



**7100 WILLIE G AVE**  
**MORGANTOWN, WV 26501**

**RETAIL / MULTIFAMILY INVESTMENT BUILDING**





UNIVERSITY TOWN CENTRE

EXIT 155



 **7100 WILLIE G AVENUE**

41,875 VEHICLES PER DAY, 2025

SPORTSMAN'S WAREHOUSE

TRIPLE S HARLEY DAVIDSON

PARCS SUPERSTORE

CANDLEWOOD SUITES



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# INVESTMENT OVERVIEW

## 7100 WILLIE G AVE

MORGANTOWN, WV 26501

**SALE PRICE / \$4,295,000**

**GROSS BUILDING SIZE / 24,500 sq FT**

**GROSS LOT SIZE / 2.08 ACRES**

Discover an exceptional investment opportunity at 7100 Willie G Avenue in Westover, WV, a premier 24,500 (+/-) square foot mixed-use plaza situated on 2.08 (+/-) acres within the highly desirable Gateway development. Built in 2014, this Class A asset features a diverse and well-balanced unit mix including four retail suites and seven apartments. The property is 100% leased for the 2025-2026 term, with the exception of one retail suite, offering immediate income with upside potential. The seller will sign a 12-month lease on the vacant space.

Ideally positioned just off I-79, Exit 155, Gateway provides excellent interstate visibility, easy access to major corridors, and close proximity to an array of retail, restaurant, medical, and hospitality amenities. With daily traffic counts exceeding 41,874 vehicles along I-79 and nearly 21,054 along Route 19, this location stands out as a high-visibility, low-barrier entry into one of the region's most active and growing commercial corridors. (Esri and Kalibrate Technologies, 2025).





## UNIT / TENANT DETAILS

TENANT / LEASED	UNIT	SQ FT	BEDS	BATHS
The Greene Turtle	101	6,000	-	-
VACANT	102	3,824	-	-
H&R Block	103	1,200	-	-
Once Upon A Child	104	4,000	-	-
LEASED	200	-	2	2
LEASED	201	-	2	2
LEASED	202	-	2	2
LEASED	203	-	2	2
LEASED	204	-	1	1
LEASED	205	-	1	1
LEASED	206	-	1	1

## FINANCIAL INFORMATION

Detailed financial and lease information is available upon receipt of executed Confidentiality & Non-Disclosure Agreement.

Please submit completed CNDA's to David Lorenze or at [dlorenze@blackdiamondrealty.net](mailto:dlorenze@blackdiamondrealty.net) or contact Black Diamond Realty at 304.413.4350.

A CNDA can also be forwarded via DocuSign for electronic signing convenience. You may indicate that preference via email.

## LEGAL DESCRIPTION / ZONING / PARCEL MAP

- Outside city limits of Morgantown, inside Westover city limits
- Monongalia County, Westover Corp District, Tax Map 16, Parcel 3, Deed Book 1775, Page 600
- City of Westover is responsible for all road maintenance within Gateway Development

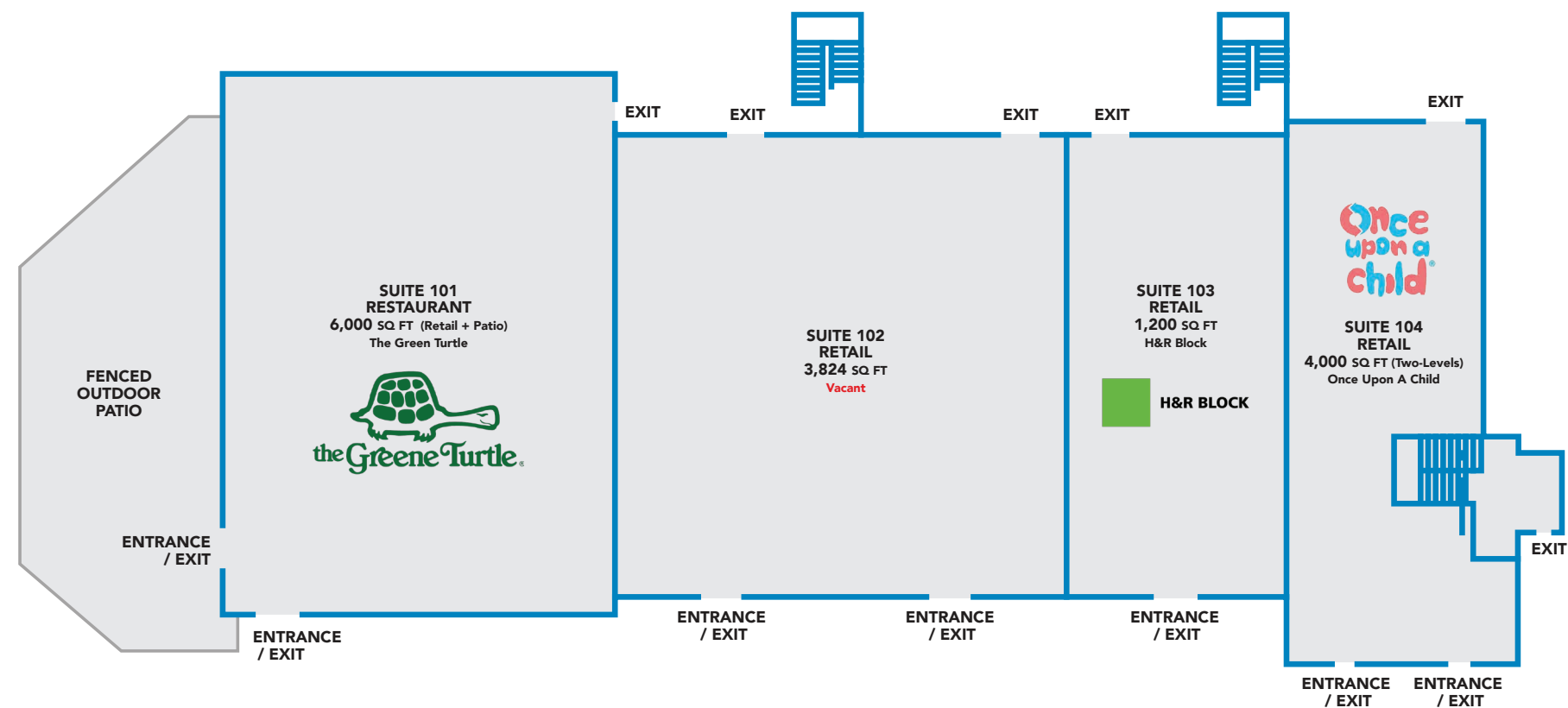


## UTILITIES

All public utilities are available to the site.

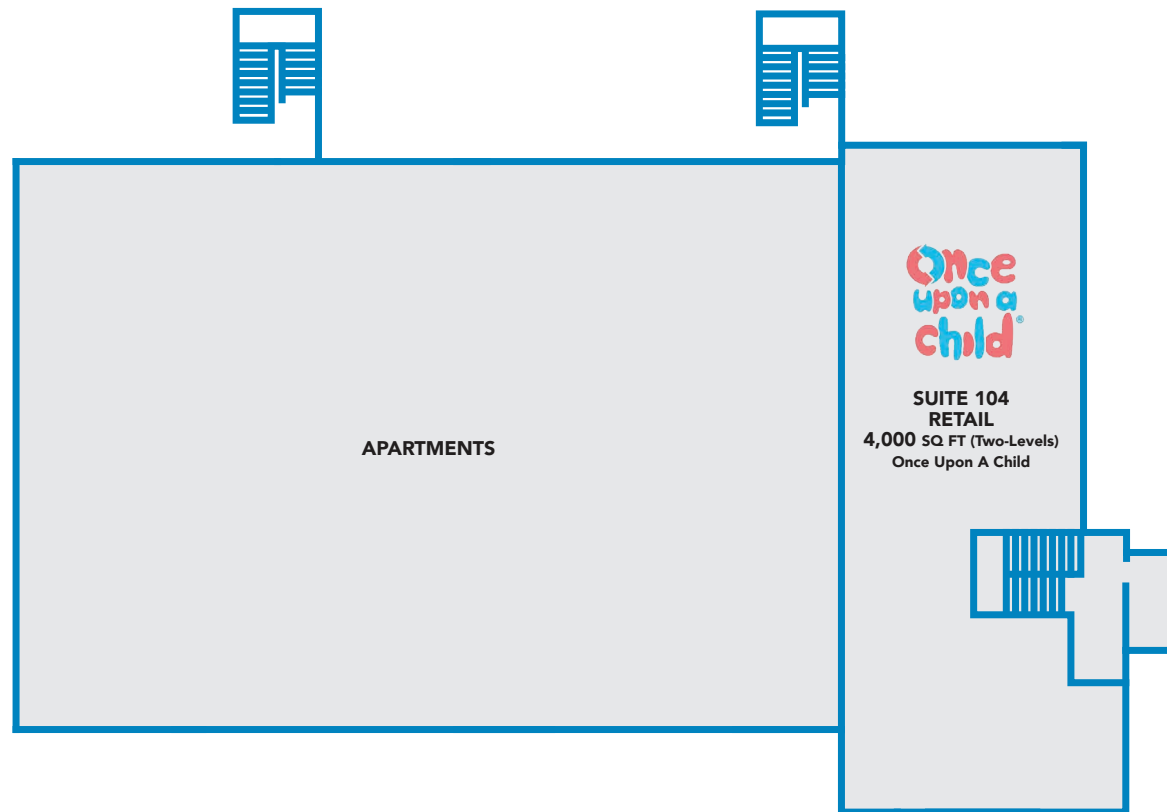
UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Hope Gas
Water	Morgantown Utility Board (MUB)
Sewer	Morgantown Utility Board (MUB)
Trash	Republic Services
Cable/Internet	Multiple Providers

# FLOOR PLAN - LOWER LEVEL





## FLOOR PLAN - UPPER LEVEL







The Greene Turtle: Dining Area.



The Greene Turtle: Dining Area.



The Greene Turtle: Dining Area.



The Greene Turtle: Dining Area.







The Greene Turtle: Interior.



The Greene Turtle: Outdoor Seating Area.



The Greene Turtle: Outdoor Seating Area.





Suite 102 (Vacant): Main Entrance.



Suite 102 (Vacant): Kitchen.



Suite 102 (Vacant): Open Area.



Suite 102 (Vacant): Private Office.







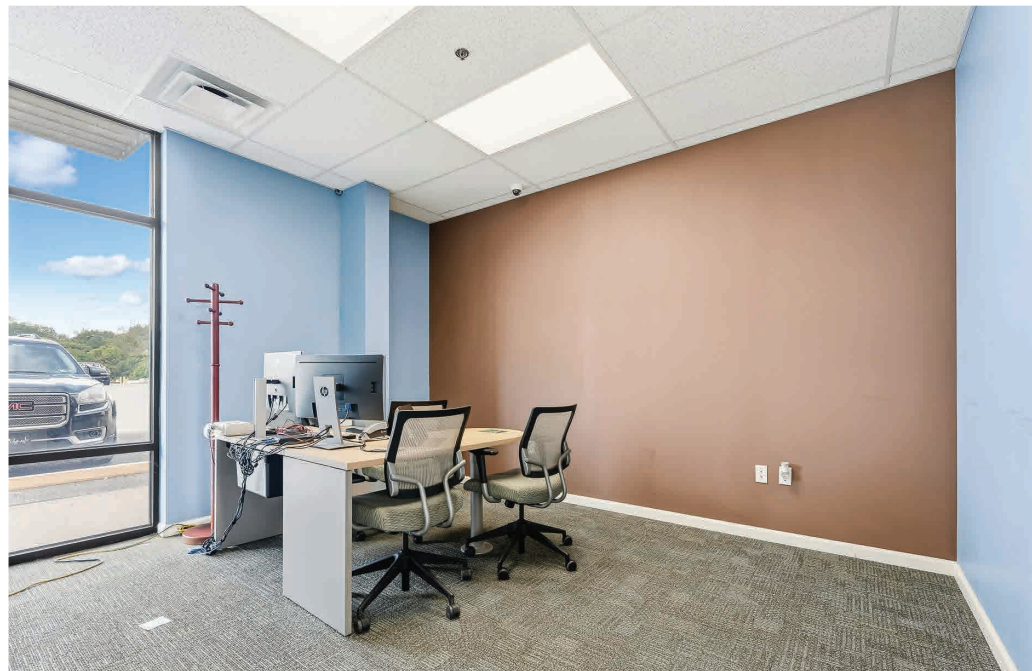
H&R Block: Open Area.



H&R Block: Kitchen.



H&R Block: Private Office.



H&R Block: Private Office.





Once Upon A Child: Retail Area.



Once Upon A Child: Retail Area.



Once Upon A Child: Upper Level Storage.



Once Upon A Child: Upper Level Storage.



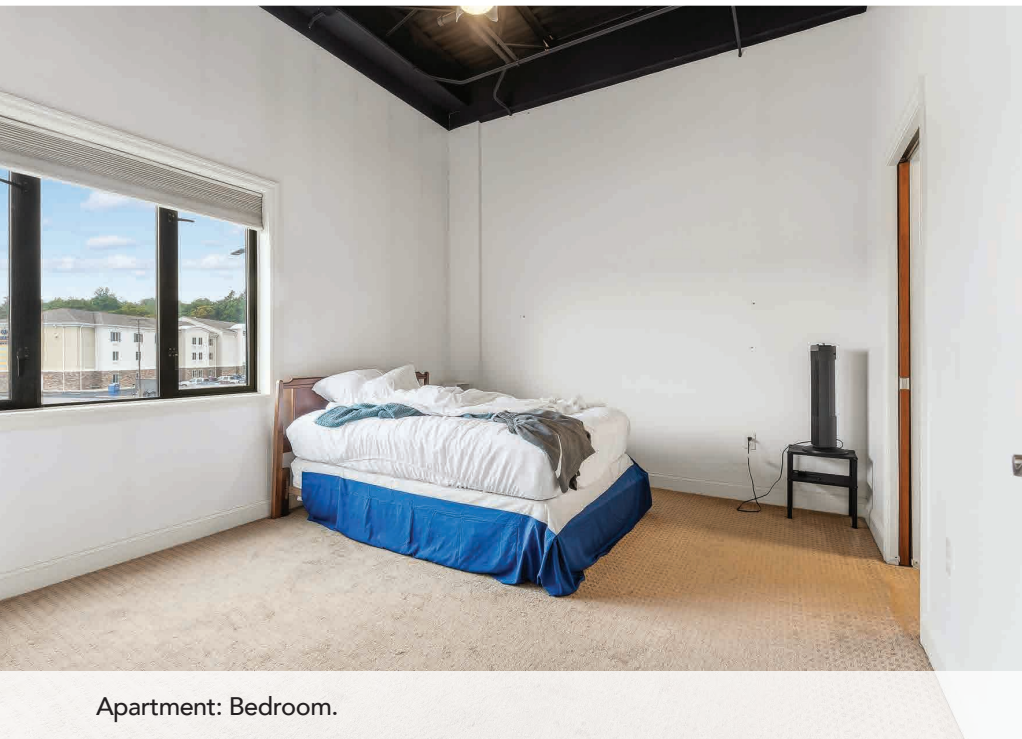




Apartment: Kitchen/Dining Room.



Apartment: Kitchen/Living Room.



Apartment: Bedroom.



Apartment: Bathroom.





Apartment: Living Room/Kitchen.



Apartment: Kitchen.



Apartment: Bedroom.



Apartment: Bedroom.







Apartment: Kitchen/Living Room



Apartment: Bedroom.



Apartment: Kitchen.



Apartment: Balcony.



# LOCATION OVERVIEW

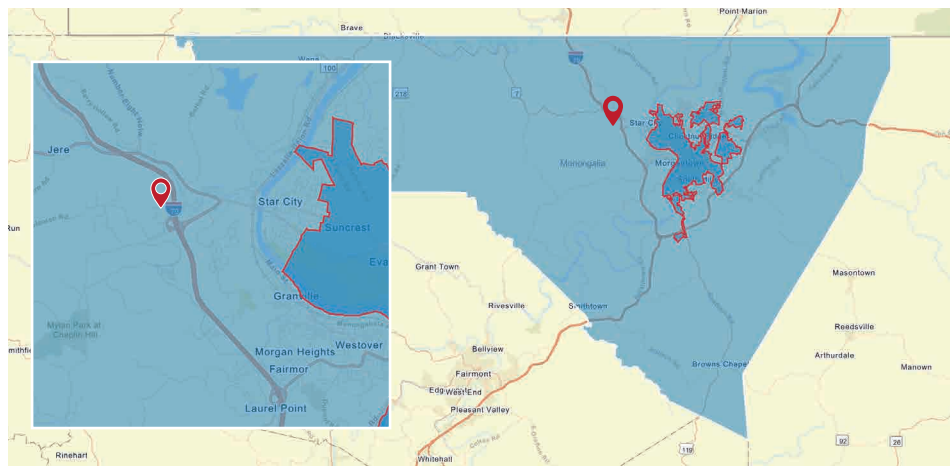
## MONONGALIA COUNTY

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 on 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 106,376 and a median household income of \$65,213. Total number of businesses is 3,875.

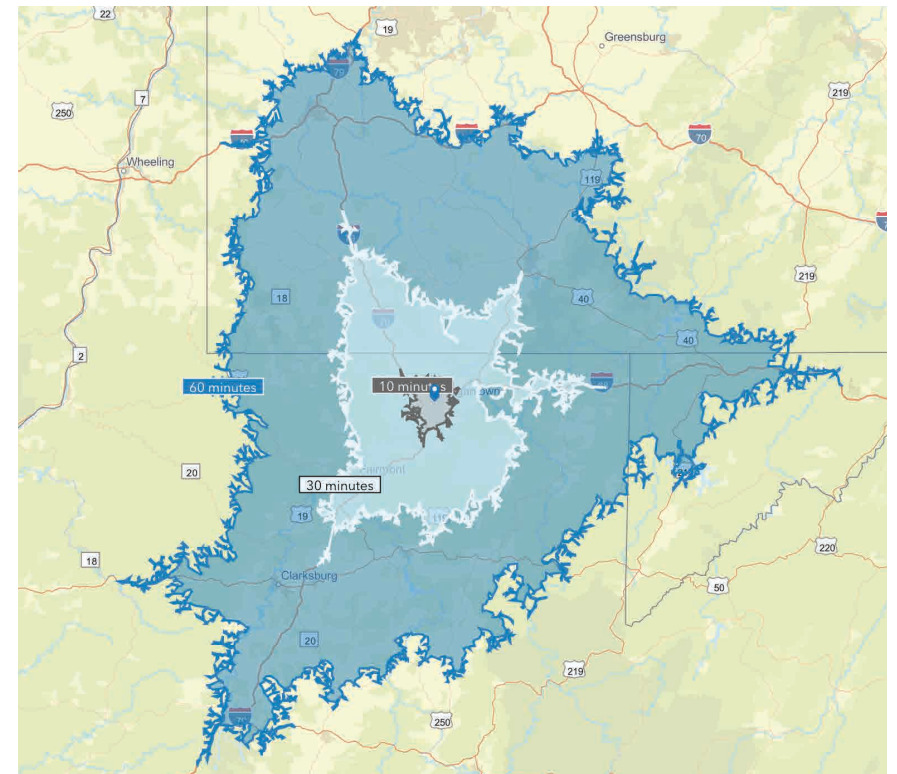
The **City of Morgantown** has a total population of 29,856 and a median household income of \$43,620. Total number of businesses is 1,441.

*Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.*



Monongalia County, WV Morgantown City Limits Subject Location

## DRIVE TIME



**Distance to nearby cities:** Fairmont, WV - 20 miles, Uniontown, PA - 28 miles, Bridgeport, WV - 35 miles, Washington, PA - 47 miles, Pittsburgh, PA - 70 miles, Wheeling, WV - 86 miles, Charleston, WV - 156 miles.





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 41,874 vehicles per day. Along Route 19, there is a traffic count of 21,054 vehicles per day (2025).

Source: ©2024 Kalibrate Technologies (Q3 2024).

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



# DEMAND DRIVERS



The WVU System is a family of distinctive campuses united by a single mission. From the groundbreaking research of our flagship in Morgantown (ranked R1, the highest research category institution) to the student-centered focus of WVU Potomac State College in Keyser to the technology-intensive programs at WVU Institute of Technology in Beckley — we are leveraging our talents and resources to create a better future for West Virginia and the world.<sup>2</sup>

The WVU Morgantown campus is in a town named "**#1 Best Small City in the East**" by Guide to Life in America's Small Cities for its exceptional quality of life. Morgantown, population 30,855, was also among Livability's **top 10 best places to raise a family** and is within easy traveling distance of Washington, D.C., to the east; Pittsburgh, Pa., to the north; and Cleveland and Columbus, Ohio, to the northwest. Other rankings: Southern Living included Morgantown as one of the South's best small towns; one of the "**Top 15 College Football Towns in the Country**" by Bleacher Report.<sup>2</sup>

Among its 12 colleges, WVU's Morgantown campus offers more than 300+ majors and hundreds of distance education and online classes. Fall 2024 WVU System full headcount enrollment is 25,994, which includes 4,724 first-time freshmen.<sup>2</sup>

WVU Medicine, the affiliated academic medical system of West Virginia University, unites the clinical and research faculty of the West Virginia University Health Sciences Center with the hospitals, clinics, and health professionals of the West Virginia University Health System. Together, they are a national leader in patient safety and quality, they are unified and driven by a passion to provide the most advanced healthcare possible to the people of West Virginia and the world.<sup>2</sup>

## SOURCES

<sup>2</sup> - <https://www.wvu.edu/about-wvu/wvu-facts>



WVU Main Campus - Morgantown, WV



WVU Football - Milan Puskar Stadium



WVU Medicine - Ruby Memorial Hospital





## SHOPPING



- Morgantown has a wide variety of big box retailers plus locally owned merchants. You will find clothing/accessory stores, housewares, hard goods, soft goods and more at local malls and shopping centers including the University Town Centre, Gateway, Suncrest Towne Centre, Pierpont Centre, Morgantown Mall, and Wesmon Plaza.
- Choose from numerous supermarket options in Morgantown including Sam's Club, Walmart Supercenter, Kroger, Aldi, Giant Eagle and local organic markets.

## RESTAURANTS



- Throughout Morgantown, upscale and casual dining options coexist with neighborhood bistros, family-owned eateries, national chains and spirited pubs and tastes from around the world.
- Top restaurants in Morgantown voted by locals include: Black Bear, Mario's Fish Bowl, Iron Horse, Table 9, Oliverio's Ristorante, Mama K's Kitchen and Tropics. Other popular establishments include Stefano's, Kegler's, The Wine Bar, and Crab Shack Caribba.

## TRANSPORTATION



- **Mountain Line** is the town's bus service, and is free for faculty, staff and students with a valid WVU ID. The cost for non-WVU users is 75 cents per ride. The Mountain Line offers WVU specific routes, city/county routes and routes to Pittsburgh.
- Morgantown offers access to a variety of **taxi services** and **Uber** and **Lyft** drivers as an alternate means of transportation.
- Located only seven minutes from WVU Downtown campus, **Morgantown Municipal Airport** (MGW) currently offers daily flights to Baltimore-Washington International (BWI) in Maryland and Pittsburgh International Airport in Pennsylvania accessing nearly 1,000 connecting flights to domestic and international destinations.

## ENTERTAINMENT



- Morgantown offers a variety of events and entertainment opportunities year round including WVU football games, WVU basketball games, baseball games at the Monongalia County Ballpark, live concerts and more.
- A significant nightlife presence is concentrated in downtown Morgantown. Multiple bars offer evening happy hour drink and dinner specials, as well as nightly live music, karaoke, trivia and drink specials.
- Other entertainment options include a bowling alley, Regal movie theatre, golf courses, walking and biking nature trails, fishing and boating on Cheat Lake and more.



## TOP FOUR LOCAL EMPLOYERS IN MORGANTOWN



- Fall enrollment for WVU in 2024 remained steady at ~26,000 students and full-time and part-time faculty and staff includes 4,724 employees. <sup>1</sup>
- Among its 12 colleges, WVU's Morgantown campus offers more than 300+ majors and hundreds of distance education and online classes. <sup>1</sup>
- WVU has produced 25 Rhodes scholars, 26 Truman scholars, 82 Fulbright scholars, 53 Goldwater scholars, and 116 Gilman scholars. <sup>2</sup>



- J.W. Ruby Memorial Hospital, the largest facility in the WVU Hospitals family, provides the most advanced level of care available to the citizens of West Virginia and bordering states. <sup>3</sup>
- Home to WVU Medicine Children's, Jon Michael Moore Level 1 Trauma Center, several clinical programs, and the West Virginia University health schools. <sup>4</sup>
- Named by U.S. News & World Report to its 2025-2026 Best Hospitals as High Performing hospitals for 19 Procedures and Conditions. <sup>5</sup>



- The district is comprised of approximately 11,200+ students in 10 elementary schools, four middle schools, and two high schools, one junior/senior high school, one technical education center and one alternative learning center. <sup>6</sup>
- Monongalia County has been named the Best WV School District by Niche Rankings and Stacker Publishing for five consecutive years (2021-2025). <sup>6</sup>

Monongalia County Schools students consistently surpass state and national averages on the SAT, while the overall graduation rate stands at an impressive 95%. <sup>6</sup>



- Mon Health Medical Center is a 155-bed general, acute care hospital. It is the flagship member of Mon Health and Vandalia Health, an integrated healthcare delivery system offering a full range of services. <sup>7</sup>
- The hospital offers a full range of centers including Mon Health Surgical Care, Mon Health Heart & Vascular Center, Center for Cardiac Care, Mon Health Cancer Center, Mon Health Family Birth Center, Women's Imaging Center, Endoscopy Center, Orthopedic Center, Ambulatory Surgery Center, and an Emergency Department. <sup>7</sup>

<sup>1</sup> - <https://www.wvu.edu/about-wvu/wvu-facts>

<sup>2</sup> - <https://www.forbes.com/colleges/west-virginia-university/>

<sup>3</sup> - <https://wvumedicine.org/about/hospitals-and-institutes/>

<sup>6</sup> - <https://www.boe.mono.k12.wv.us/page/welcome>

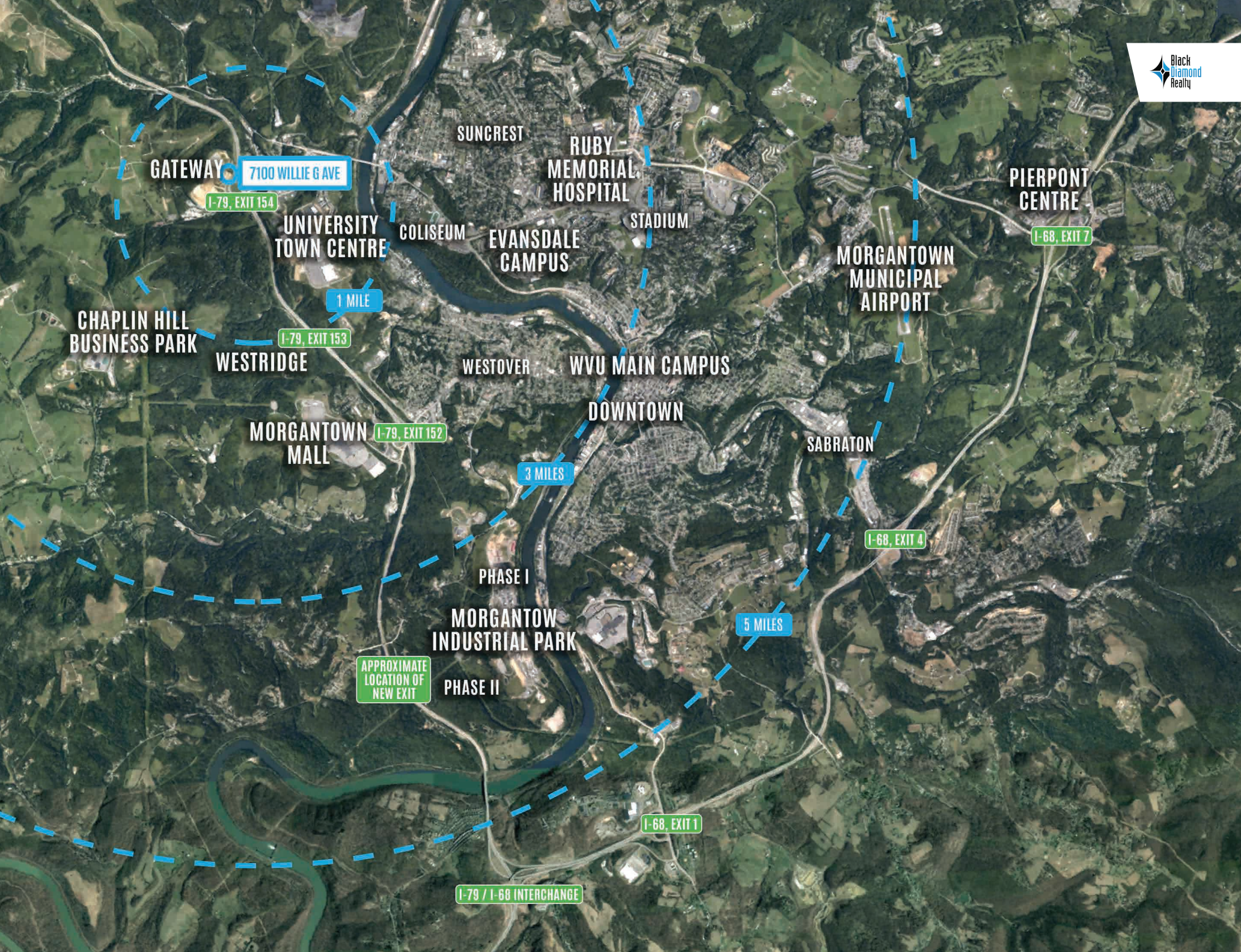
<sup>4</sup> - <https://wvumedicine.org/ruby-memorial-hospital/>

<sup>5</sup> - <https://wvumedicine.org/news-feed/news-article/WVU-Medicine/Front-Page/four-wvu-medicine-hospitals-recognized-as-high-performing-by-u-s-news-world-report/>

<sup>7</sup> - <https://www.monhealth.com/main/about-mon-health-medical-center>







GATEWAY

7100 WILLIE G AVE

I-79, EXIT 154

UNIVERSITY  
TOWN CENTRE

COLISEUM

EVANSDALE  
CAMPUS

RUBY -  
MEMORIAL  
HOSPITAL

STADIUM

PIERPONT  
CENTRE

I-68, EXIT 7

MORGANTOWN  
MUNICIPAL  
AIRPORT

CHAPLIN HILL  
BUSINESS PARK

1 MILE

I-79, EXIT 153

WESTRIDGE

WESTOVER

WVU MAIN CAMPUS

DOWNTOWN

MORGANTOWN  
MALL

I-79, EXIT 152

3 MILES

SABRATON

I-68, EXIT 4

PHASE I

MORGANTOWN  
INDUSTRIAL PARK

PHASE II

APPROXIMATE  
LOCATION OF  
NEW EXIT

5 MILES

I-68, EXIT 1

I-79 / I-68 INTERCHANGE



# DEMOGRAPHICS / KEY FACTS

## 3 MILE RADIUS



**20,008**

Total  
Population



**1,128**

Businesses



**38,931**

Daytime  
Population



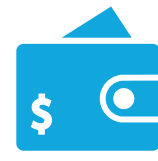
**\$273,898**

Median Home  
Value



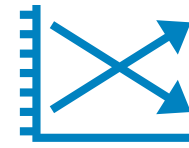
**\$38,044**

Per Capita  
Income



**\$60,836**

Median  
Household  
Income



**0.2%**

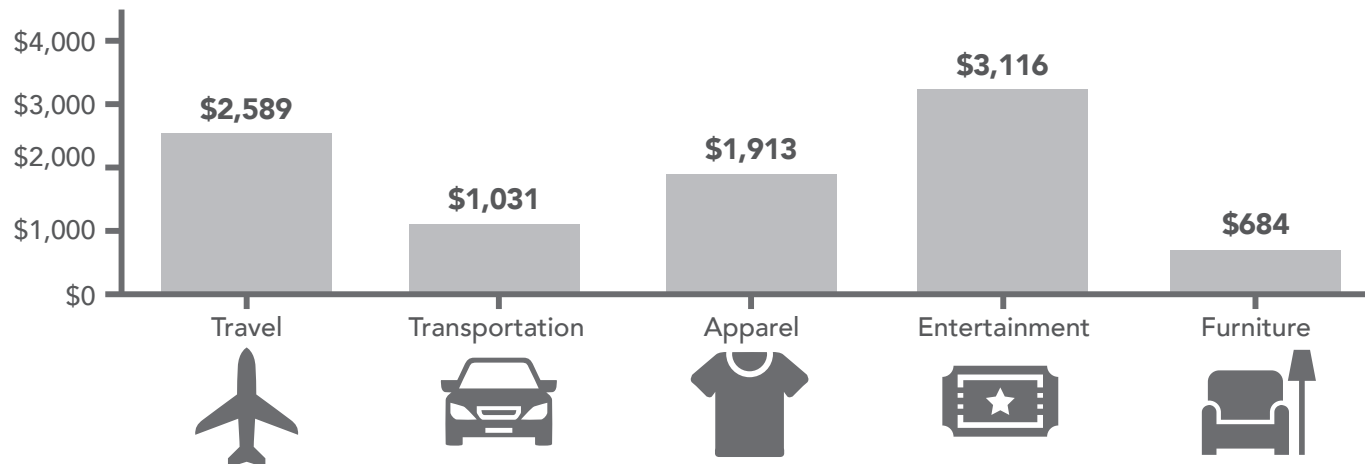
2025-2030  
Pop Growth  
Rate



**9,465**

Housing Units  
(2020)

## KEY SPENDING FACTS





## 5 MILE RADIUS



**63,541**

Total  
Population



**2,784**

Businesses



**82,103**

Daytime  
Population



**\$264,209**

Median Home  
Value



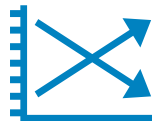
**\$36,149**

Per Capita  
Income



**\$54,102**

Median  
Household  
Income



**0.4%**

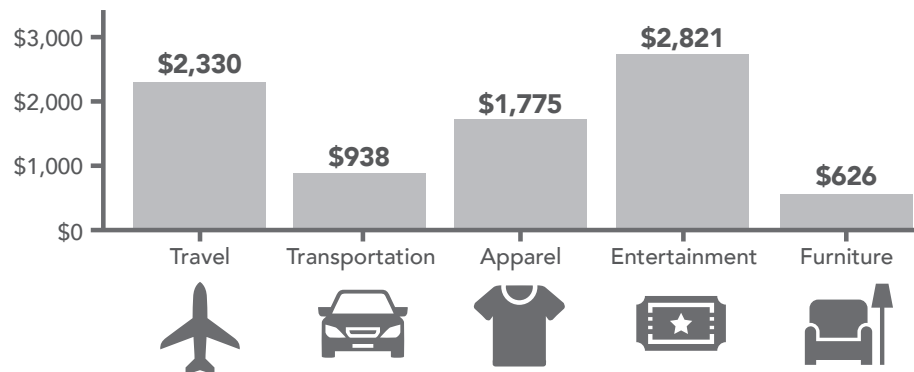
2025-2030  
Pop Growth  
Rate



**31,533**

Housing Units  
(2020)

### KEY SPENDING FACTS



## 10 MILE RADIUS



**105,843**

Total  
Population



**3,903**

Businesses



**117,669**

Daytime  
Population



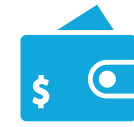
**\$277,279**

Median Home  
Value



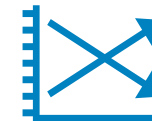
**\$41,315**

Per Capita  
Income



**\$63,822**

Median  
Household  
Income



**0.4%**

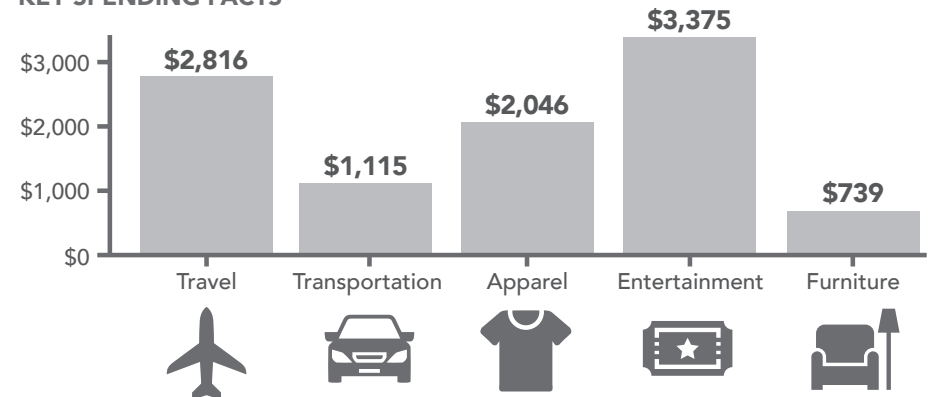
2025-2030  
Pop Growth  
Rate



**50,060**

Housing Units  
(2020)

### KEY SPENDING FACTS







Front View of the Building.



Back and Side View of the Building.



Back View of the Building.







Back and Side View of the Building.



Parking Lot.



Front View of the Building.





Aerial of the Property Facing Southeast Towards I-79 and University Town Centre.







Aerial of the Property From Above.



Aerial of the Property Facing Southeast.



Aerial of the Property Facing South.





# CONTACT

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