

**FOR LEASE**  
RETAIL / OFFICE  
MARKETING FLYER



**1409 GREENBAG ROAD**  
**MORGANTOWN, WV 26505**

I-68, EXIT 4

MCDONALD'S

SHEETZ

KROGER

20,429 VPD (2021)

◆ 1409 GREENBAG ROAD

SABRATON PLAZA

ALDI



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## RETAIL / OFFICE FOR LEASE

## 1409 GREENBAG ROAD MORGANTOWN, WV 26505

**RENTAL RATE / \$1,700 / MONTH**

**LEASE STRUCTURE / MODIFIED GROSS**

**TOTAL SPACE AVAILABLE / 776 SQ FT**

**GROSS BUILDING SIZE / 2,450 SQ FT**

**PROPERTY TYPE / RETAIL, OFFICE**

**ZONING / B-2: SERVICE BUSINESS**

**PROPERTY DESCRIPTION / RETAIL / OFFICE  
SPACE, OPEN FLOOR PLAN, CLOSE TO  
MAJOR TRAFFIC ROUTES (I-68 / I-79)**

Located at 1409 Greenbag Road in Sabraton, the subject building is comprised of 2,450 (+/-) square feet. The building is divided into two separate spaces. Space 1 is comprised of 1,674 (+/-) square feet and is currently leased. Space 2 is comprised of 776 (+/-) square feet and is available. This space is located on the west side of the building. The space offers 2 parking spots in front of the building. This space was previously occupied by Hertz.

The subject property is situated just 1.3 miles off I-68 (Exit 4), and is approximately 2 miles from Downtown Morgantown and WVU. The building is clearly visible from both directions along Greenbag Road and is not hindered by existing adjacent properties. This property is close to many amenities including shopping, retail and restaurants and is convenient to many top Morgantown employers and residents.

**FOR LEASE**

**RETAIL / OFFICE - LOCATED 1.3 MILES FROM I-68, EXIT 4**

**1409 GREENBAG ROAD · MORGANTOWN, WV 26505 · 776 SQUARE FEET · 1 SUITE REMAINING**

# PROPERTY SPECIFICATIONS

## PROPERTY SPECIFICATIONS

The available building is located along Greenbag Road and is divided into two spaces. Space 1 has been leased. The building offers signage opportunities via highly visible, backlit pylon sign which is situated immediately along Greenbag Road.

## INGRESS / EGRESS / PARKING

This property currently offers three points of ingress and egress along Greenbag Road. The available space (Space 2) shares a parking lot with the adjacent car wash building and offers two lined parking spaces immediately in front of the subject building.

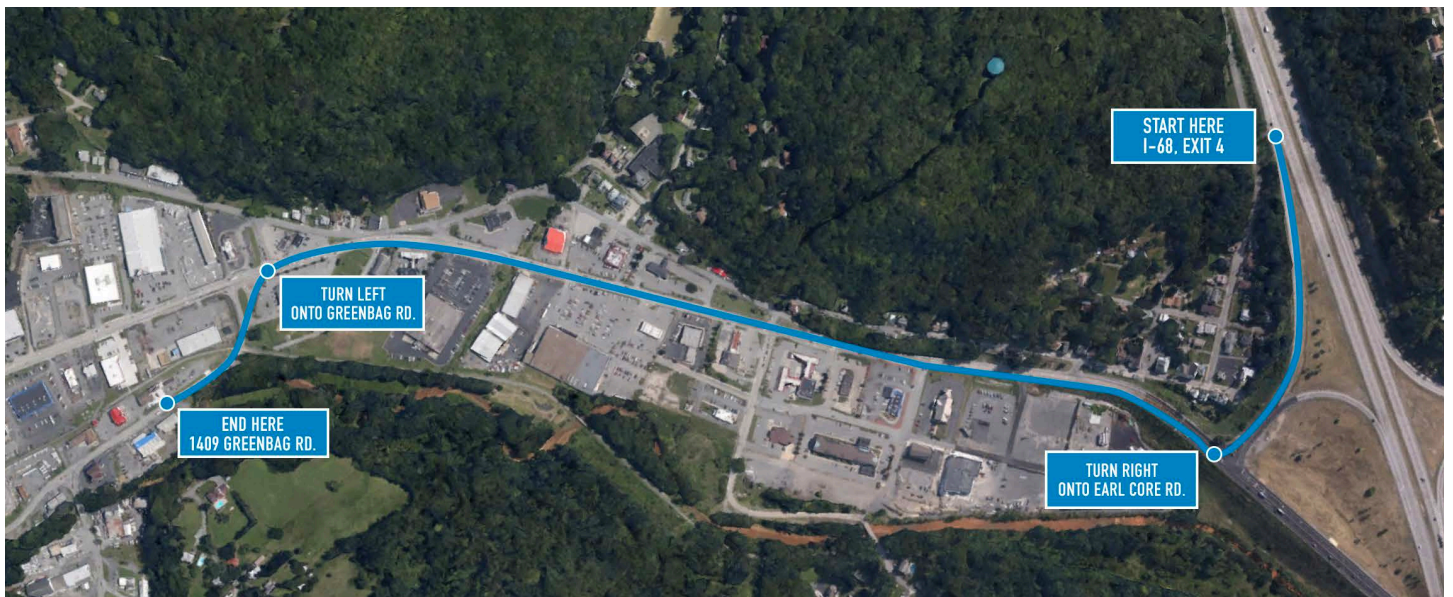
## DIRECTIONS

Head west on I-68 and take Exit 4 towards Earl Core Road. Turn right onto Earl Core Road and travel 0.8 mile on that road. Turn left onto Greenbag Road and travel for 0.2 mile, the destination will be on your right, 1409 Greenbag Road.

## UTILITIES

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

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



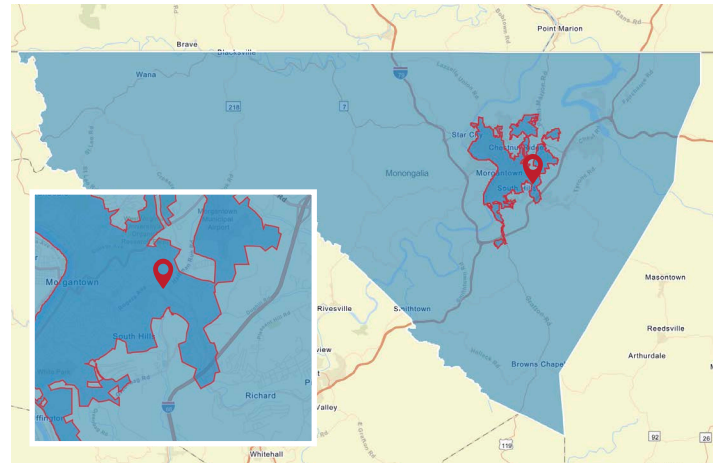
# LOCATION ANALYSIS

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.

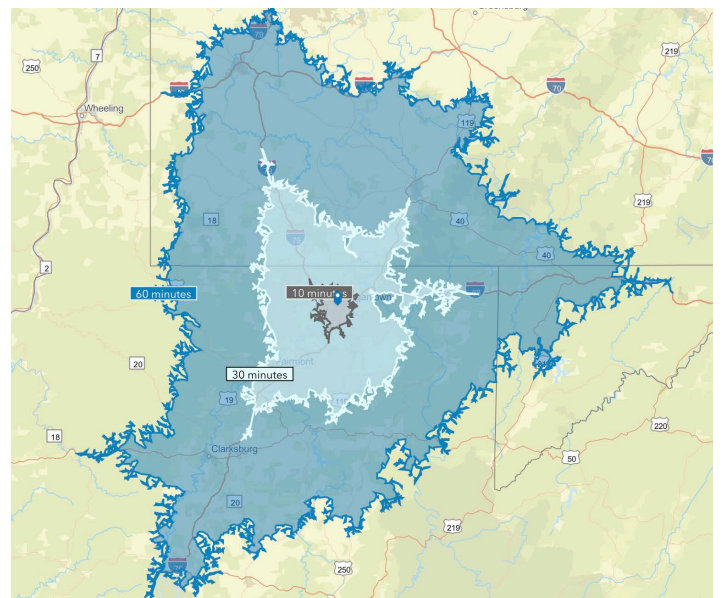
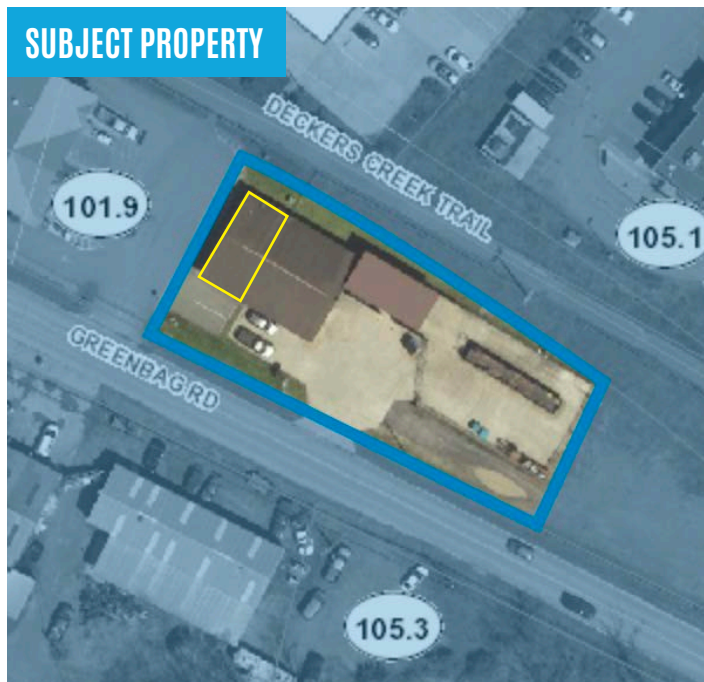
**Monongalia County** has a total population of 103,960 and a median household income of \$55,376. Total number of businesses is 3,881.

The **City of Morgantown** has a total population of 31,050 and a median household income of \$37,549. Total number of businesses is 1,460.

*Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2021.*



■ 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.

# FOR LEASE

## RETAIL / OFFICE - LOCATED 1.3 MILES FROM I-68, EXIT 4

### 1409 GREENBAG ROAD · MORGANTOWN, WV 26505 · 776 SQUARE FEET · 1 SUITE REMAINING

# SURROUNDING AMENITIES



The aerials above were taken facing west towards Downtown Morgantown/WVU and east towards I-68. The aerial above highlights several of the most popular surrounding locations. The subject property, 1409 Greenbag Road, has been referenced with a yellow star.

● Along Earl L. Core Road there is a traffic count of 20,429 vehicles per day (2021). Source: ©2023 Kalibrate Technologies (Q4 2023).

- 1 Mon Health Medical Center
- 2 Ruby Mem. Hosp., WVU Health Sciences Ctr., WVU Medicine Children's
- 3 Milan Puskar Stadium
- 4 West Virginia University Main Campus, Downtown Morgantown
- 5 WV Newspaper Publishing
- 6 Aldi

- 7 WV Division of Motor Vehicles
- 8 Long John Silver's
- 9 WesBanco Bank
- 10 Sabraton Plaza
- 11 U.S. Cellular, Rent-A-Center
- 12 Wendy's
- 13 Advance Auto Parts
- 14 AutoZone
- 15 Suburban Studios
- 16 MVB Bank
- 17 U.S. Department of Agriculture
- 18 Popeye's
- 19 Dollar Tree
- 20 Hardee's
- 21 CVS
- 22 Smoker Friendly
- 23 bfs Gas Station

- 24 Monongalia County Schools (BOE Office)
- 25 Dollar General, TLC Dental
- 26 United Bank
- 27 Fawley Music
- 28 Kroger
- 29 McDonald's
- 30 Truist Bank
- 31 Clear Mountain Bank
- 32 Dunkin Donuts
- 33 Sheetz
- 34 KFC
- 35 United States Post Office
- 36 Arby's, Burger King
- 37 Marriott Springhill Suites
- 38 First United Bank
- 39 Goodwill

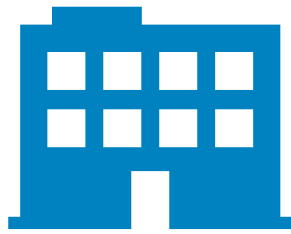
# DEMOGRAPHICS / KEY FACTS

## 3 MILE RADIUS



50,019

Total Population



2,275

Businesses



64,981

Daytime Population



\$232,679

Median Home Value



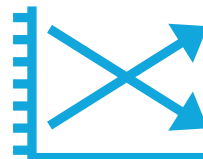
\$33,947

Per Capita Income



\$48,227

Median Household Income



0.04%

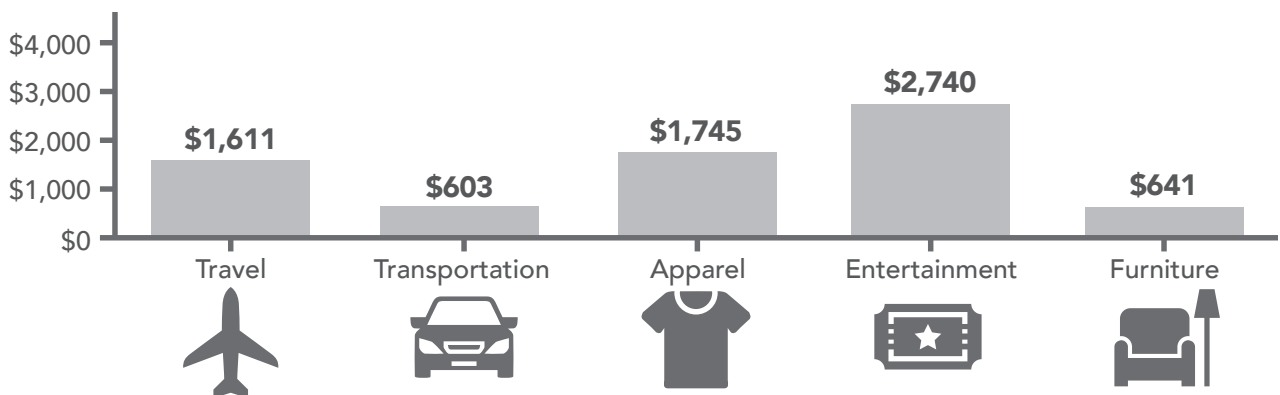
2020-2023 Pop Growth Rate



12,345

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 2023, 2028. Spending facts are average annual dollar per household.

## 5 MILE RADIUS



**81,905**

Total Population



**3,448**

Businesses



**99,844**

Daytime Population



**\$151,289**

Median Home Value



**\$39,340**

Per Capita Income



**\$55,450**

Median Household Income



**0.20%**

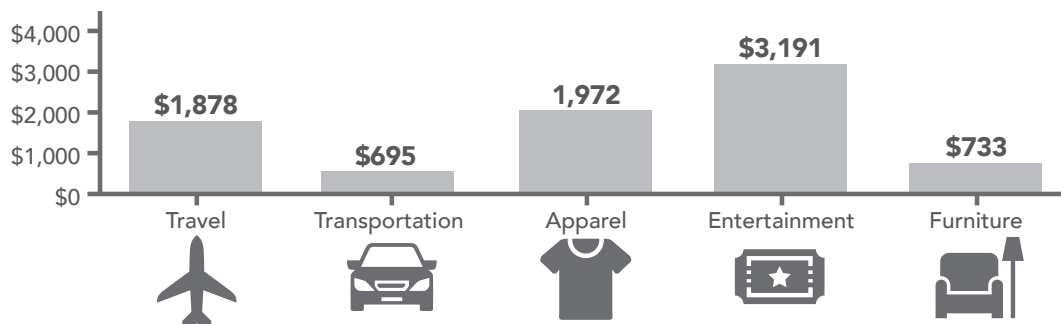
2020-2023 Pop Growth Rate



**18,642**

Housing Units (2020)

### KEY SPENDING FACTS



## 10 MILE RADIUS



**109,623**

Total Population



**3,956**

Businesses



**120,285**

Daytime Population



**\$250,475**

Median Home Value



**\$41,345**

Per Capita Income



**\$59,165**

Median Household Income



**0.35%**

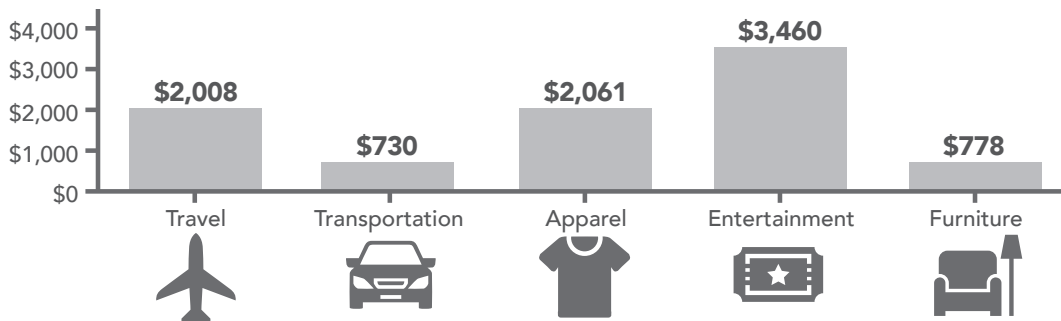
2020-2023 Pop Growth Rate



**30,355**

Housing Units (2020)

### KEY SPENDING FACTS

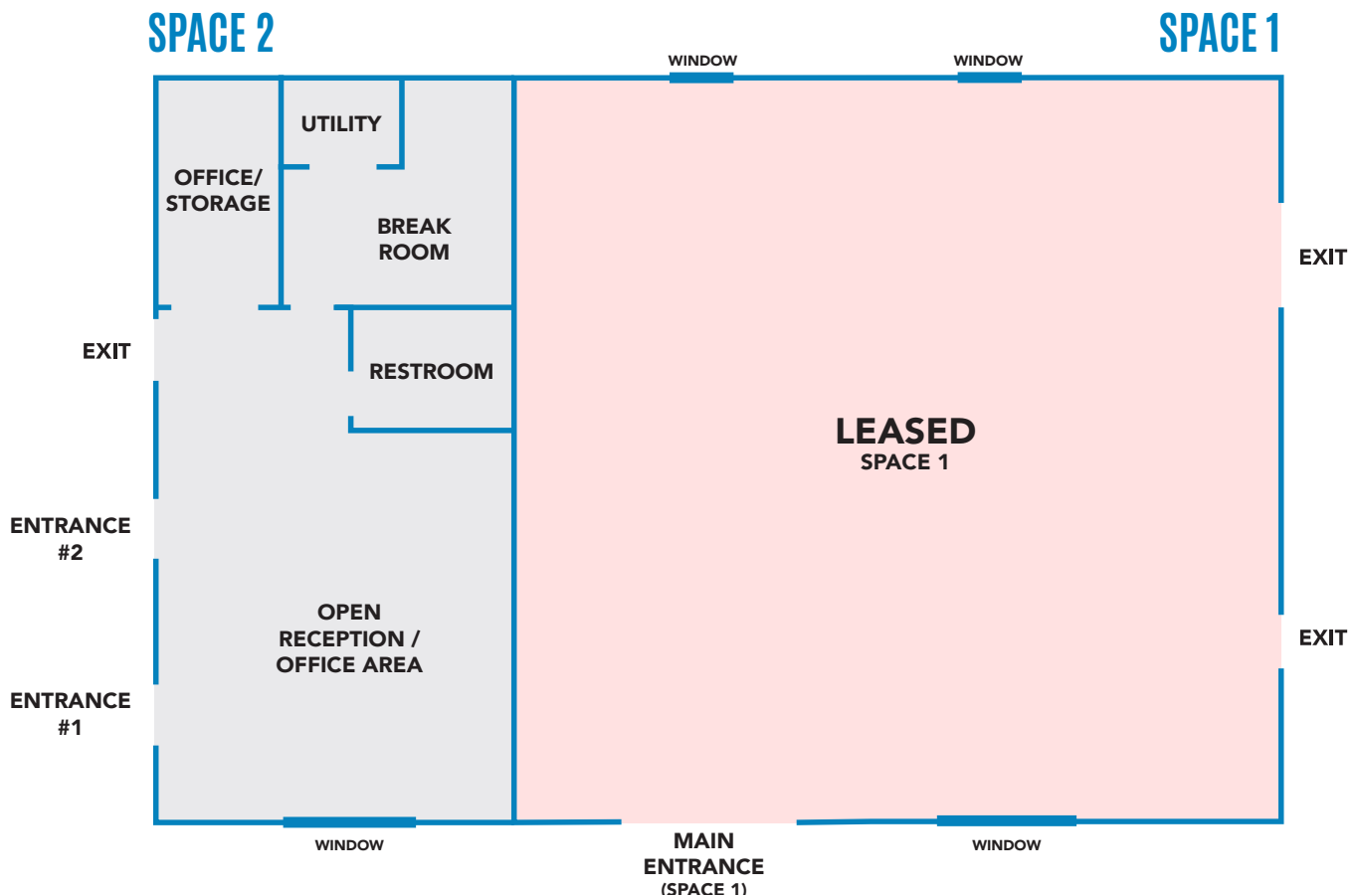


# FLOOR PLAN

## 776 (+/-) SQUARE FEET

This building is currently divided into two separate spaces. Space 1 is comprised of 1,674 (+/-) square feet and is located on the east side of the building. This space is currently leased. Space 2 is comprised of 776 (+/-) square feet and is located on the west side of the building. This space is currently available.

Space 2 was previously used by a car rental company and offers an open reception area, break room, one small office/storage room and private restroom. Finishes to the space include wood-like vinyl flooring, drywall walls, drop ceilings and fluorescent lighting.

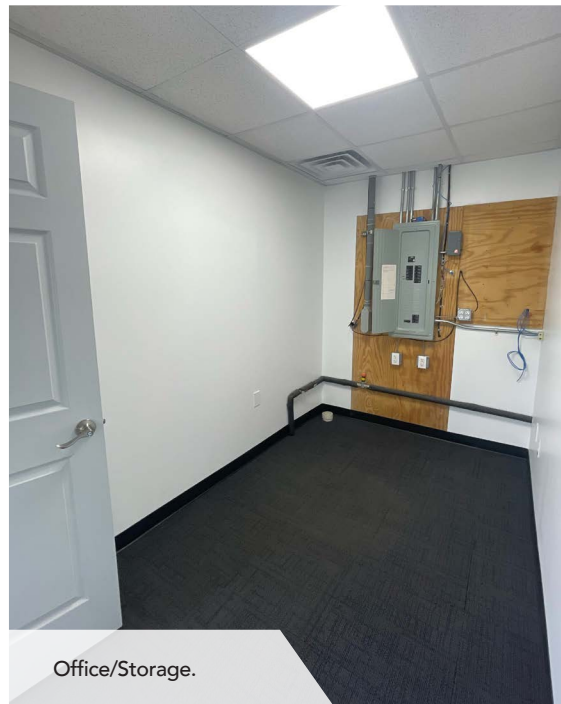


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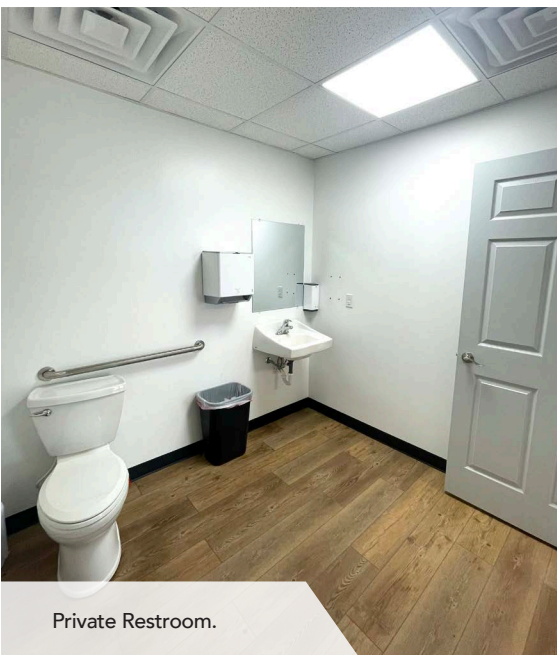
# INTERIOR PHOTOS



Main Entrance/Reception/Open Office.



Office/Storage.



Private Restroom.



Break Room.

# EXTERIOR PHOTOS



Exterior View from Greenbag Road.

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Exterior View Facing Greenbag Road.



Exterior Facing Main Entrance.

# AERIALS



Aerial View of the Property Facing North.

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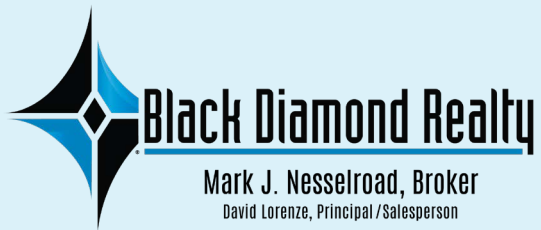
Aerial View of the Property Facing East.



Aerial View of the Property Facing West.



Aerial View of the Property Facing Northeast.



# CONTACT

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