



3,000 SF BUILDABLE AREA

CHESTNUT RIDGE MANOR

779 CHESTNUT RIDGE RD | MORGANTOWN, WV 26505

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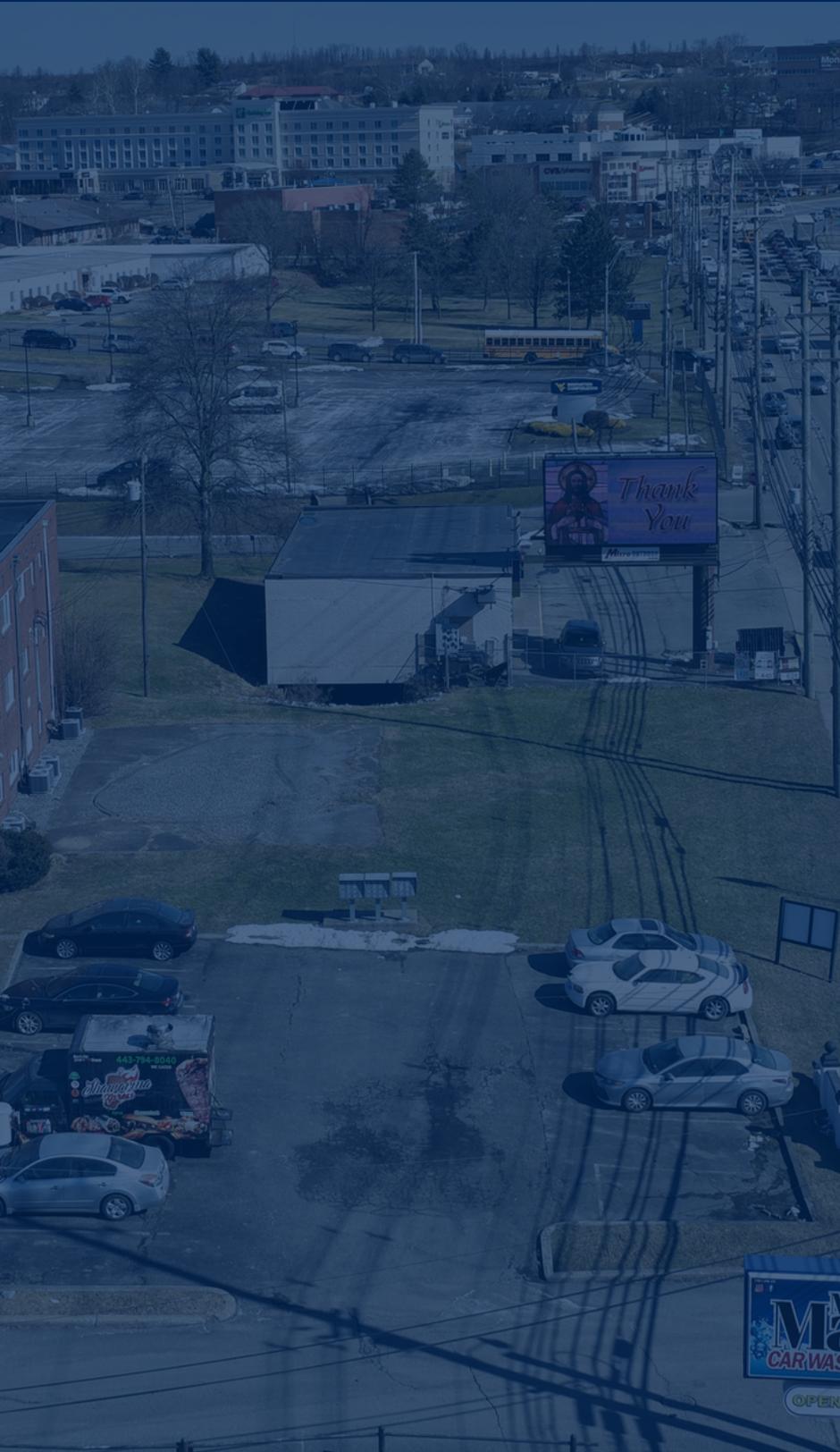
An aerial photograph of a commercial property. In the foreground, there is a paved parking lot with several cars and a white delivery truck with a 'Pizzeria' logo. A large billboard with a religious image and the text 'Thank You' is visible. In the background, there are various commercial buildings, a school bus, and utility poles. The overall scene is a typical commercial district.

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COMMERCIAL LOT FOR GROUND LEASE

**CHESTNUT RIDGE MANOR | 779 CHESTNUT RIDGE RD
MORGANTOWN, WV 26505**

TOTAL BUILDABLE SPACE AVAILABLE / 3,030 SF

TOTAL LOT SIZE / ± 0.50 ACRES (APPROX. 21,780 SF)

ZONING / COMMERCIAL / MIXED-USE

SITE TYPE / PAD-READY COMMERCIAL LOT

IDEAL USES / PROFESSIONAL OFFICE, RETAIL, SERVICE-BASED BUSINESS

**NOTABLE FEATURES / HIGH-VISIBILITY LOCATION • STRONG MEDICAL
CORRIDOR PRESENCE • AMPLE ON-SITE PARKING • EASY ACCESS TO
MAJOR ARTERIALS**

PREMIER COMMERCIAL REAL ESTATE IS PLEASED TO PRESENT THIS GROUND LEASE OPPORTUNITY AT CHESTNUT RIDGE MANOR, LOCATED AT 779 CHESTNUT RIDGE ROAD IN MORGANTOWN, WV. POSITIONED WITHIN ONE OF MORGANTOWN'S MOST ESTABLISHED MEDICAL AND RESIDENTIAL CORRIDORS, THIS COMMERCIAL LOT OFFERS STRONG VISIBILITY AND CONVENIENT ACCESS TO KEY AREA DESTINATIONS.

THE PROPERTY SITS DIRECTLY ALONG CHESTNUT RIDGE ROAD, JUST MINUTES FROM WVU MEDICINE, MON HEALTH MEDICAL CENTER, AND MAJOR RETAIL AMENITIES. THE SITE BENEFITS FROM STEADY DAILY TRAFFIC, PROXIMITY TO WEST VIRGINIA UNIVERSITY, AND A DENSE SURROUNDING RESIDENTIAL POPULATION INCLUDING STUDENT HOUSING, MULTIFAMILY COMMUNITIES, AND SINGLE-FAMILY NEIGHBORHOODS.

THIS PAD-READY LOT PROVIDES AN EXCELLENT OPPORTUNITY FOR SERVICE-ORIENTED, PROFESSIONAL OFFICE, RETAIL, OR MEDICAL USERS BUSINESSES SEEKING TO ESTABLISH A PRESENCE IN A HIGH-DEMAND AREA. WITH STRONG NEARBY ANCHORS AND CONSISTENT COMMUTER FLOW, 779 CHESTNUT RIDGE ROAD OFFERS A STRATEGIC LOCATION IN ONE OF MORGANTOWN'S MOST ACTIVE COMMERCIAL DISTRICTS.



**PREMIER
COMMERCIAL**

REAL ESTATE SERVICES

Douglas C. Wise - Broker

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| CHESTNUT RIDGE MANOR | 3779 CHESTNUT RIDGE RD | MORGANTOWN, WV 26505

HIGHLIGHTS:

- Prime commercial lot located along high-traffic Chestnut Ridge Road
- Minutes from I-68, WVU Evansdale Campus, and Mon Health Medical Center
- Quick access to Route 705 and Interstate 68
- Less than 1 mile to WVU Medicine J.W. Ruby Memorial Hospital
- 30,000 ADT - Strong visibility & heavy daily traffic counts
- Surrounded by established residential neighborhoods and student housing
- Excellent for retail and service-oriented users
- Easy access to Suncrest Area and major Morgantown retail corridors
- Flexible lot configuration to accommodate various development needs
- Growing Suncrest trade area with strong demographics



CHESTNUT RIDGE MANOR
779 CHESTNUT RIDGE RD

BUILD IN THE HEART OF MORGANTOWN'S GROWTH CORRIDOR

CHESTNUT RIDGE MANOR | 779 CHESTNUT RIDGE RD MORGANTOWN, WV 26505



PROPERTY SPECIFICATIONS

SITE SPECIFICATIONS

Chestnut Ridge Manor – 779 Chestnut Ridge Road is a commercial ground lease opportunity located in the Suncrest / medical corridor of Morgantown, West Virginia. The property consists of an approximately ±0.50-acre commercial pad site positioned along one of Morgantown’s primary east-side arterial roads.

The site offers strong visibility and accessibility within a dense residential and medical trade area. Surrounding uses include multifamily housing, medical offices, professional services, and neighborhood retail. The property is suitable for medical office, professional office, quick-service retail, or service-based commercial development, subject to municipal approvals.

The relatively level topography and existing site infrastructure make this an excellent opportunity for a build-to-suit or long-term ground lease user seeking proximity to WVU Medicine, Mon Health Medical Center, and the Evansdale campus area.

INGRESS / EGRESS / PARKING

Primary access to the site is directly from Chestnut Ridge Road (Route 705), a well-traveled connector between Van Voorhis Road and the Suncrest area. The property benefits from convenient access to:

- WVU Evansdale Campus
- WVU Medicine J.W. Ruby Memorial Hospital
- Mon Health Medical Center
- Van Voorhis Road retail corridor

Ingress and egress are convenient for both northbound and southbound traffic. Parking will be configured based on tenant site plan and intended use, subject to City of Morgantown requirements. Nearby developments and surrounding commercial properties provide established traffic flow and shared commercial activity.

UTILITIES

All public utilities are available to the site.

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Hope Gas
Water	Morgantown Utility Board
Sewer	Morgantown Utility Board
Trash	Local Service Providers
Cable/Internet	Multiple Providers (Fiber Available)

LEGAL DESCRIPTION / ZONING

The property is located within the city limits of Morgantown, Monongalia County, West Virginia.

The site is suitable for a variety of commercial applications including medical office, professional office, retail, and service-based uses, subject to municipal approvals and site plan review.

Parcel information, tax map reference, and full legal description available upon request.

FINANCIAL INFORMATION

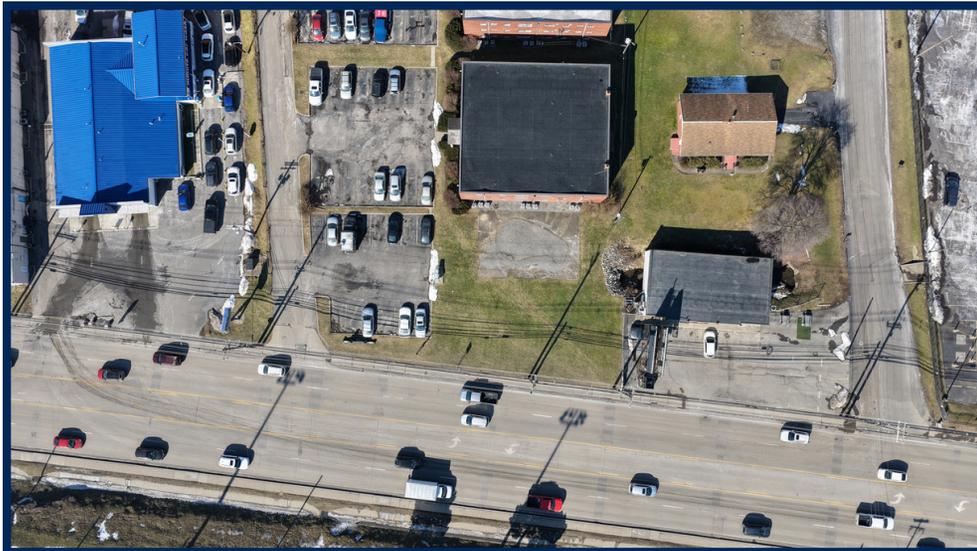
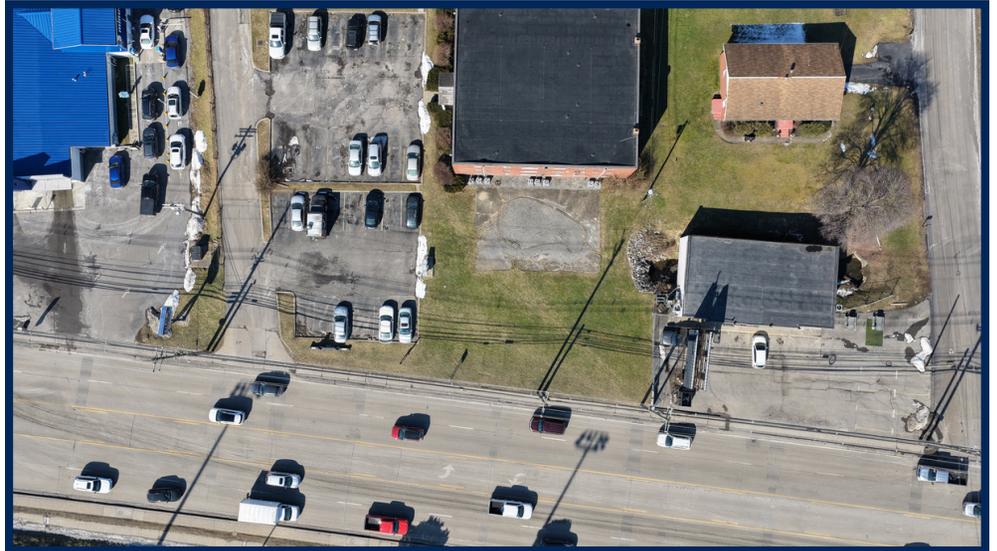
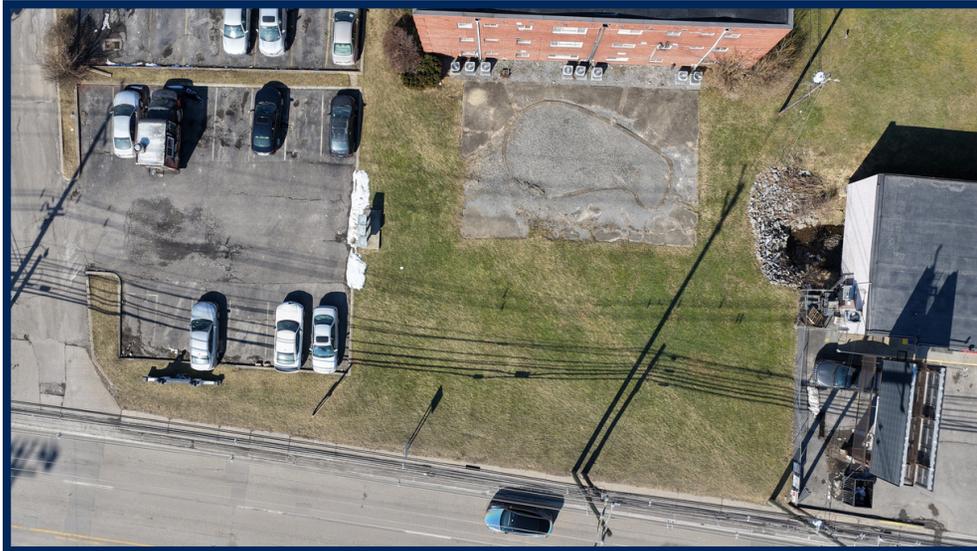
Ground Lease Terms: Negotiable
Build-to-Suit: Considered
Lease Rate: Available Upon Request

Detailed financial and lease information is available upon receipt of a Confidentiality Agreement.

For additional information, site plans, or development discussions, please contact the listing brokerage.

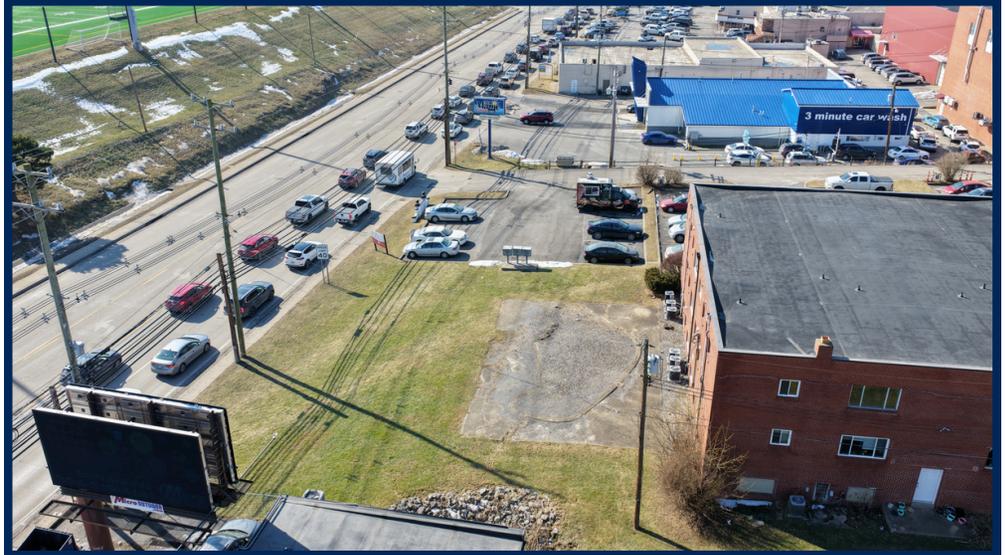
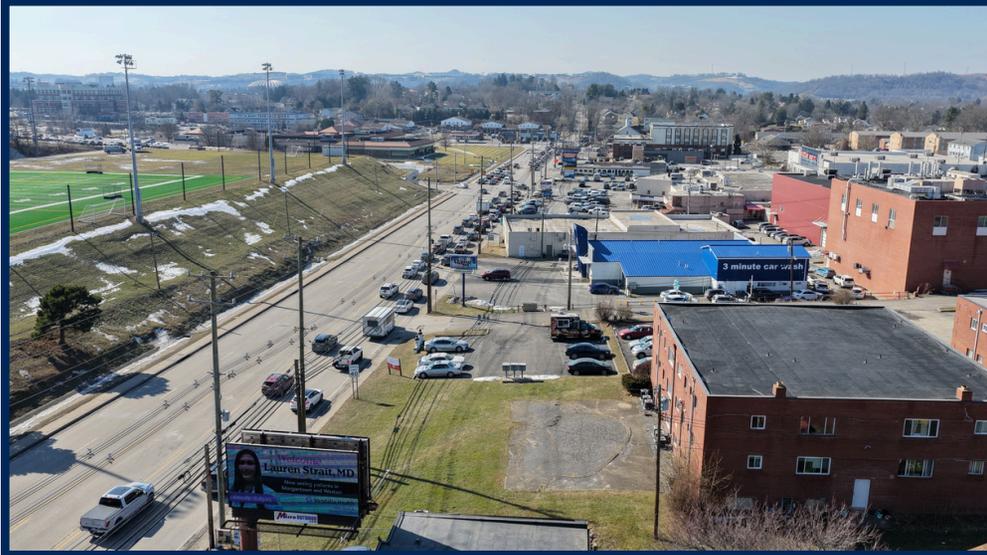
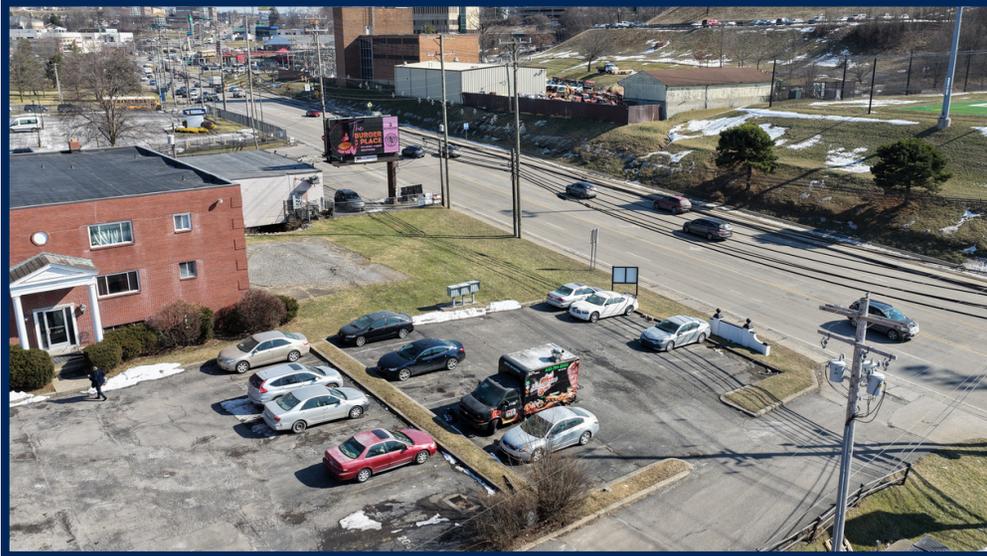
AERIAL PHOTOS

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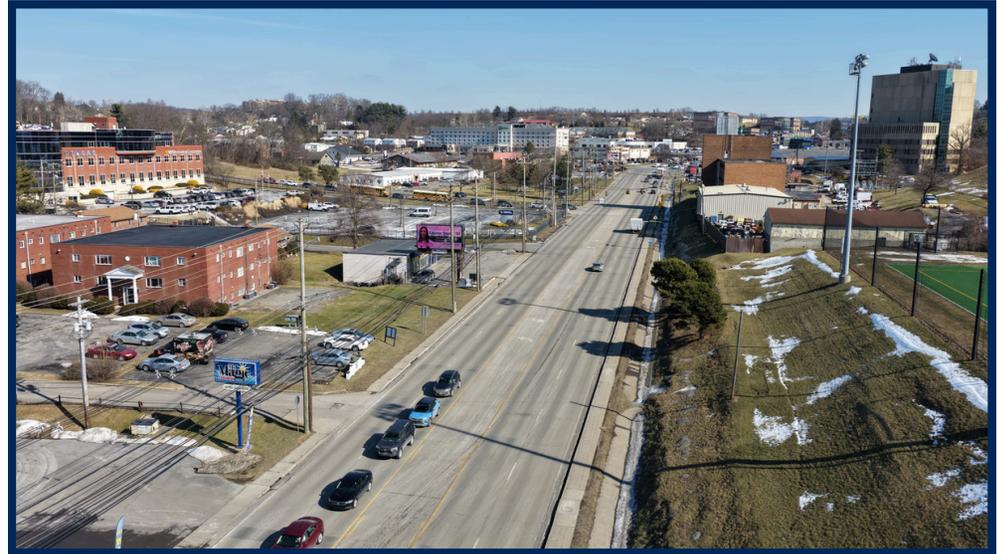
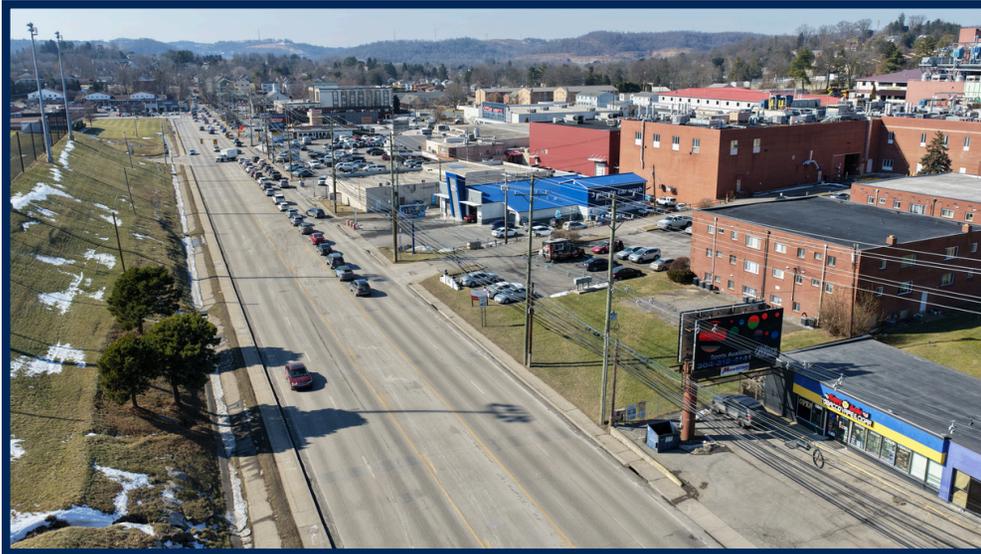
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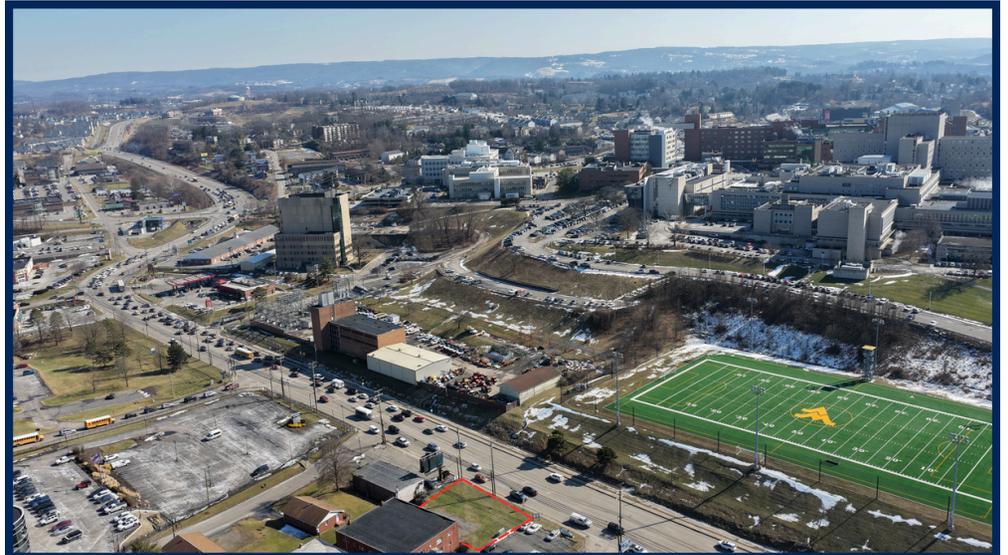
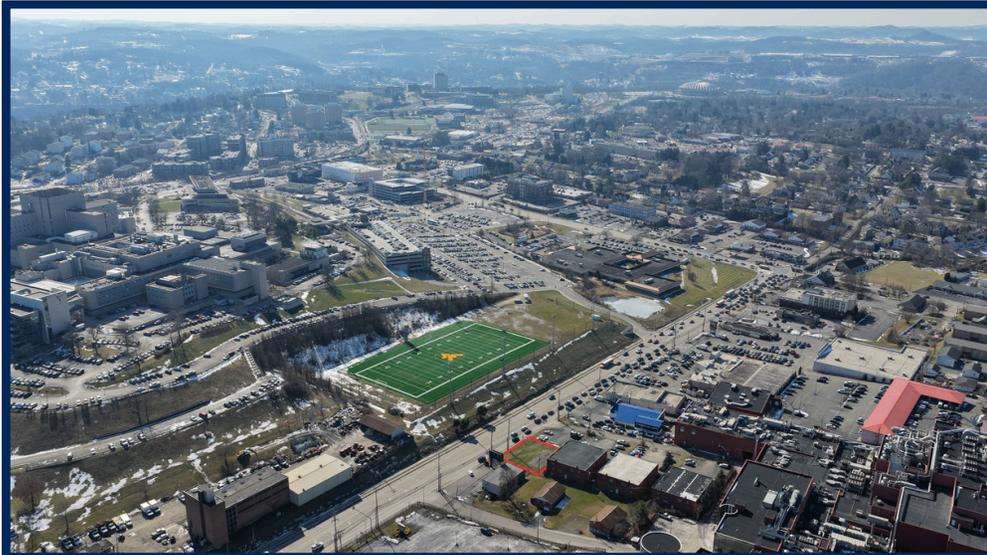
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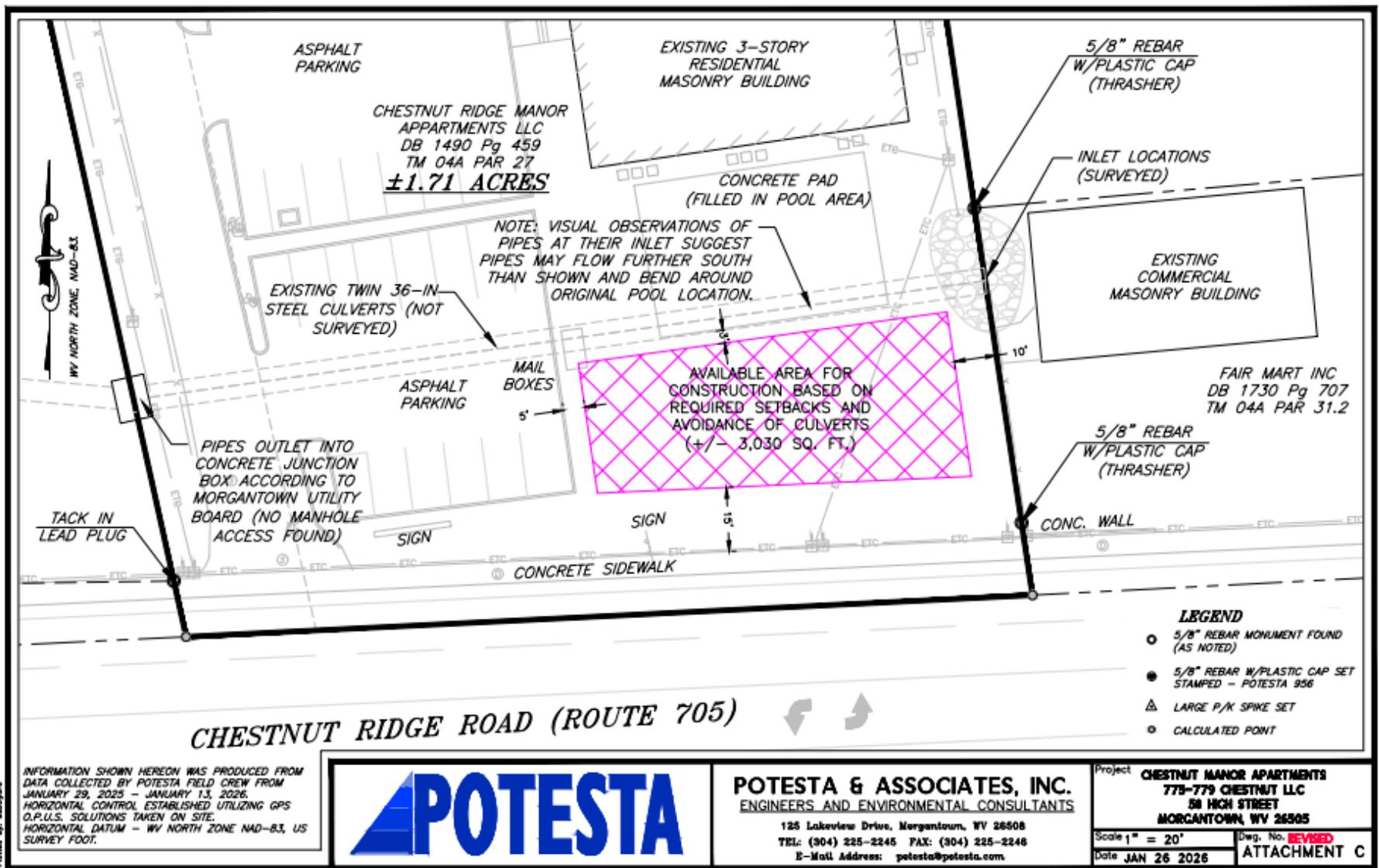
AERIAL PHOTOS - COMMERCIAL CORRIDOR

CHESTNUT RIDGE MANOR | 779 CHESTNUT RIDGE RD | MORGANTOWN, WV 26505



AVAILABLE BUILDABLE AREA

CHESTNUT RIDGE MANOR | COMMERCIAL LOT

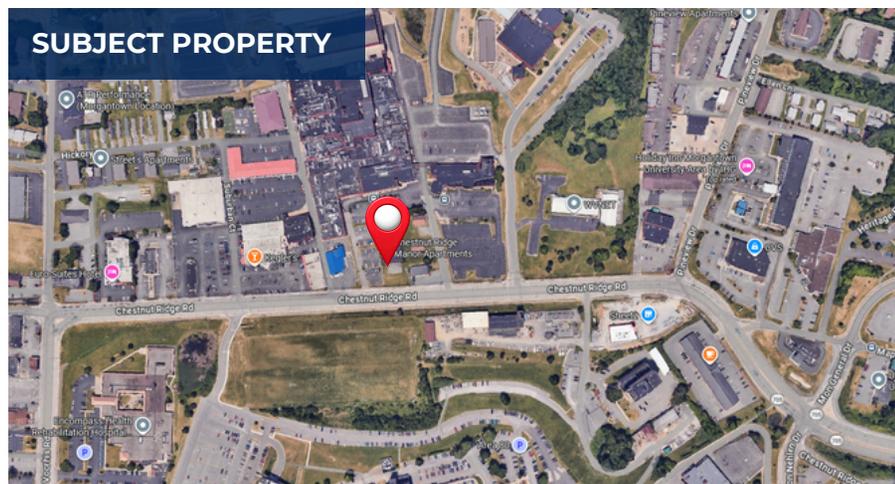


LOCATION OVERVIEW

The subject property is strategically located along Chestnut Ridge Road in the highly desirable Suncrest / Medical corridor of Morgantown, West Virginia. This corridor is one of the city's most active commercial and healthcare districts, serving students, medical professionals, residents, and daily commuters.

This location places the site within immediate reach of Morgantown's primary employment hubs, medical facilities, and university population. The surrounding area features a strong concentration of multifamily housing, student apartments, single-family neighborhoods, and established professional offices, creating consistent daytime and evening traffic.

Chestnut Ridge Road serves as a key connector between Van Voorhis Road, the Suncrest area, and WVU's Evansdale Campus, providing steady vehicular flow and convenient access to major arterial routes including US-119 and nearby I-68.



The site benefits from its position within one of Morgantown's most established and stable trade areas—offering a balanced mix of healthcare, education, residential density, and neighborhood-serving retail. This makes 779 Chestnut Ridge Road an ideal ground lease opportunity for medical office, professional services, retail, or service-oriented users seeking long-term growth in a high-demand submarket.



SURROUNDING BUSINESS HUBS



Primary Business & Employment Hubs Near the Lot

West Virginia University (WVU) & Health Sciences Campus

- The commercial lot sits directly on Chestnut Ridge Road (WV Route 705), which wraps around the northern edge of the WVU Health Sciences Campus — a major driver of daily traffic and economic activity.
- Key institutions nearby include:
 - WVU Innovation Corporation – large research, office, lab & manufacturing space supporting startups and corporate partners.
 - WVU Clinical & Pharmacologic Research Center at 763 Chestnut Ridge Rd.
 - WVU Regional Research Institute nearby on Chestnut Ridge Rd.
 - Other WVU facilities and academic buildings are within 1-2 miles, including Chestnut Ridge Research Building.

These driven commuter and student populations support professional services, food service, retail, and mixed-use developments.

Healthcare & Medical Employment Hubs

- WVU Medicine – J.W. Ruby Memorial Hospital — flagship tertiary care and teaching hospital — is a major employment and destination hub in Morgantown.
- The site is across from the WVU Medicine hospital complex and near related clinics, generating strong healthcare traffic.
- Additional healthcare services and pharmacies are located along the Chestnut Ridge / Medical Center Drive corridor.

Retail, Services & Shopping Activity

- Suncrest Towne Centre / Suncrest Plaza and other retail plazas along Route 705 and adjacent roads provide grocery, dining, service, and big-box shopping options.
- Closer to the lot you'll find neighborhood retail and professional services (e.g., Chestnut Ridge Professional Building at 918 Chestnut Ridge Rd).

Transportation + Growth Corridors

- Route 705 is a primary arterial link connecting WVU, medical centers, retail nodes, and residential neighborhoods.
- The area sees significant daily traffic counts, making it attractive for commercial and mixed-use development opportunities.

DEMOGRAPHICS / KEY AREA FACTS

Morgantown Area



100,000+

MSA Designation



30,000/day

ADT - Daily Traffic



47,300

Visits



33,400

Households
(2024)



\$35,782

Per Capita Income



\$51,000

Median Household
Income



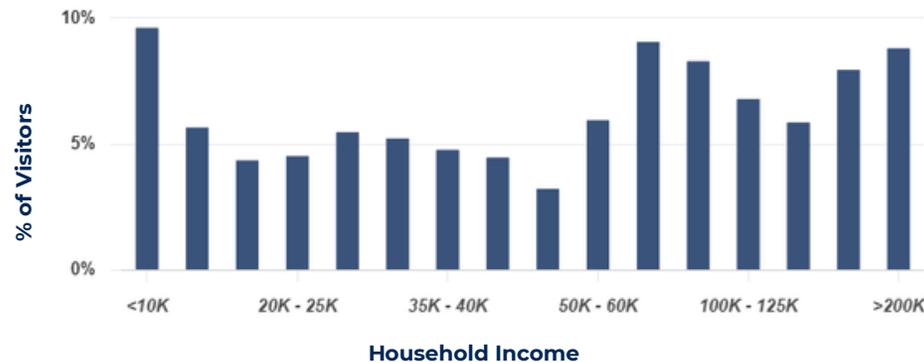
\$270,000

Median Home Value



\$49,020

Household
Median Wealth



PREMIER COMMERCIAL

REAL ESTATE SERVICES

Douglas C. Wise - Broker, WV
Joseph W. Deeds - Broker, PA

CONTACT

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**All information provided is deemed reliable but is not guaranteed. Additional details are available upon request.*

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