

State



MORGANTOWN, WEST VIRGINIA

STATE ON CAMPUS

FOR LEASE | 2,499 - 4,336 SF AVAILABLE



PROJECT DETAILS

331 BEECHURST AVE • 2,499 - 4,336 SF AVAILABLE • RETAIL



AVAILABLE SPACE

2,499 - 4,336 SF

TRAFFIC COUNTS

23,557 ADT - Beechurst Ave

PROPERTY HIGHLIGHTS

Ground floor retail opportunity, steps away from West Virginia University

End cap space available with designated patio for outdoor seating

6 story, mixed use student housing apartment with 232 Units / 420

Beds (100% residential occupancy)

Turnkey restaurant space with Type 2 hood

Convenient, integral garage parking for retail

Beechurst Ave: 23,557 ADT

Bus Stop: Beachurst & 3rd (At Property)

PRT Stop: Beechurst Station (2 blocks)

COUNTY

Monongalia

MARKET

Morgantown

1 MILE 3 MILE 5 MILE



POPULATION

22,458 59,869 79,503



TOTAL HOUSEHOLDS

8,548 26,129 79,503

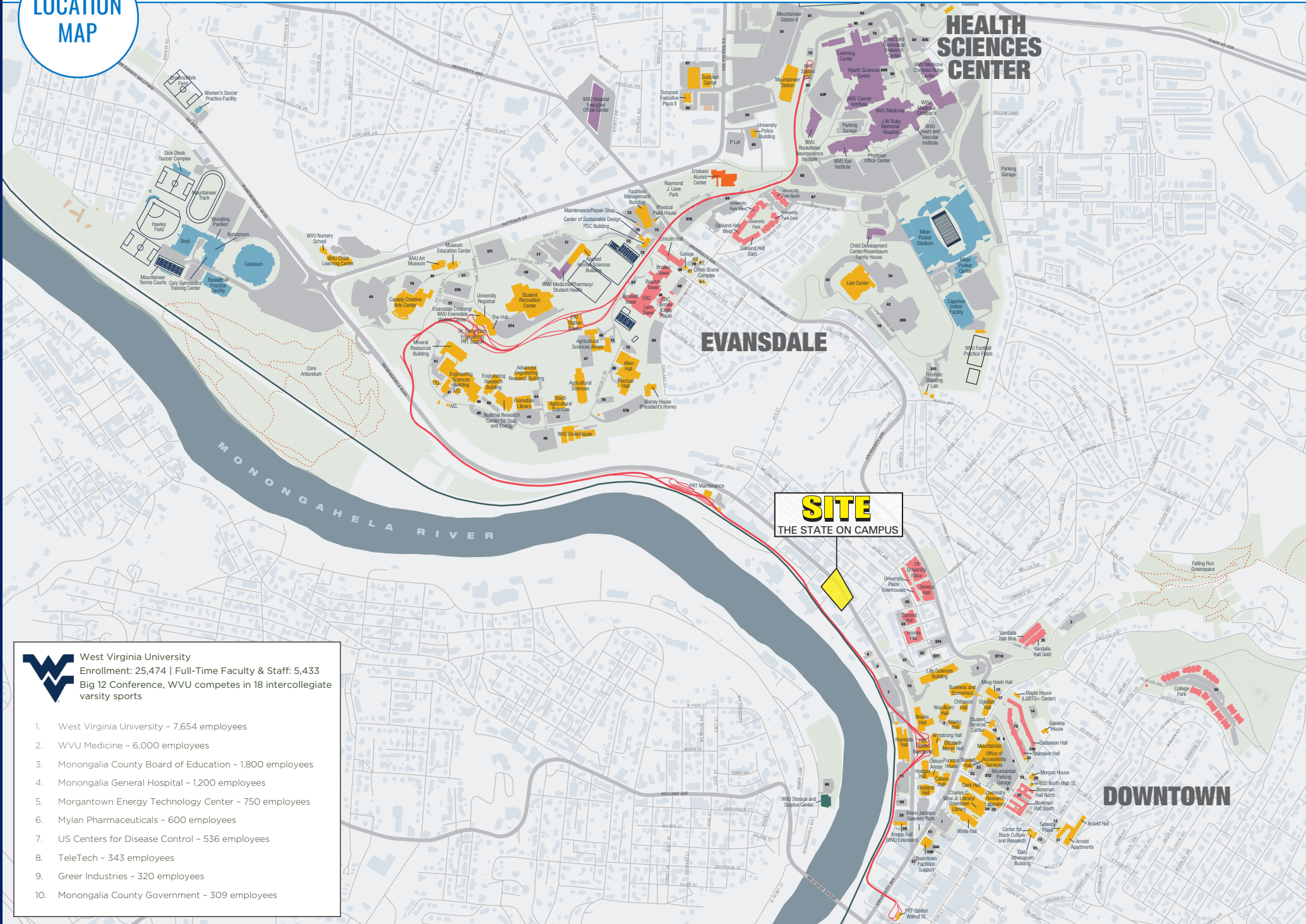


MEDIAN HH INCOME

\$28,776 \$49,604 \$56,957

LOCATION MAP

331 BEECHURST AVE • 2,499 - 4,336 SF AVAILABLE • RETAIL



West Virginia University
 Enrollment: 25,474 | Full-Time Faculty & Staff: 5,433
 Big 12 Conference, WVU competes in 18 intercollegiate varsity sports

1. West Virginia University - 7,654 employees
2. WVU Medicine - 6,000 employees
3. Monongalia County Board of Education - 1,800 employees
4. Monongalia General Hospital - 1,200 employees
5. Morgantown Energy Technology Center - 750 employees
6. Mylan Pharmaceuticals - 600 employees
7. US Centers for Disease Control - 536 employees
8. TeleTech - 343 employees
9. Greer Industries - 320 employees
10. Monongalia County Government - 309 employees

AERIAL



METRO TOWERS
50 UNITS

BENT TREE COURT
~40 UNITS

Advance
Auto Parts

AutoZone

MORGANTOWN RUNNING
THE TEA SHOPPE
EFFLEURAGE SPA
WAMSLEY CYCLES
COUNTRY ROADS QUILT SHOP

SENECA VILLAGE
32 UNITS - SENIOR LIVING

bp

PM

U CLUB SUNNYSIDE
134 BEDS

UNIVERSITY PLACE
238 UNITS

STARBUCKS®
Papa John's
PRO Performance

GLENLOCK APTS.
32 UNITS

Chico
BAKERY

ASHEBROOKE
LIQUOR OUTLET

SUMMIT HALL
525 STUDENTS

SITE

Beechurst Ave 23-957 ADT

MOUNTAINEER PLACE
37 UNITS

GLENLOCK APTS.
196 UNITS

THE STATE
232 UNITS

MUTTS

TATER'S

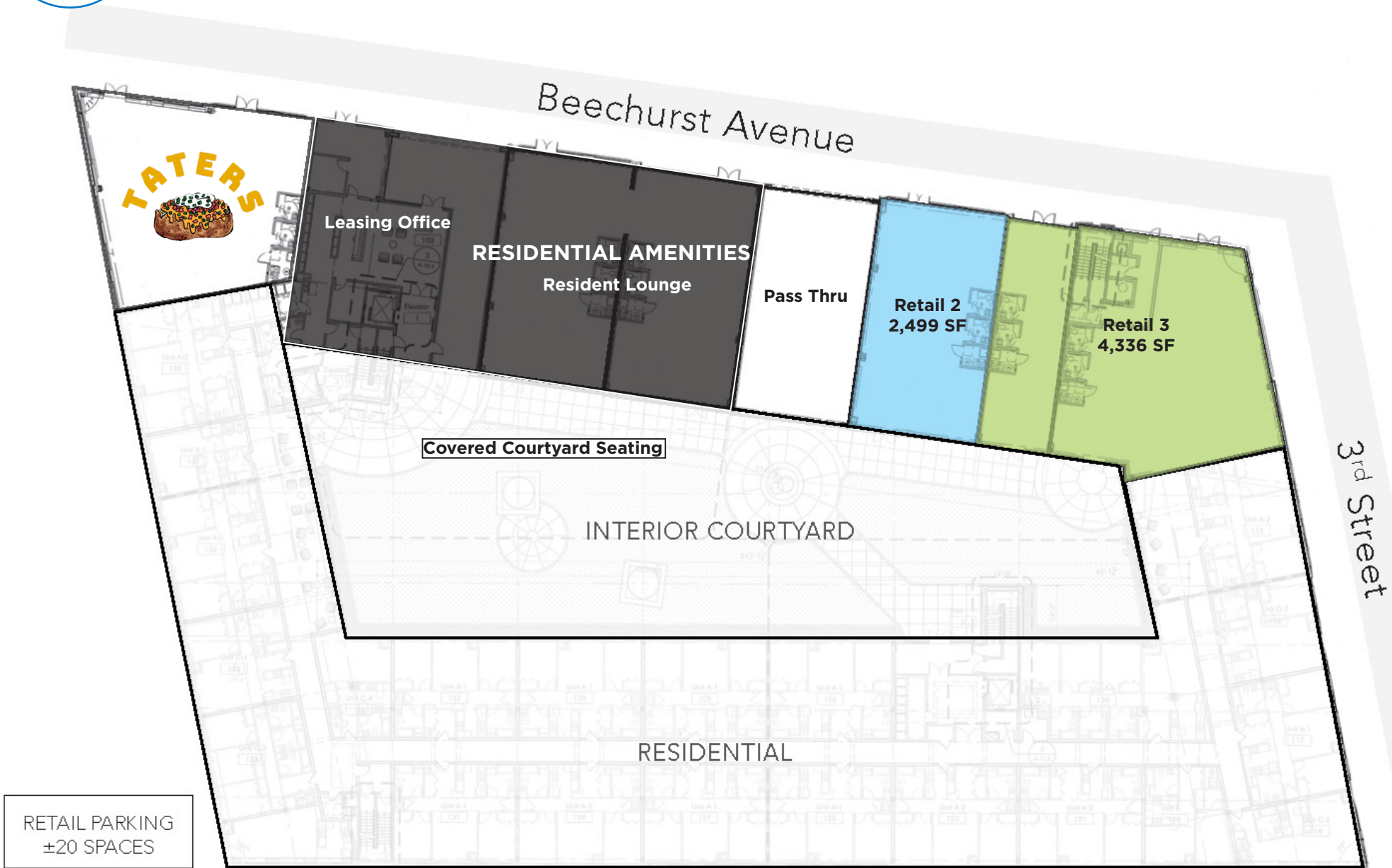
Lavender
Cafe

PAPA JOHN'S

HONORS HALL
525 STUDENTS

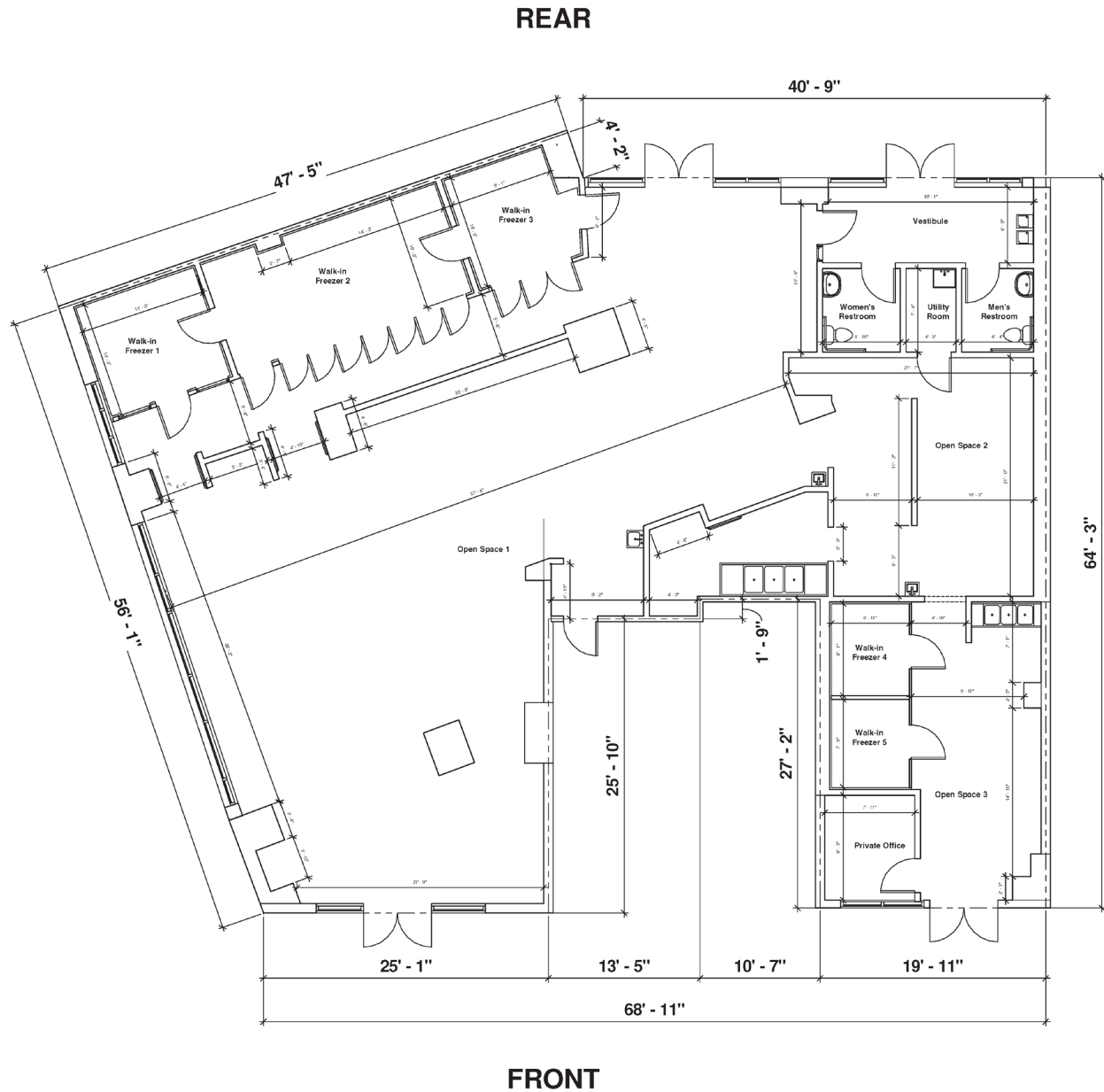
DOWNTOWN
CAMPUS

SITE PLAN



SITE PLAN

4,336 SF Space

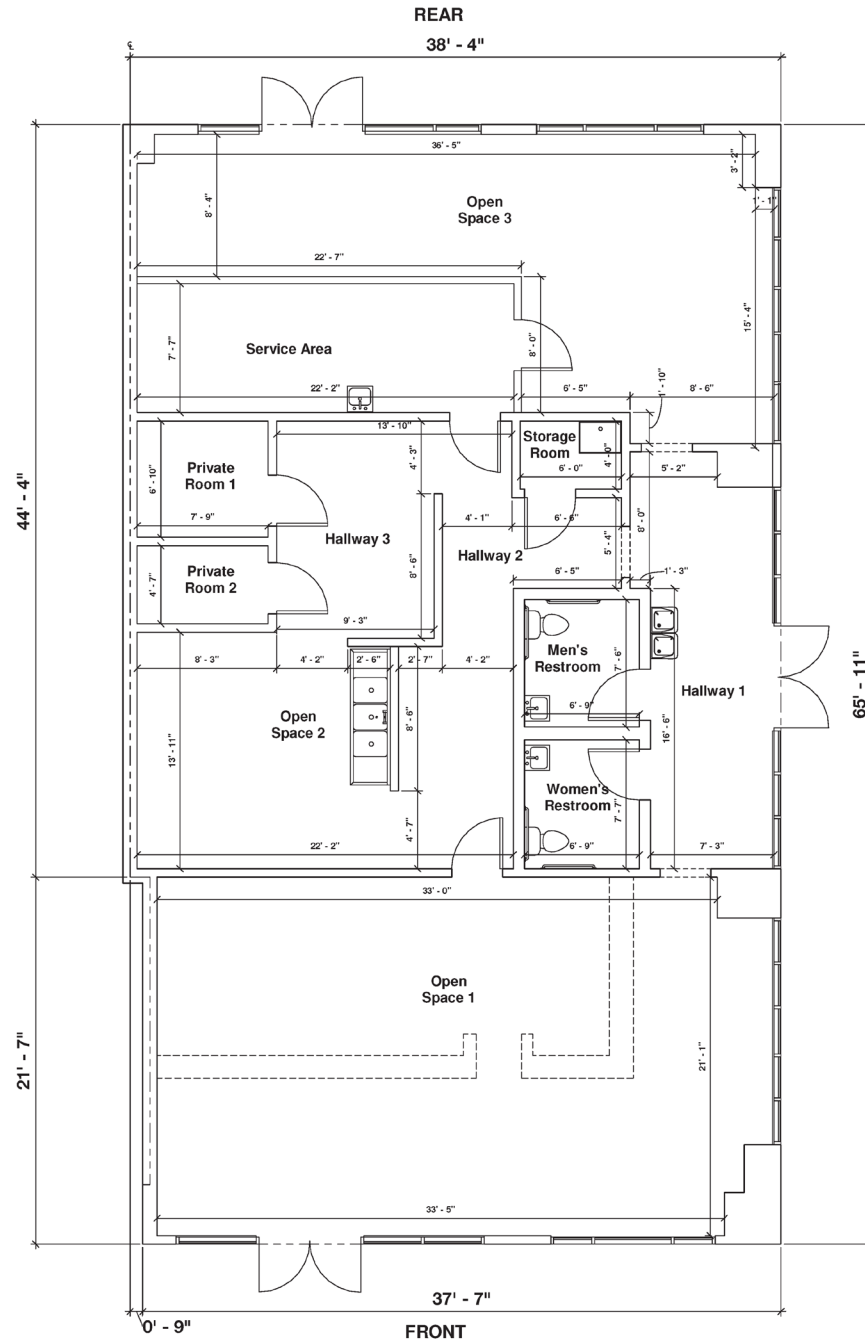


A1 MAIN FLOOR



SITE PLAN

2,499 SF Space



A1 MAIN FLOOR



PHOTOS



MORGANTOWN, WEST VIRGINIA

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