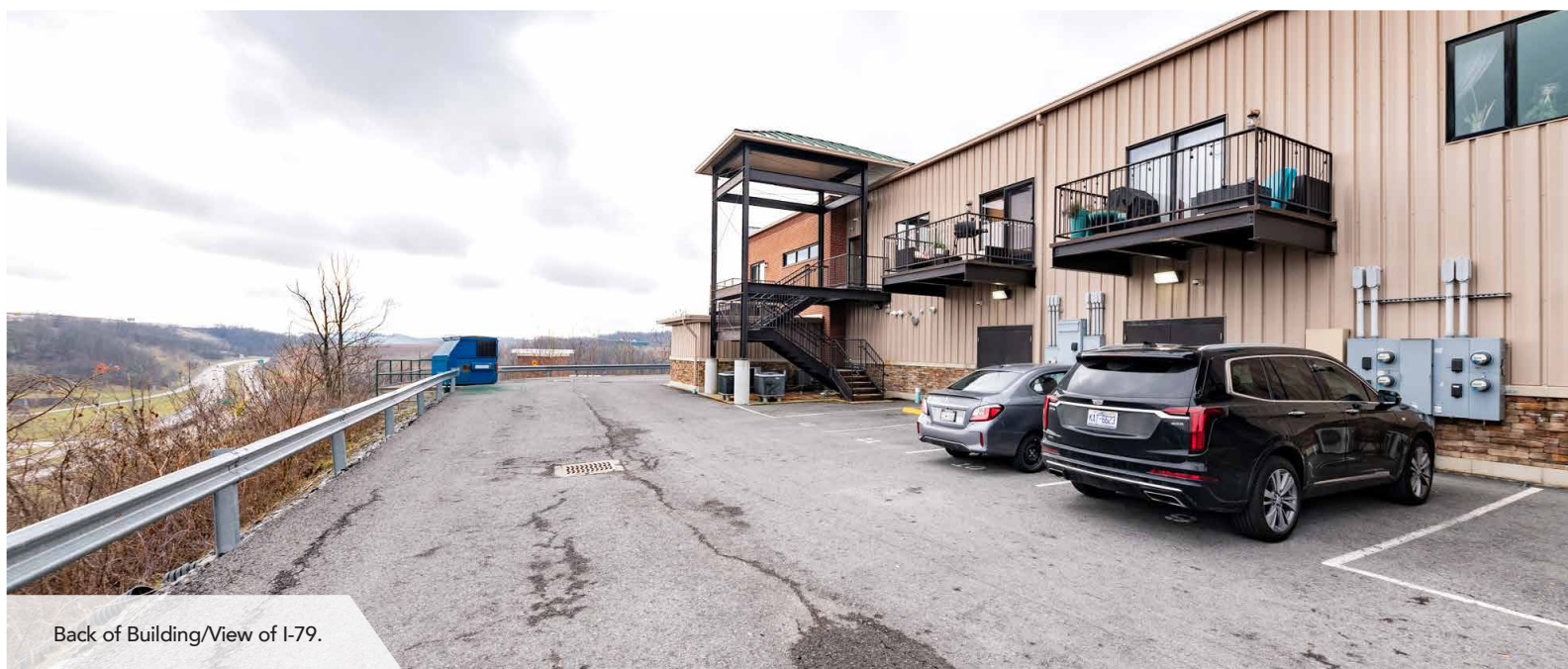


Side of Building.

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Back of Building, Suite 102 Rear Exit.



Back of Building/View of I-79.

# AERIALS



# FOR LEASE

OFFICE / RETAIL SUITES - LOCATED 0.6 MILE TO I-79, EXIT 155  
7100 WILLIE G AVENUE · MORGANTOWN, WV 26501 · TWO SUITES



Aerial From Above.



Aerial Facing Southeast Towards University Town Centre.



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