

**Black Diamond Realty**

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**FOR LEASE**  
OFFICE SUITE  
MARKETING FLYER



**2855 CRANBERRY SQUARE**  
**MORGANTOWN, WV 26508**

ROUTE 43, EXIT 1

CHESTNUT RIDGE CHURCH

MERCURY STORAGE

MON HEALTH NEUROLOGY

DOLLAR GENERAL

CHEAT LAKE FAMILY DENTISTRY

30,788 VPD

I-68, EXIT 10

 2855 CRANBERRY SQUARE

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2855 CRANBERRY SQUARE

## OFFICE SUITE FOR LEASE

## 2855 CRANBERRY SQUARE MORGANTOWN, WV 26508

RENTAL RATE / \$16.00 / SQ FT / YEAR

LEASE STRUCTURE / NNN

GROSS BUILDING SIZE / 10,822 SQ FT

TOTAL SPACE AVAILABLE / 3,251 SQ FT

CITY LIMITS / OUTSIDE

PROPERTY TYPE / OFFICE

OFF-STREET PARKING / 30 +/- SPACES

PROPERTY FEATURES / EXCEPTIONAL  
INTERSTATE VISIBILITY, ELEVATOR,  
SIGNAGE, PLENTY OF OFF-STREET  
PARKING AVAILABLE

Situated immediately along I-68 at Exit 10 (Cheat Lake), 2855 Cranberry Square is a two-story office building containing a total of 10,822 (+/-) square feet. Available for lease is 3,251 (+/-) square feet on the second floor. Signage is available on the building exterior facing the interstate and there is plenty of parking available via the shared, paved parking lot. **The current tenant is looking to sublease the space for one year with renewal options after year one.**

Located outside of City Limits, the site is close to many amenities such as Cheat Lake, Cheat Landing Development, downtown Morgantown, hospitals and more. The property is 0.5 mile from I-68, Exit 10 and 0.3 mile from Route 43. Along I-68, there is a daily traffic count of 30,788 vehicles per day (2021). Source: ©2024 Kalibrate Technologies (Q4 2024).

**FOR LEASE**

**OFFICE SUITE - LOCATED 0.5 MILE TO I-68, EXIT 10**

**2855 CRANBERRY SQUARE · MORGANTOWN, WV 26508 · 3,251 (+/-) SQ FT · 2ND FLOOR**

# PROPERTY SPECIFICATIONS

## PROPERTY SPECIFICATIONS

The available suite is located on the second floor of the building. Access to the suite can be achieved via elevator or staircase. The suite is comprised of 3,251 (+/-) square feet and spans a portion of the second floor.

## INGRESS / EGRESS / PARKING / DIRECTIONS

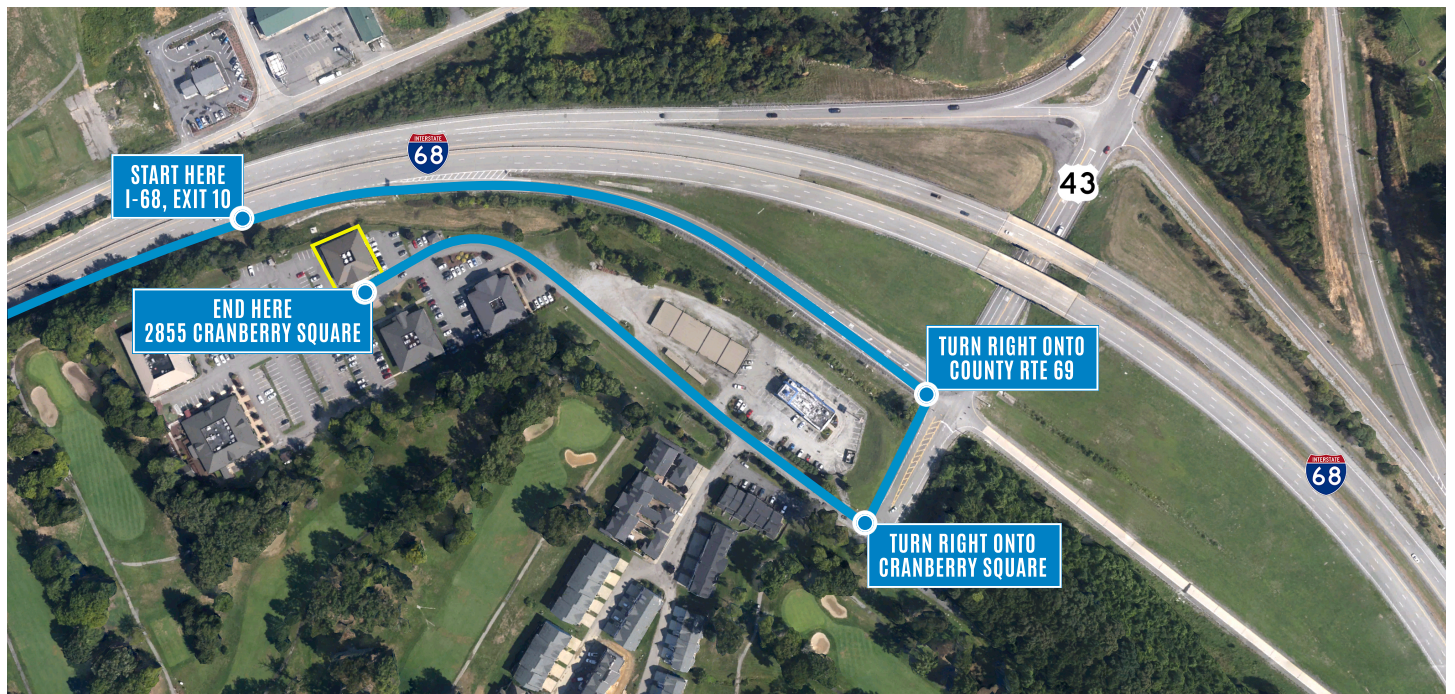
This property offers one point of ingress and egress via Cranberry Square from major roadways. The parking lot is paved and offers 30 (+/-) spaces immediately surrounding the building. More parking is available around neighboring buildings.

From I-68 East, take Exit 10 and turn right at the traffic light onto County Rte 69. Continue ~300' to Cranberry Square and turn right. Follow Cranberry Square until you reach the first building on the right.

## UTILITIES

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

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



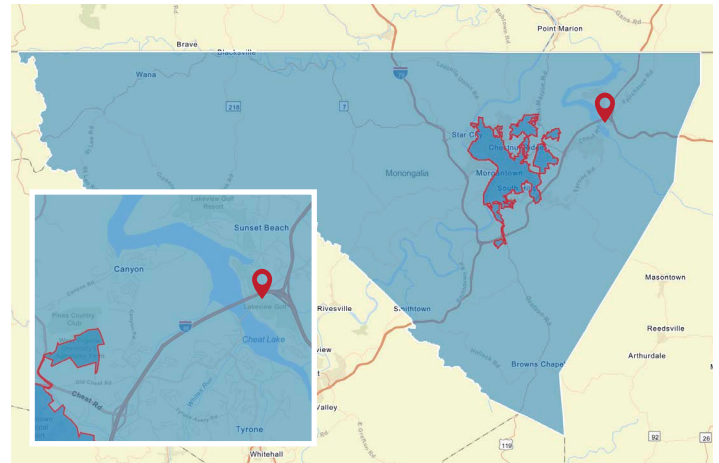
# LOCATION ANALYSIS

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.

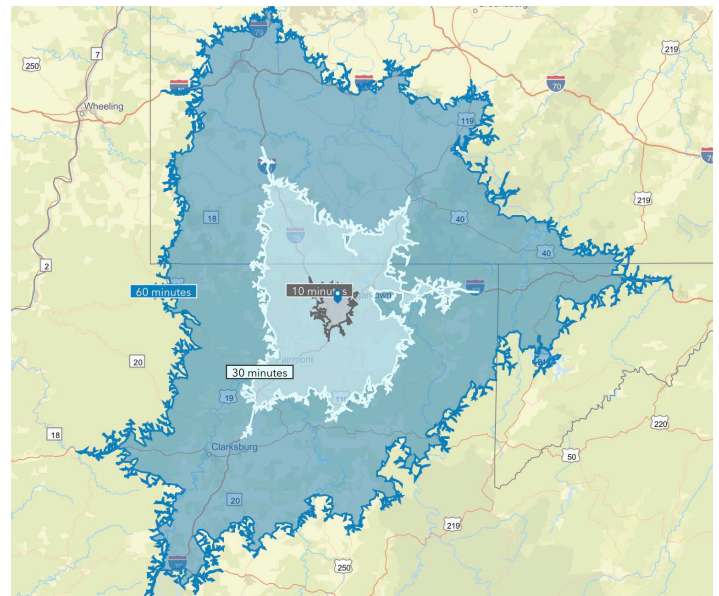
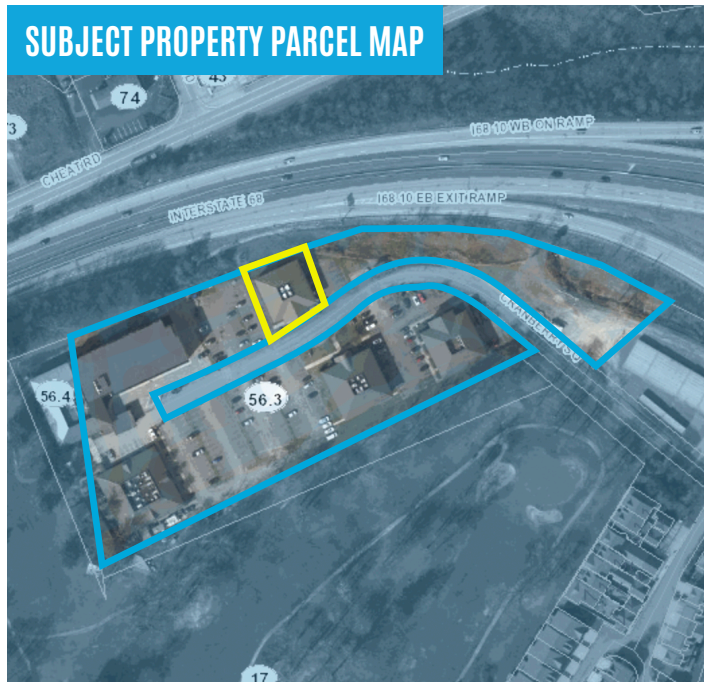
**Monongalia County** has a total population of 107,576 and a median household income of \$62,983. Total number of businesses is 4,046.

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.

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# SURROUNDING AMENITIES



The aerial above was taken facing southwest. Several of the most popular surrounding locations have been highlighted. Referenced with a yellow star, 2855 Cranberry Square is located within the heart of the Cheat Lake, just off of the I-68/Route 43 interchange.

● Along I-68, there is a daily traffic count of 30,788 vehicles per day (2021). Source: ©2023 Kalibrate Technologies (Q4 2023).

- 1 bfs Corporate Office
- 2 bfs Gas Station
- 3 The Villages at Cheat Landing
- 4 MedExpress Market Headquarters
- 5 Chestnut Ridge Church
- 6 Mercury Storage
- 7 Lakeside Physical Therapy
- 8 Sunset Outdoor Supply
- 9 Cheat Lake Family Dentistry
- 10 Sunset Beach Marina
- 11 Morgantown Utility Board - Cheat Lake
- 12 Ashbrooke Square, Exxon
- 13 Cheat Lake Animal Hospital
- 14 Burger King
- 15 Cranberry Square: WVU Medicine Primary Care, MVB Bank, Howard Hanna Morgantown, Tropics
- 16 Lakeview Golf Course
- 17 Fairway Villas
- 18 Cheat Lake Resort
- 19 Lakeview Golf Resort
- 20 Spa Roma
- 21 The Outlooks
- 22 The Crossing
- 23 Pierpont Centre: Lowe's, Michael's, WVU Medicine, IHOP, Family Dollar, Holiday Inn Express, Wendy's, Pier 1, Ruby Tuesday
- 24 Foxwood
- 25 Morgantown Municipal Airport

# DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



13,192

Total Population



429

Businesses



10,762

Daytime Population



\$317,048

Median Home Value



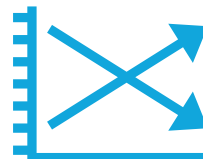
\$56,492

Per Capita Income



\$92,877

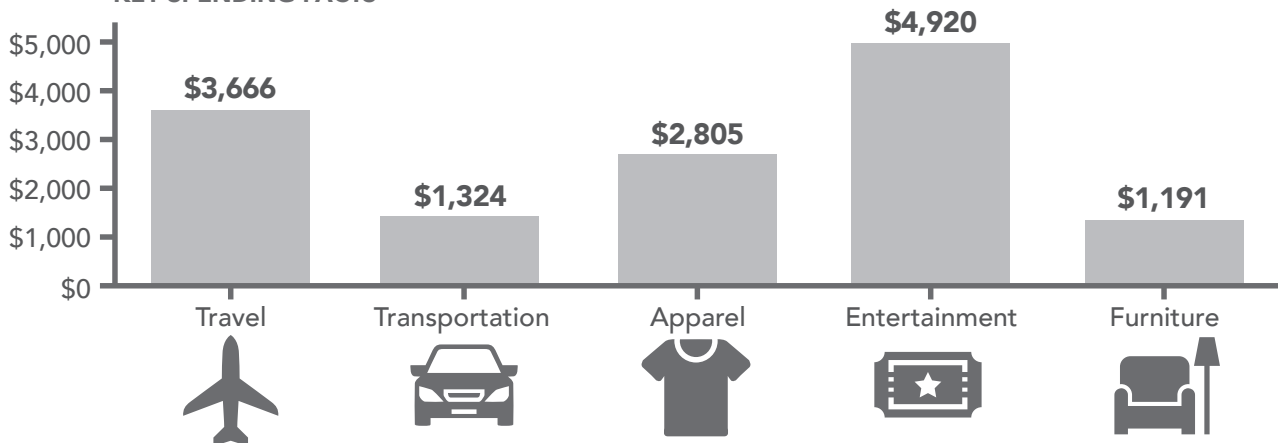
Median Household Income



0.72%

2024-2029 Pop Growth Rate

## 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



**27,784**

Total Population



**1,027**

Businesses



**26,518**

Daytime Population



**\$297,417**

Median Home Value



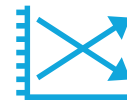
**\$49,989**

Per Capita Income



**\$77,614**

Median Household Income



**0.66%**

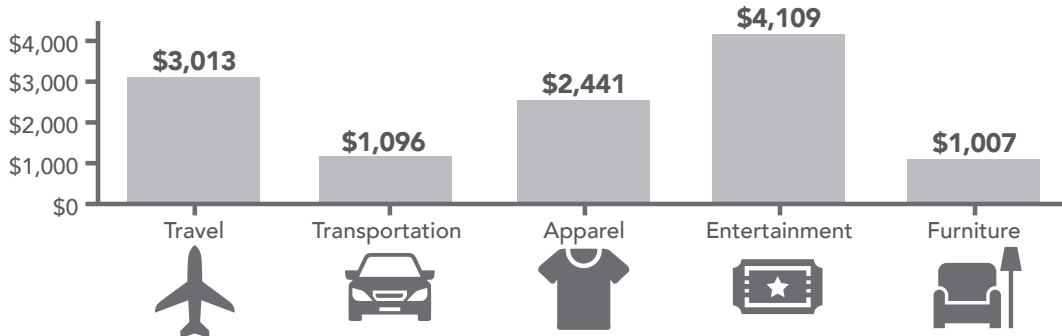
2024-2029 Pop Growth Rate



**13,162**

Housing Units (2020)

### KEY SPENDING FACTS



## 10 MILE RADIUS



**105,792**

Total Population



**4,055**

Businesses



**116,626**

Daytime Population



**\$256,921**

Median Home Value



**\$38,535**

Per Capita Income



**\$58,800**

Median Household Income



**0.26%**

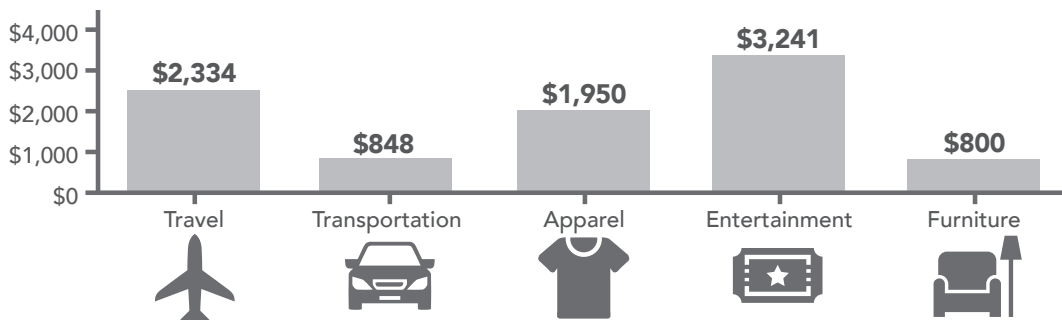
2020-2023 Pop Growth Rate



**49,860**

Housing Units (2020)

### KEY SPENDING FACTS



# INTERIOR PHOTOS



Main Entrance.



Main Entrance/Waiting Area.



Hallway.

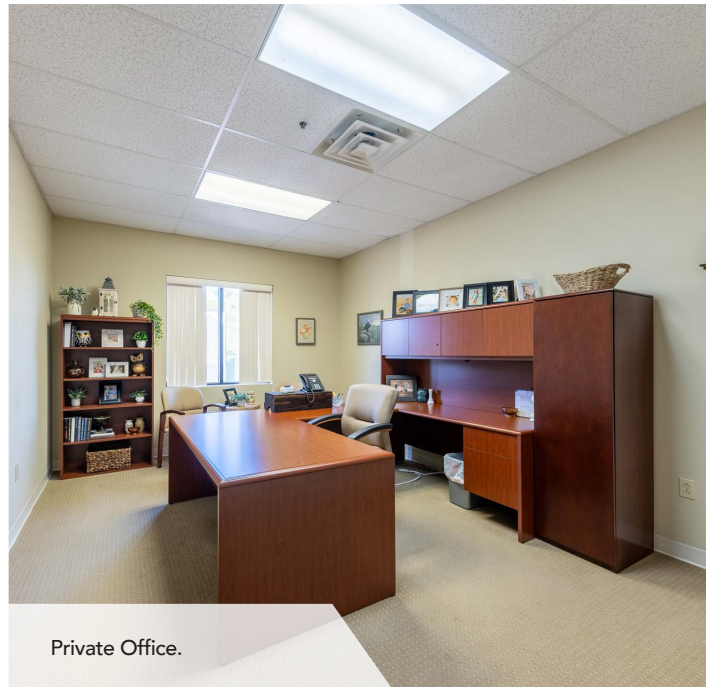


Executive Office.

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Private Office.



Private Office.



Conference Room.

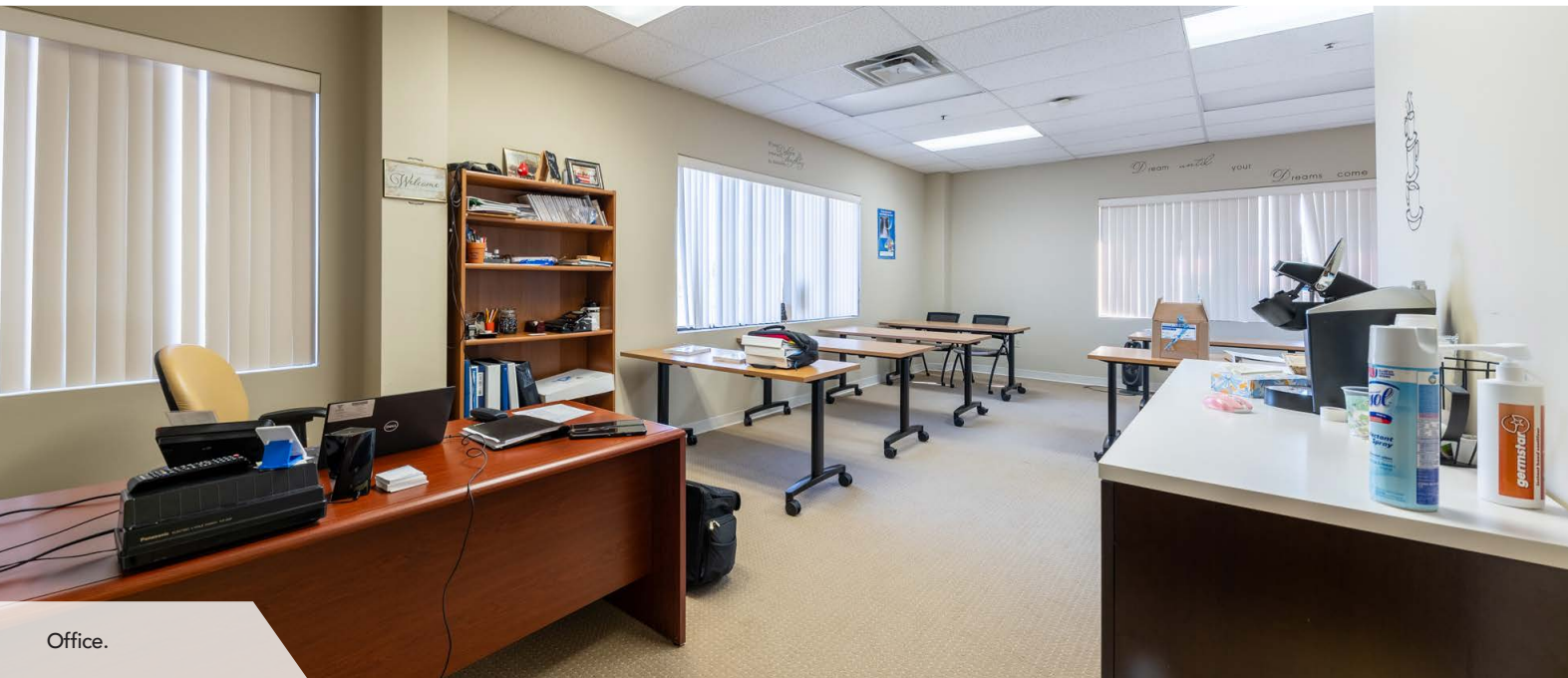
# INTERIOR PHOTOS



Office.



Break Room.

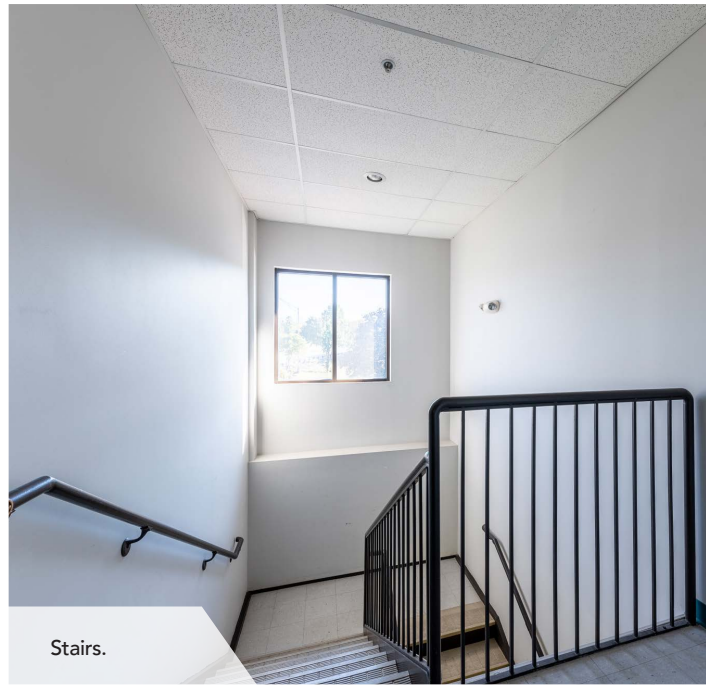


Office.

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Elevator.



Stairs.



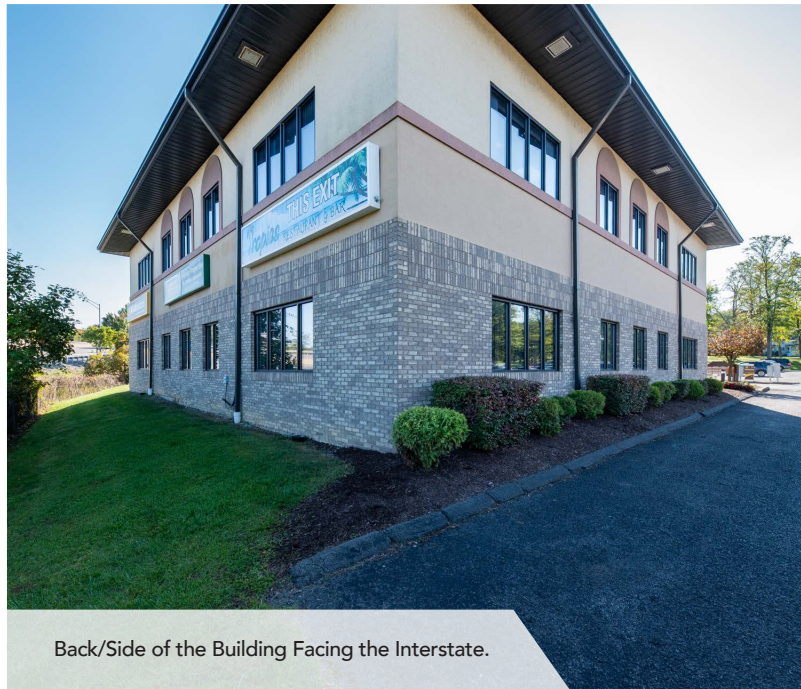
Main Floor Lobby.

# EXTERIOR PHOTOS

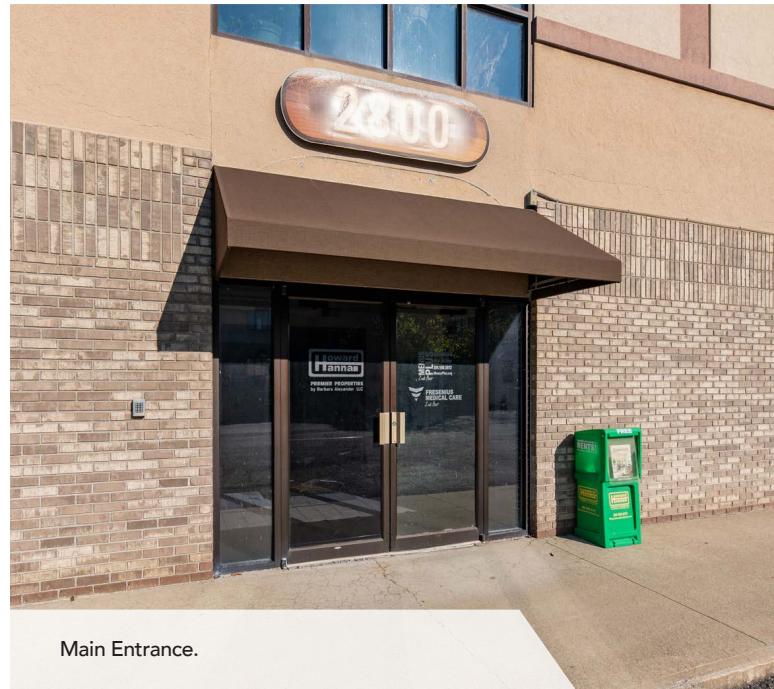


Main Entrance, Front of the Building.

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Back/Side of the Building Facing the Interstate.



Main Entrance.



Side of the Building.

# AERIALS



Aerial From Directly Above.



Aerial Facing South.



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Aerial Facing South.

# AERIALS



Aerial Facing Southeast.



Aerial Facing Southwest.

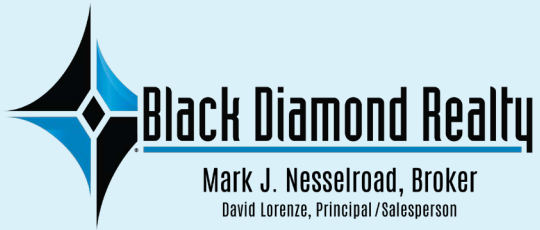


Aerial Facing Northwest.

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Aerial Facing Northeast.



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## BLACK DIAMOND REALTY

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