

# THE | DECK

**1050 UNIVERSITY AVE - MORGANTOWN, WV**

RETAIL | OFFICE | R&D | MEDICAL | TECH



**NOW LEASING!**  
**724 - 48 - HARDY**

**HARDY**  
WORLD  LLC



# SUMMARY



The Deck will be situated along University Avenue, adjacent to the new Sheetz.

The building will offer multiple points of ingress and egress via curb cut access on Kirk St. and Moreland St. With direct access to the Light Rail Walnut Station, multiple bus stops, and close proximity to WVU's Mountainlair Student Union.

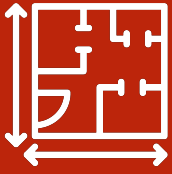
The building will enhance the pedestrian-friendly city center that continues to boom in Morgantown.

The Deck is extremely visible from the main road, making it an ideal fit for any retail or office user.





## KEY FACTS



**14,860 SF TOTAL**  
**3,635 SF LEVEL 1**  
**7,562 SF LEVEL 2**



**B-4 ZONING**  
**NEAR UNIVERSITY**

*Multiple uses permitted*



**PEDESTRIAN**  
**ORIENTED CENTER**

*Street Level Pedestrian  
 Access from 3 Sides*



**STRONG MEDIAN**  
**HOUSEHOLD**  
**INCOME**



**LOW MAINTENANCE**  
**& CAM CHARGES**

## LOCATION



### DISTANCES TO NEARBY CITIES

Morgantown - 0.3 Mi	5 Min
Point Marion - 9.4 Mi	22 Min
Coopers Rock - 19.7 Mi	23 Min
Fairmont - 19.8 Mi	24 Min
Cheat Lake - 22.0 Mi	24 Min

### DISTANCE TO MAJOR ROADWAYS

Morgantown Airport	3.3 Mi	11 Min
PA Rt 19	0.3 Mi	6 Min
I-79	6.4 Mi	12 Min
Rt 68	3.8 Mi	11 Min
Rt 43	21.8 Mi	24 Min

**NATIONAL DEMAND GENERATORS | 7,000+ JOBS ADDED SINCE 2010**



**FLEXIBLE LEASES**  
**EXCLUSIVE BUILD-OUTS**  
**HIGH VISIBILITY**  
**FEATURED SIGNAGE**  
**ANCHOR TENANT**  
**STARBUCKS DRIVE THRU**

## UTILITIES

**MonPower**  
A FirstEnergy Company

MON POWER  
ELECTRIC

 **Dominion  
Energy**

DOMINION ENERGY  
GAS



MORGANTOWN UTILITY BOARD -  
WATER AND SEWER

COMCAST INTERNET

Water:	Separate connection for each tenant.
Electric:	Separate connection for each tenant.
Gas:	Separate connection for each tenant.
Internet:	Separate connection for each tenant.



1050 UNIVERSITY AVE, MORGANTOWN, WV

Address:

1050 University Ave  
Morgantown, WV 26505

Expected Completion:

Spring 2022

Total SF:

14,860 SF

Available SF:

Lower: 3,635 SF

Upper: 7,562 SF

## Zoning:

Pedestrian Oriented Center  
| B-4

Lot Size:

1.0 Acre

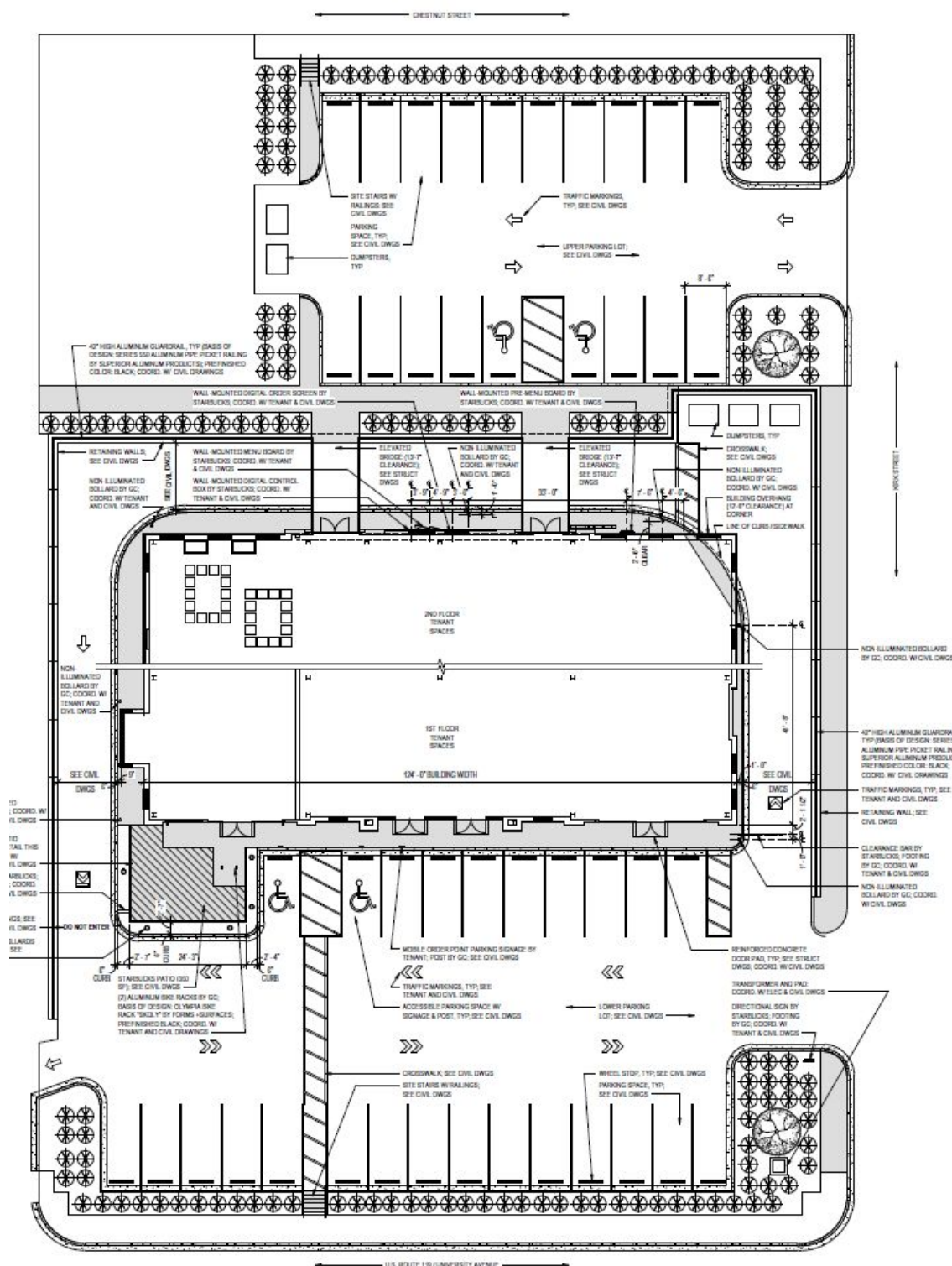
### Parking Ratio:

2.96 / 1,000 SF | 44 Spots

## Min Divisible:

Lower - 1,665 SF

Upper - 3,781 SF

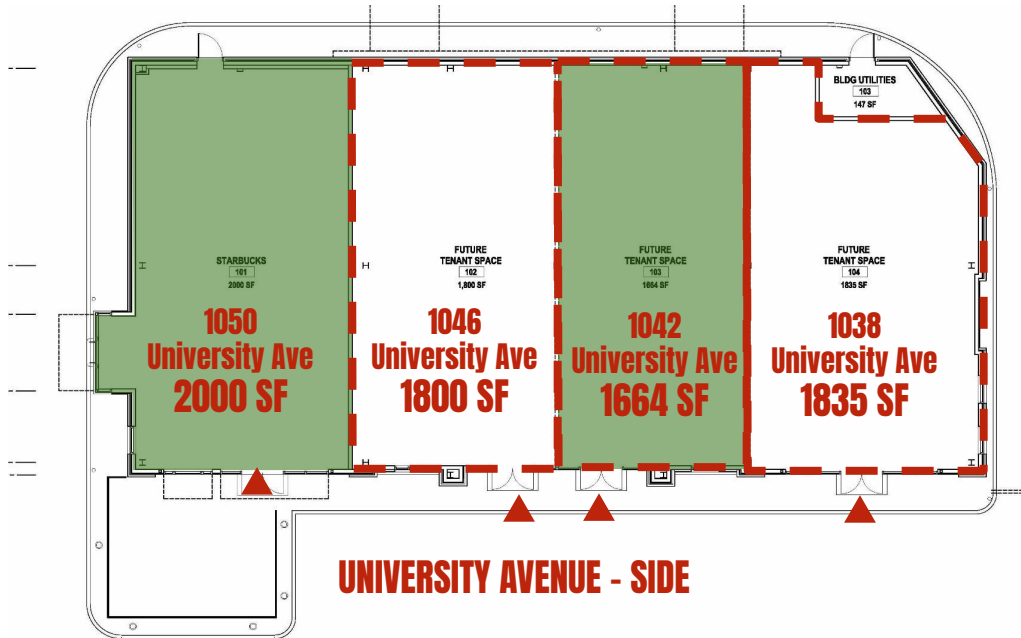


# MIXED USE - RETAIL & OFFICES

# FLOOR PLAN

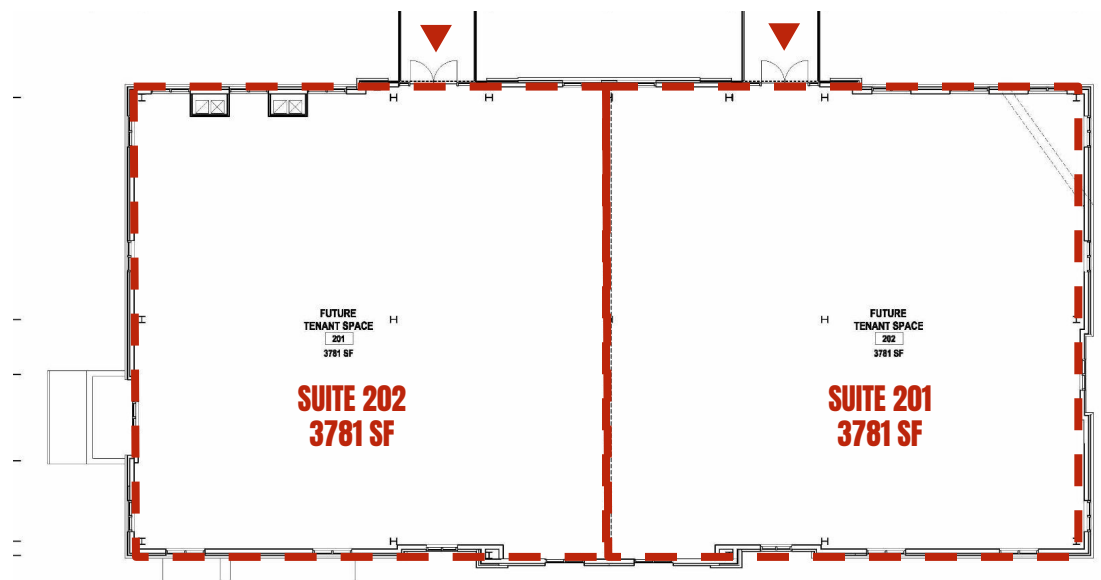


**CHESTNUT ST - SIDE**



**LOWER LEVEL: 3635 SF Available**

**CHESTNUT ST - SIDE**



**UNIVERSITY AVENUE - SIDE**

**UPPER LEVEL: 7,562 SF**



# NOW LEASING

1050 UNIVERSITY AVE, MORGANTOWN, WV

## DETAILS

TREMENDOUS BUILDING AND PYLON SIGNAGE  
OPPORTUNITY

EXCLUSIVE TENANT BUILD-OUTS TO MEET YOUR NEEDS.  
\$25-40/ SF IN TENANT IMPROVEMENTS.\*

CLASS A RETAIL & OFFICE BUILDING.  
BRAND NEW CONSTRUCTION.



**FRONT ELEVATION**

- Available spaces range from 1,665 SF to 7,562 SF contiguous
- Two floor building with a clear height of 12'6" below structure
- Ample of natural light throughout the spaces
- Separate entrances for each level with separate parking areas
- Starbucks w/ drive-thru - Anchor Tenant | Outdoor space to attract more people to your business
- TI based upon tenant lease terms, financial strength and requirements



# NEIGHBORHOOD & MARKET ANALYSIS

## MORGANTOWN

Morgantown, WV is distinguished with strong economic job base, focused on recession-resistant employment opportunities in the education, healthcare, and government sectors.

Morgantown has received national recognition for its high quality of life and economic stability.

Morgantown has been featured nationally in various media outlets over the past decade for its strong economy.



**LOW TAXES**  
**EASE OF BUSINESS**  
**GROWING DEMOGRAPHICS**  
**POSITIVE COMMUNITY OUTREACH**

## WHY THE DECK

Starbucks - Anchor Tenant

38,000+ Vehicles Per Day

Corner lot with abundant visibility

Huge pedestrian influx

Landscaped site

Mass transport corridor





## DEMOGRAPHICS



### POPULATION



### MEDIAN INCOME



### TOTAL BUSINESSES



### Daytime Employment



### CONSUMER SPENDING

**1 MI | 2 MIN**

**18,528**

**\$38,131**

**955**

**11,968**

**\$191,001,554**

**3 MI | 5 MIN**

**61,098**

**\$46,571**

**4,505**

**48,706**

**\$697,849,013**

**5 MI | 8 MIN**

**81,235**

**\$52,591**

**5,304**

**57,261**

**\$973,258,428**

**10 MI | 15 MIN**

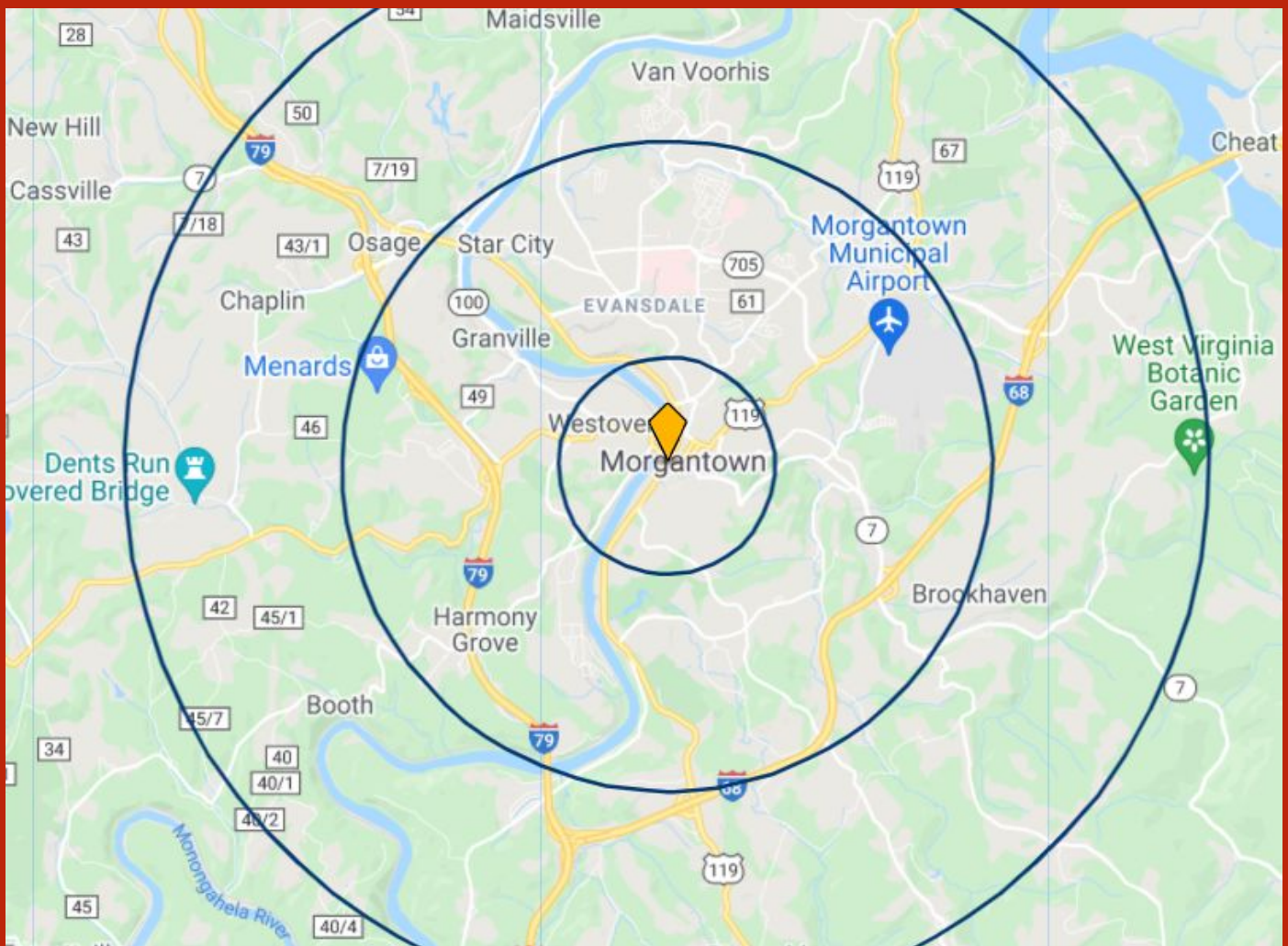
**107,765**

**\$56,432**

**5,824**

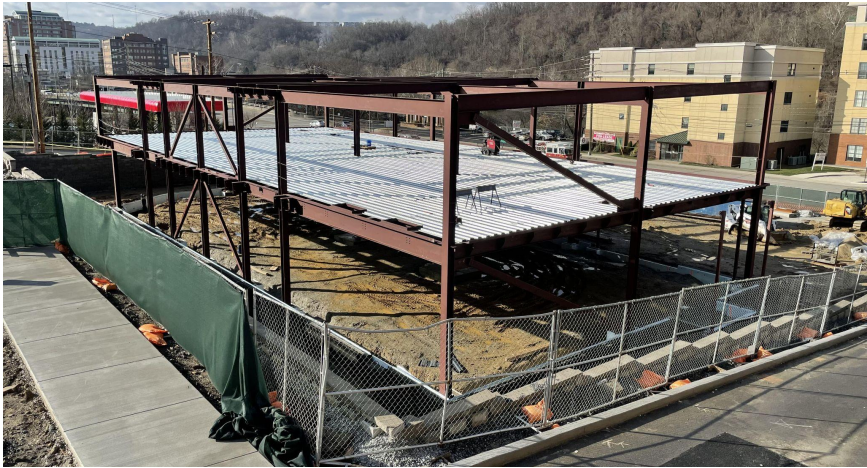
**62,391**

**\$1,349,106,851**





**THE DECK - CONSTRUCTION PROGRESS**  
**JANUARY 4TH 2022**

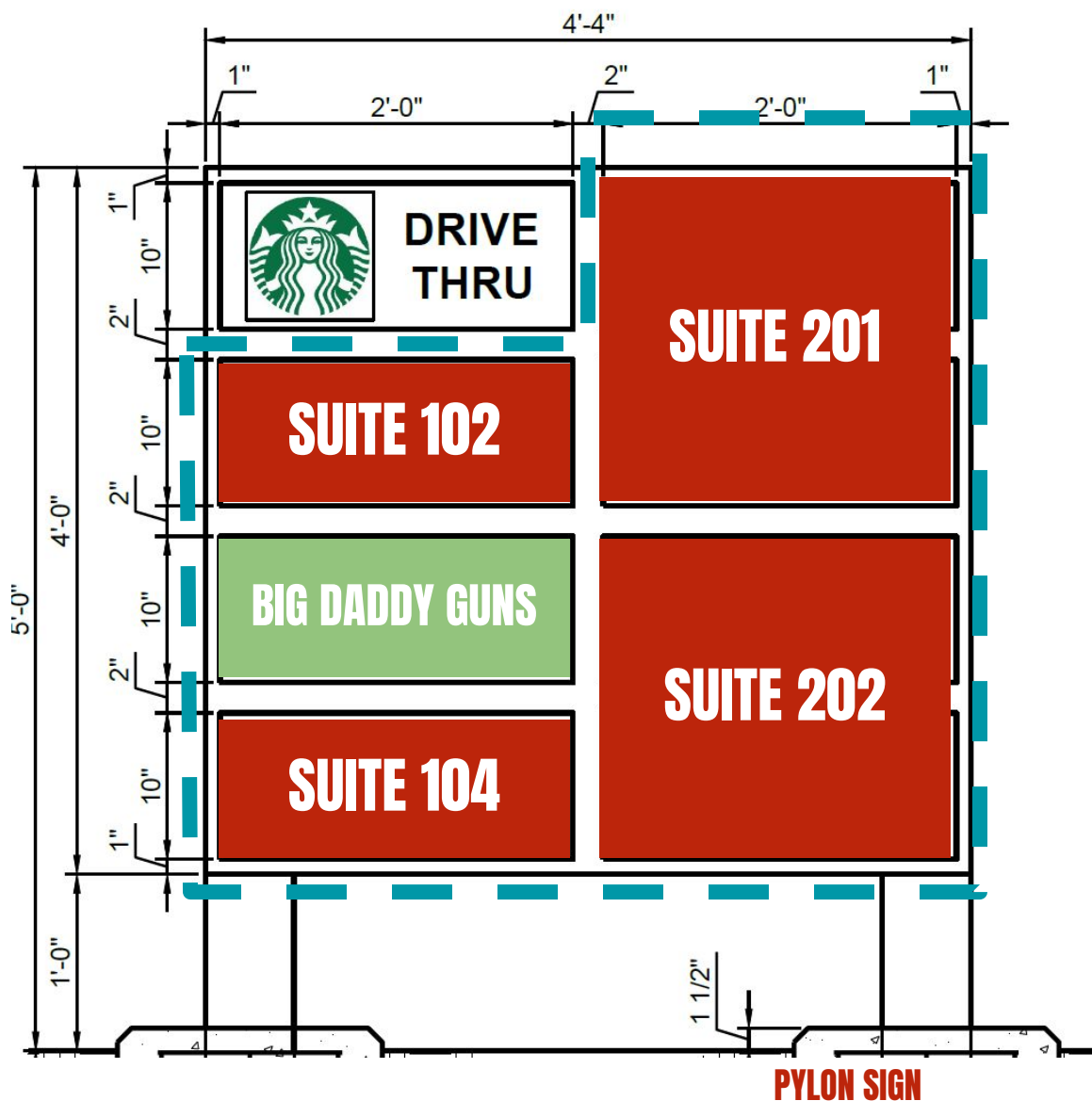




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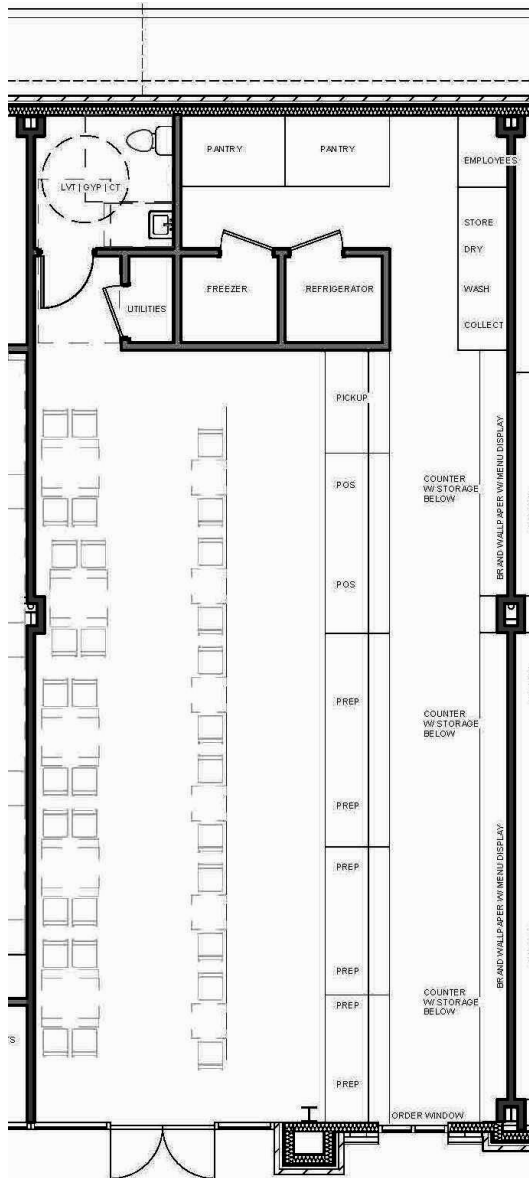
1050 UNIVERSITY AVE | MORGANTOWN, WV

## SIGNAGE & ALLOWABLE USES

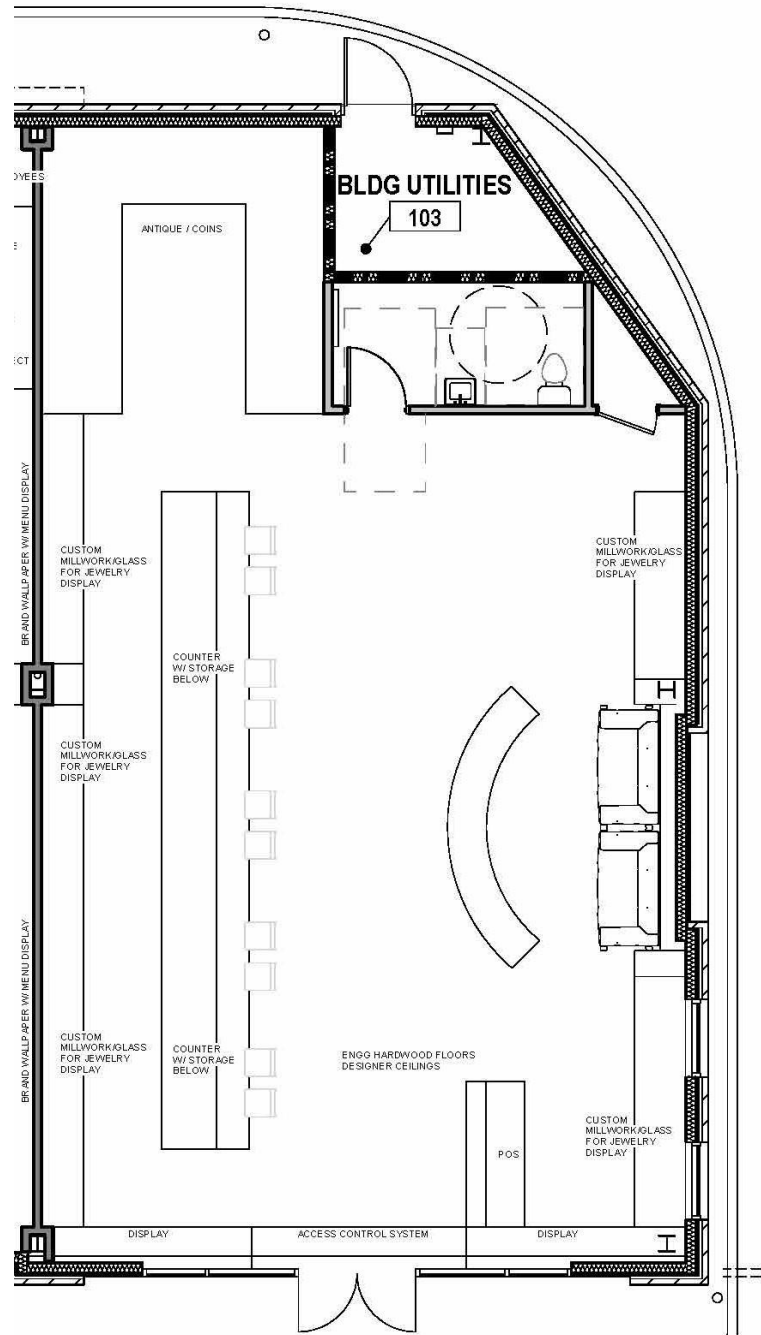


### ALLOWABLE USES

OFFICES	RETAIL	ART GALLERY	SALON	BREW PUB	CLINIC	LAUNDRY SERVICE
DRUG STORE	DAY CARE	FLORIST	CONVENIENT STORE	YOGA STUDIO	SPORTS CLUB	MEDICAL OFFICE
PAWNSHOP	RESTAURANT	VET CLINIC	SNACK BAR	FAST FOOD	CLUB	FURNITURE STORE
WELLNESS CENTER	PHOTO STUDIO	APPAREL STORE	PROFESSIONAL SERVICES	INTERIOR DECORATORS	NAIL SALON	BEAUTY SHOP



**FAST FOOD RESTAURANT**



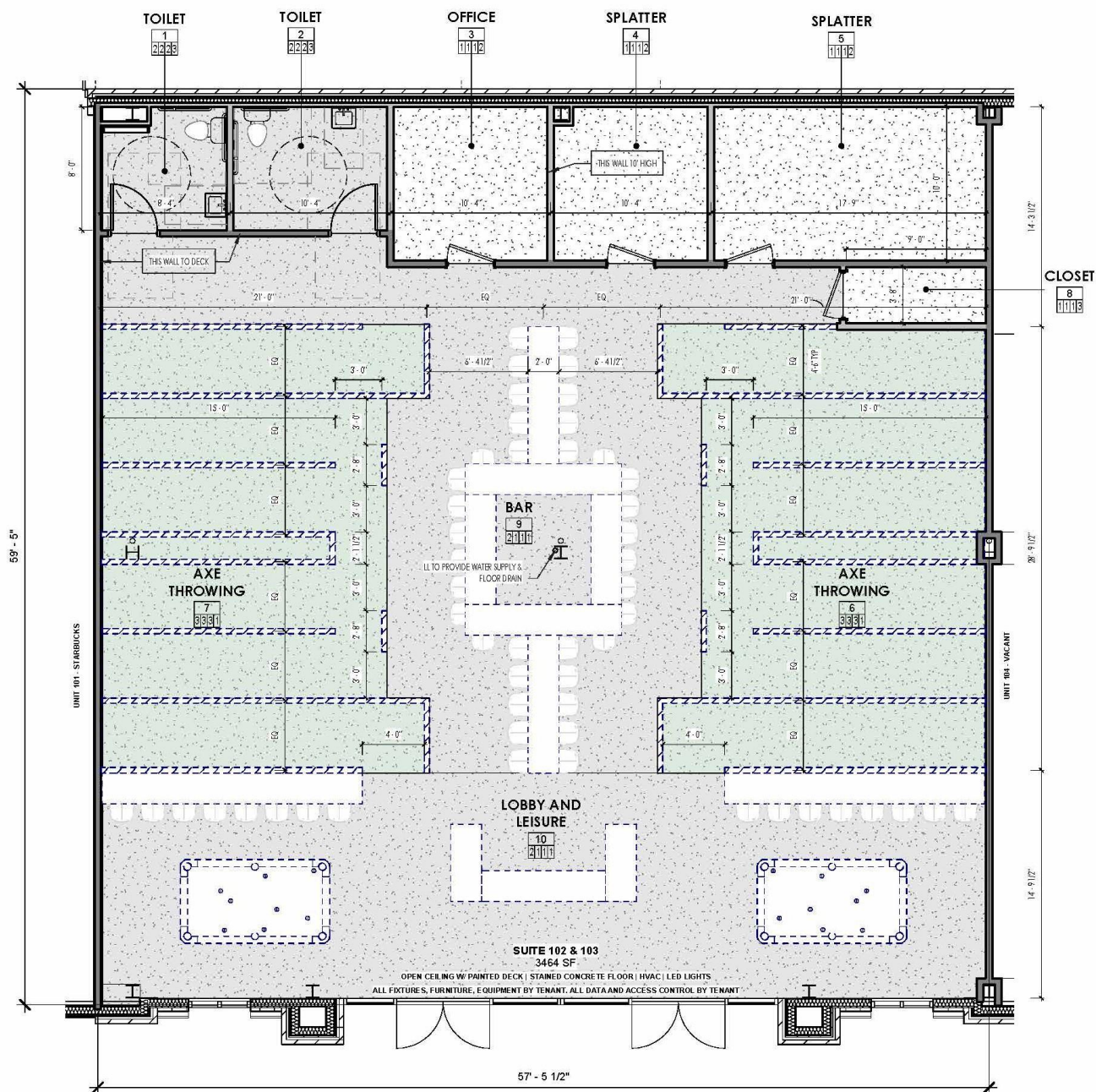
**JEWELRY STORE**



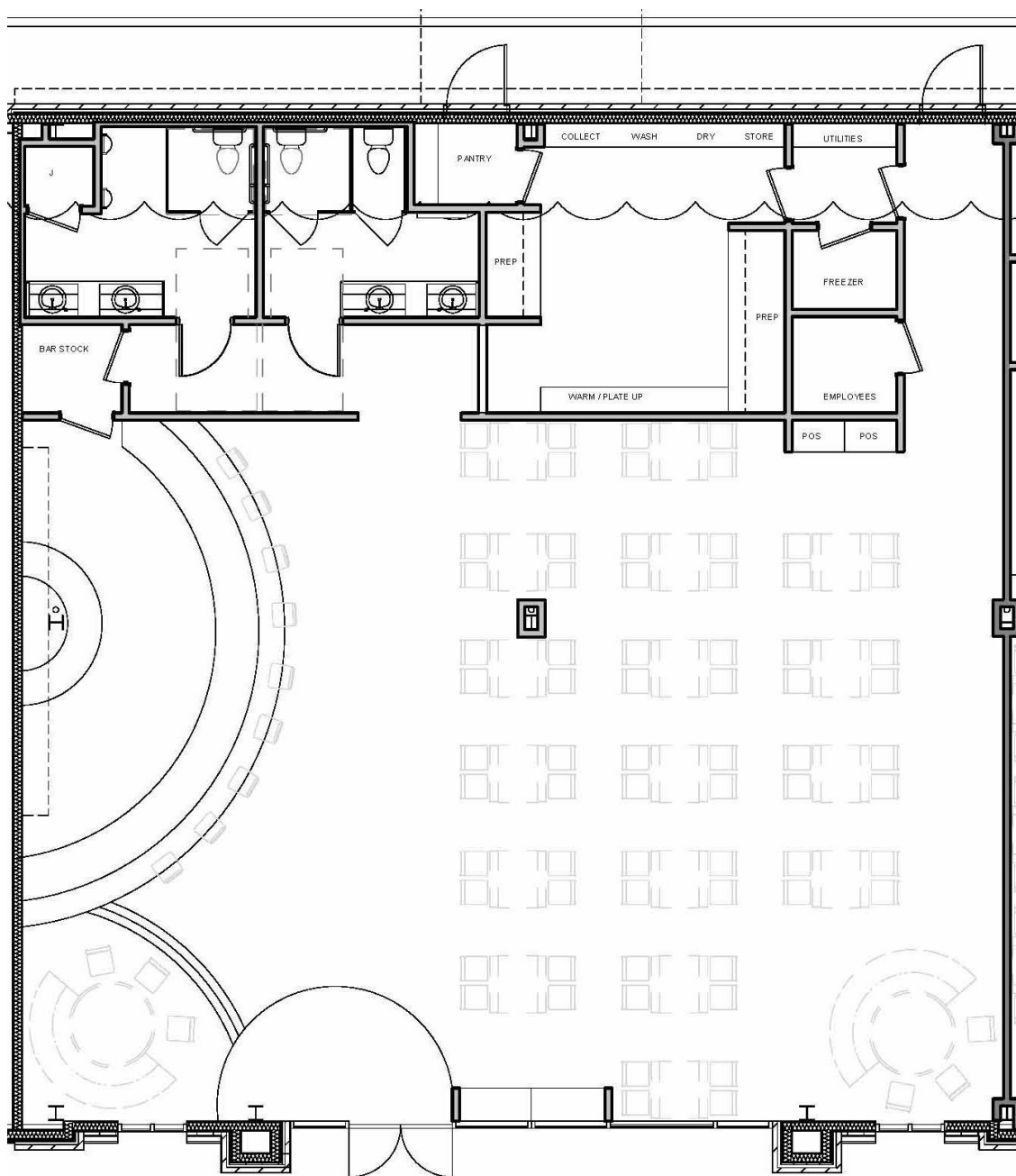
# NOW LEASING

1050 UNIVERSITY AVE, MORGANTOWN, WV

## CONCEPTS



## SPORTS BAR



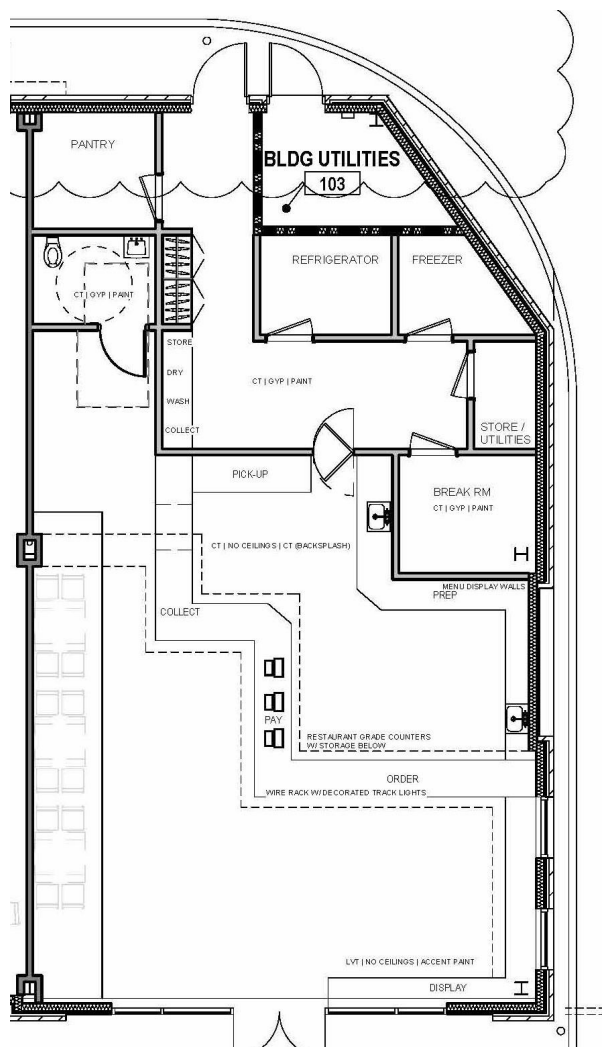
**FINE DINING RESTAURANT**



# NOW LEASING

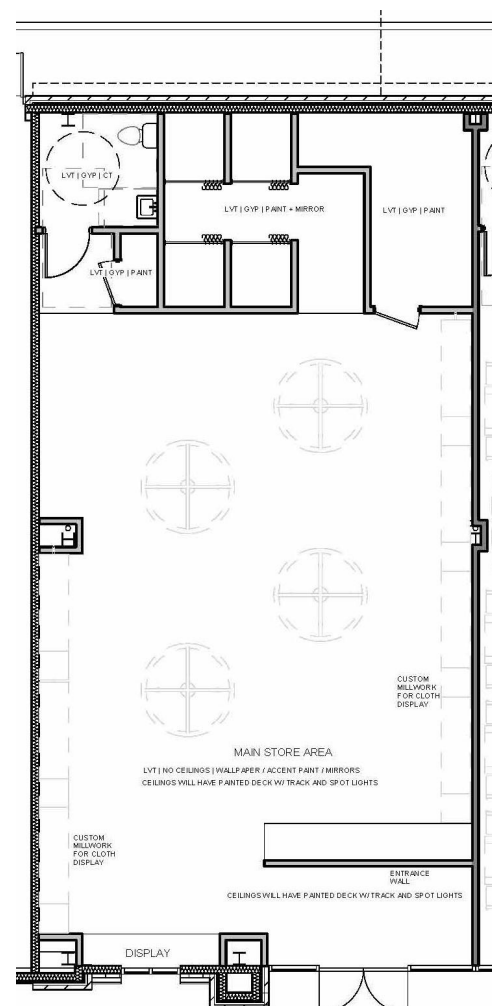
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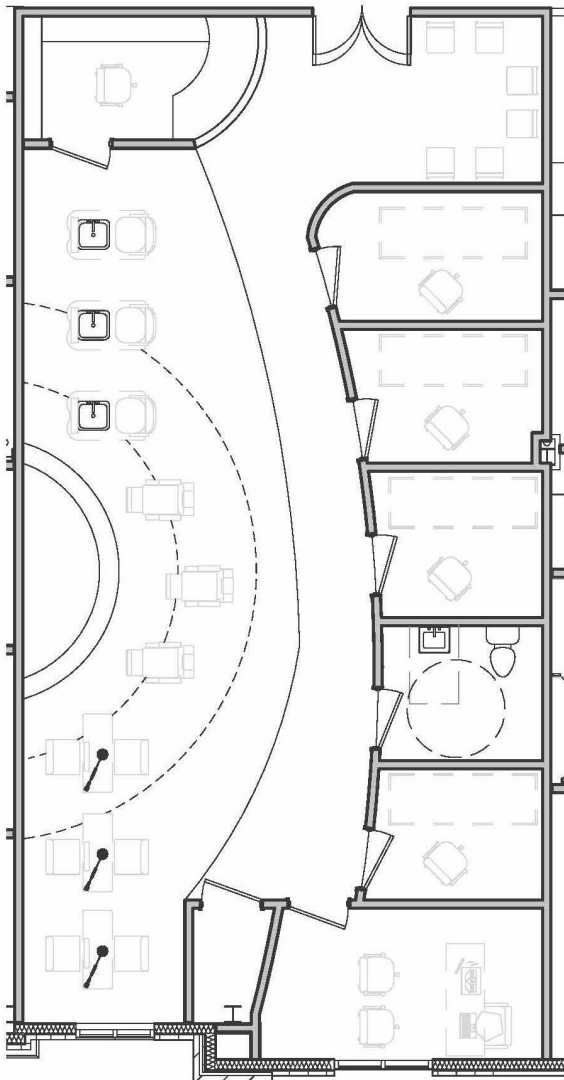
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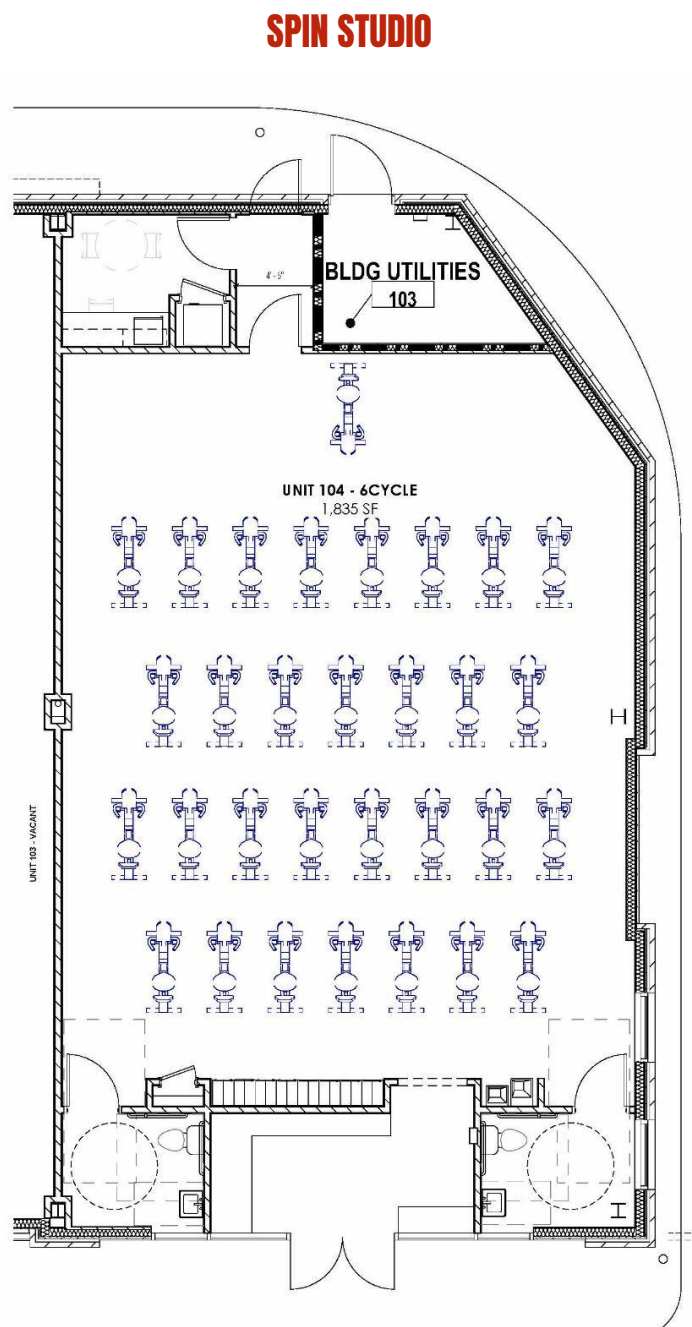
### MILKSHAKE / DONUT SHOP

### CLOTHING / RETAIL STORE





**BEAUTY SALON**

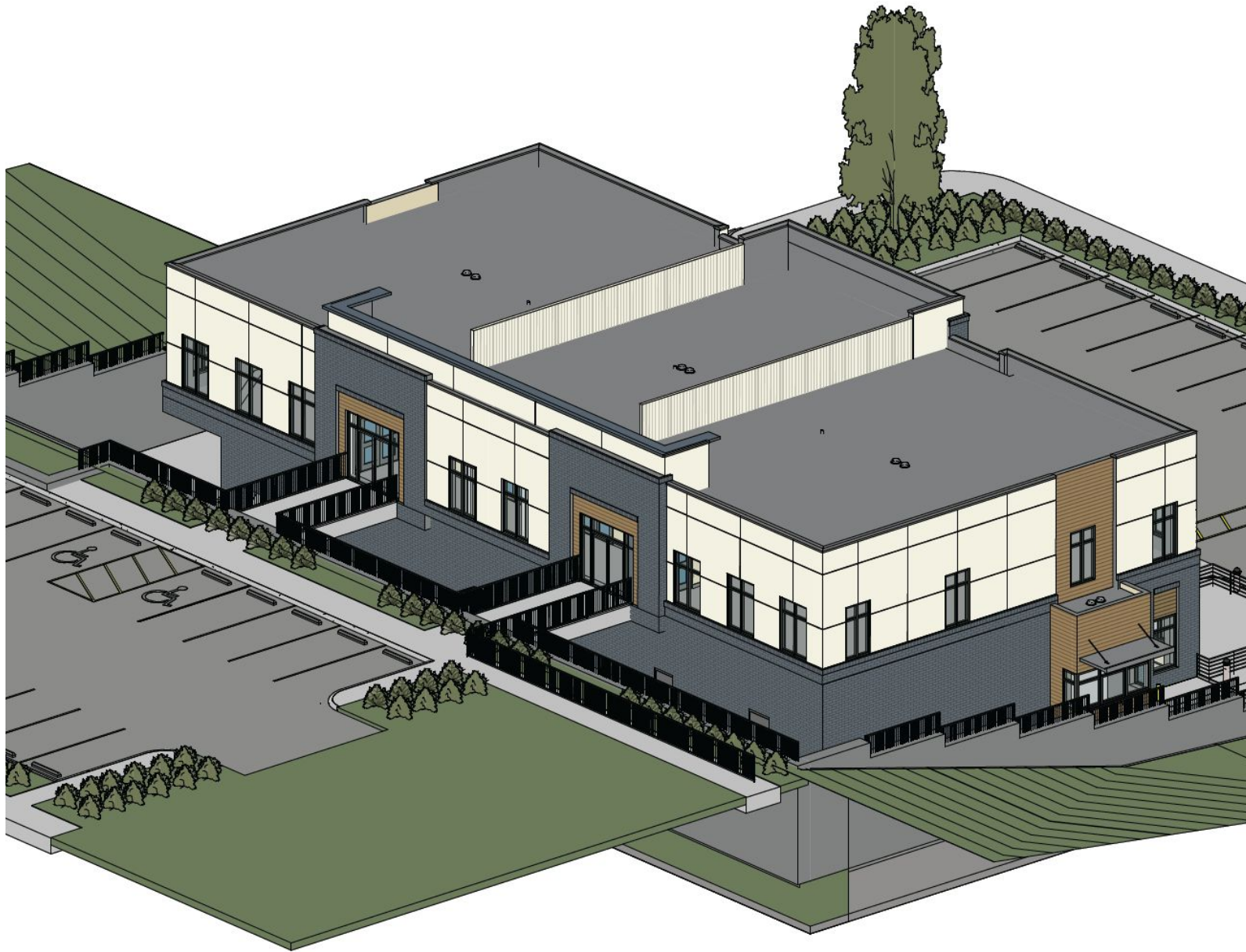




**NOW LEASING**

1050 UNIVERSITY AVE | MORGANTOWN, WV

**RENDERINGS**



**AXO VIEW FROM CHESTNUT STREET**

**WE WOULD LOVE TO HEAR FROM YOU!**



**HARDY WORLD LLC**

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BENTLEYVILLE, PA 15314

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INFO@HARDYWORLD.BIZ

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724 - 484 - 2739

*Information provided is reasonably accurate but not guaranteed. More info available upon request.*