

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.

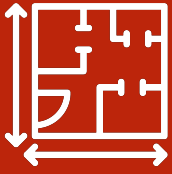
The building will offer multiple points of ingress and egress via curb cut access on Kirk St. and Moreland St. With direct access to the Light Rail Walnut Station, multiple bus stops, and close proximity to WVU's Mountainlair Student Union.

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

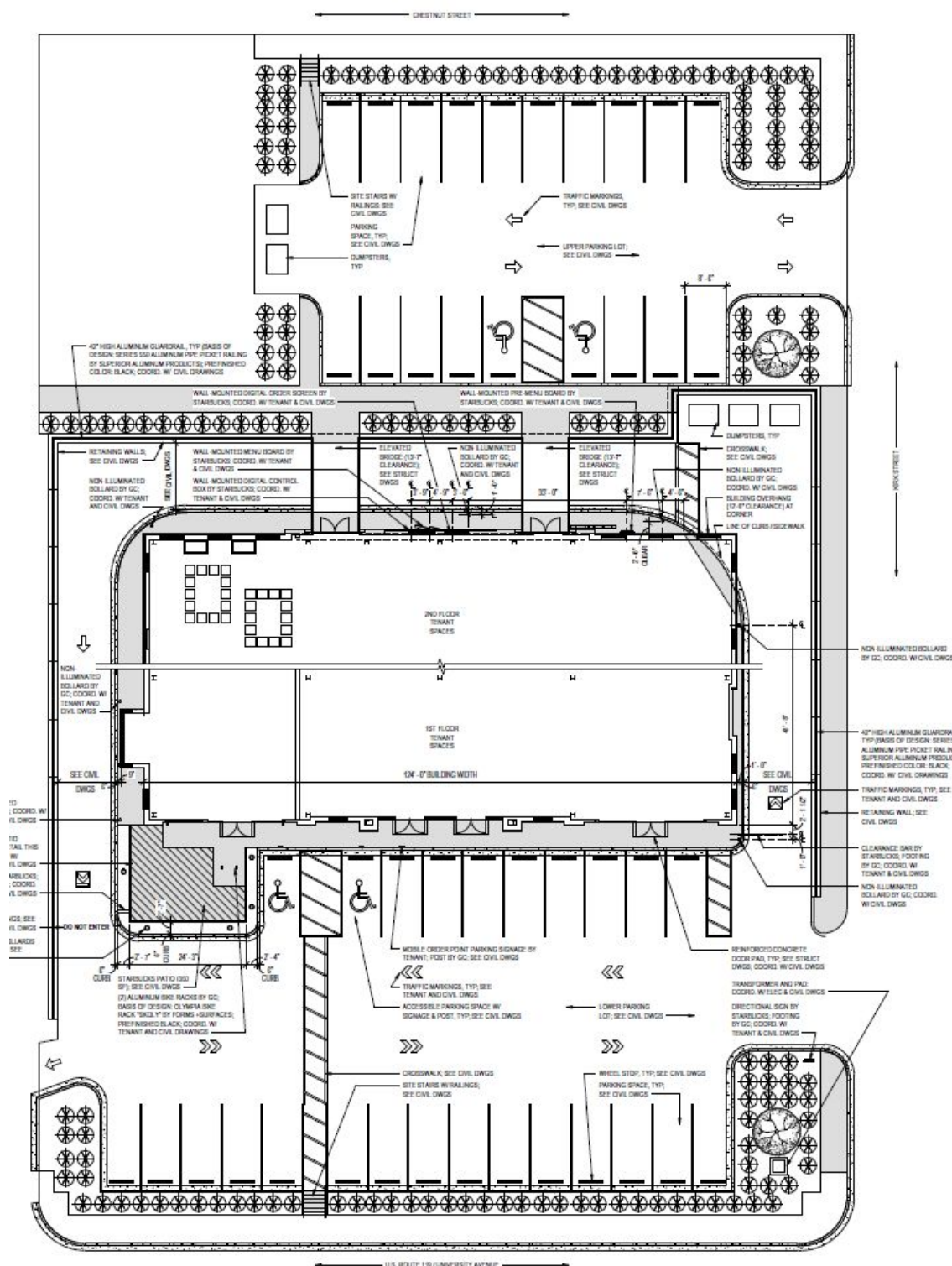
Parking Ratio:

2.96 / 1,000 SF | 44 Spots

Min Divisible:

Lower - 1,665 SF

Upper - 3,781 SF

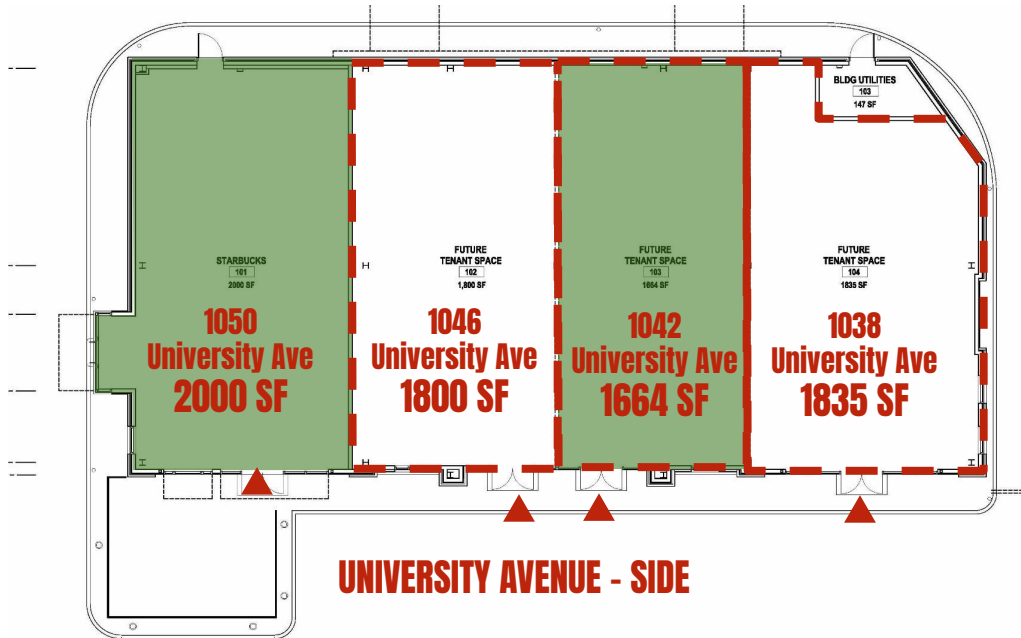


MIXED USE - RETAIL & OFFICES

FLOOR PLAN

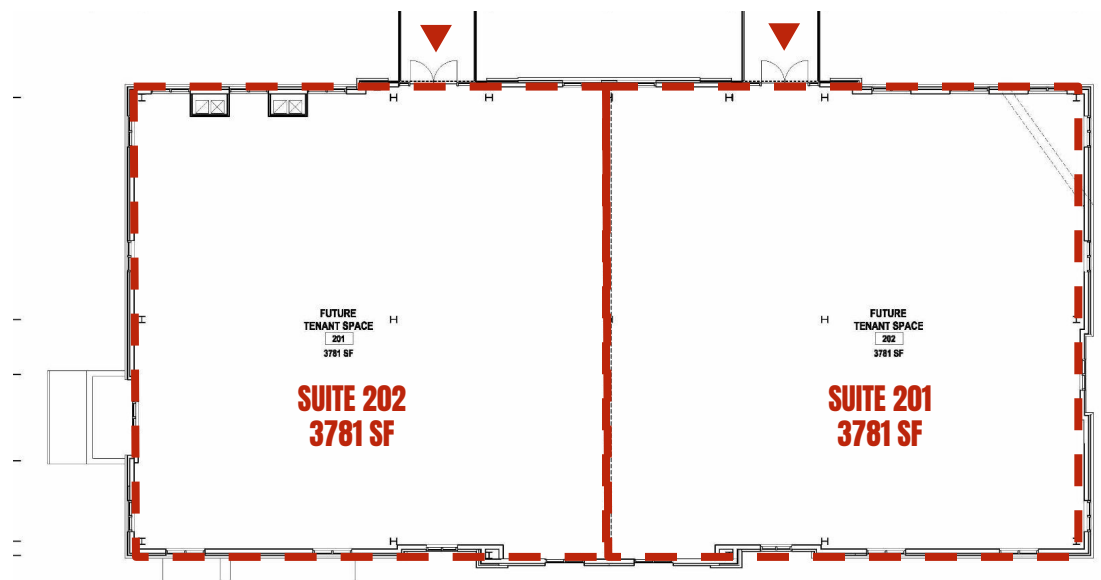


CHESTNUT ST - SIDE



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

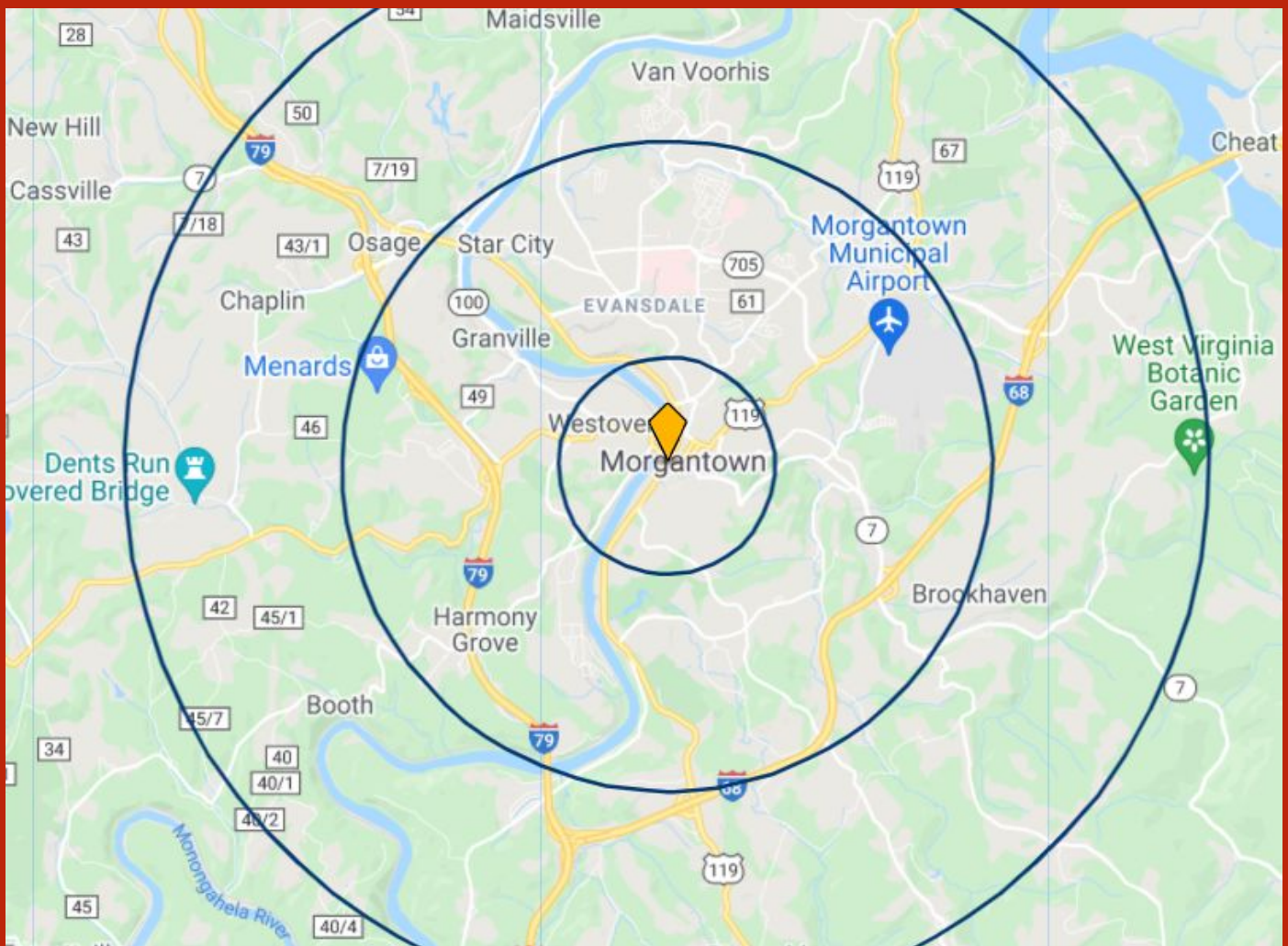
107,765

\$56,432

5,824

62,391

\$1,349,106,851



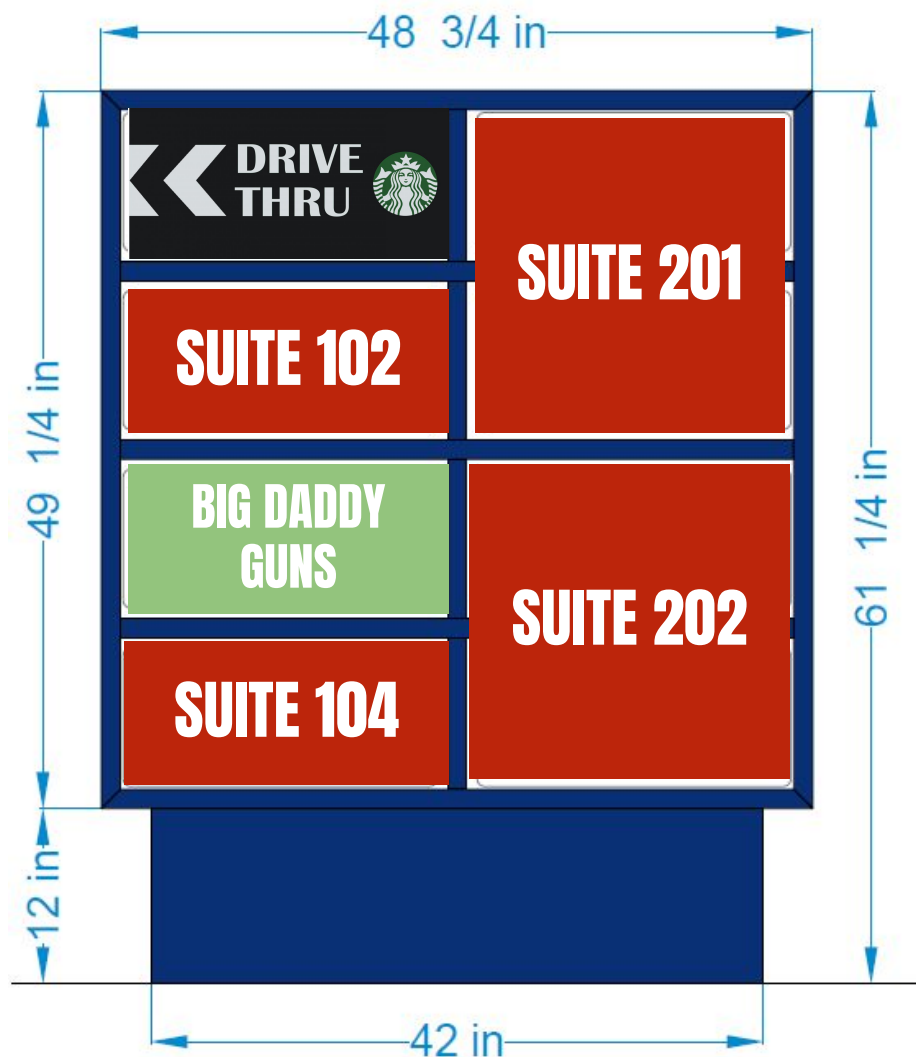
THE DECK - CONSTRUCTION PROGRESS
FEBRUARY 21, 2022



NOW LEASING

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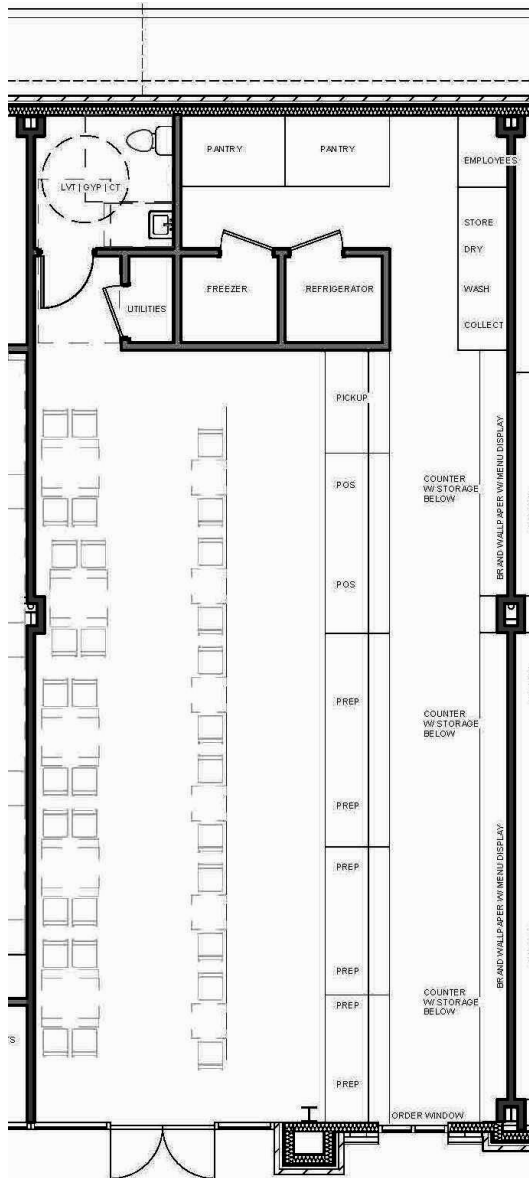
SIGNAGE & ALLOWABLE USES



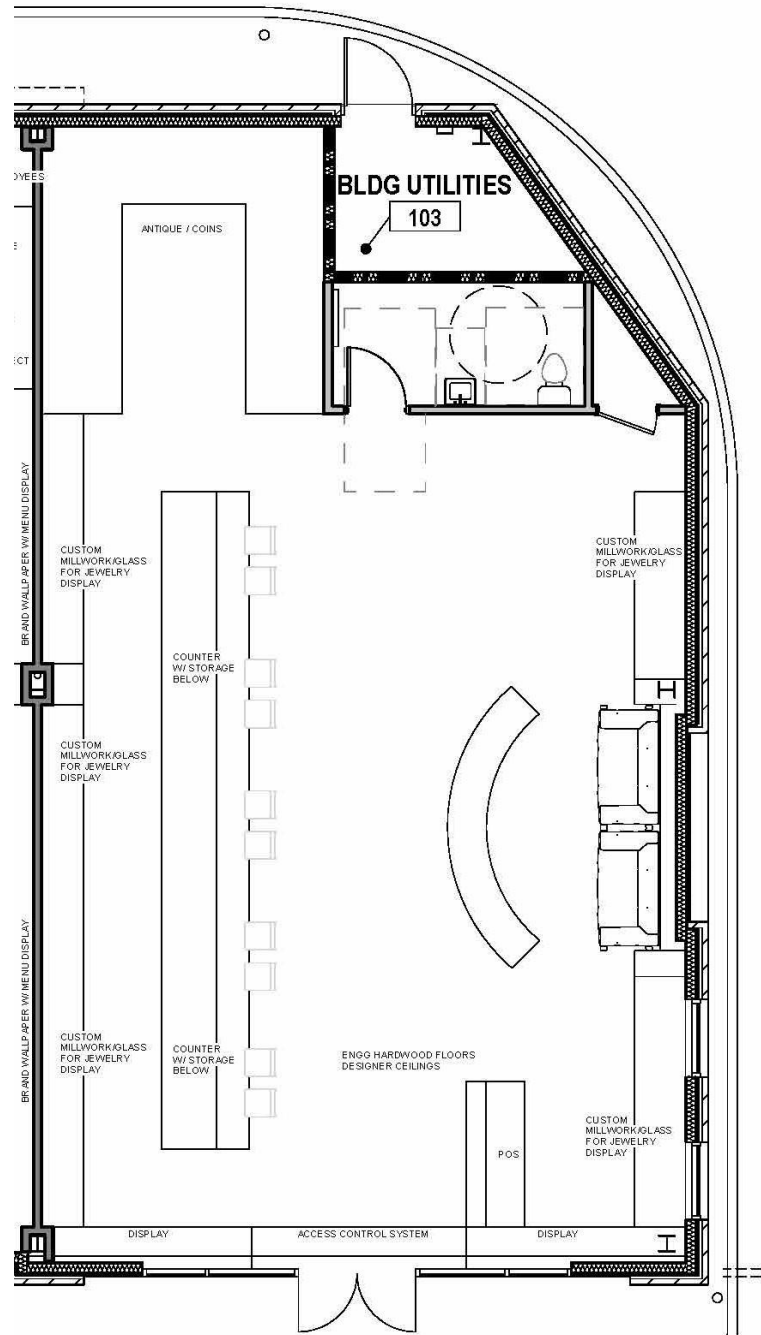
PYLON SIGN

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



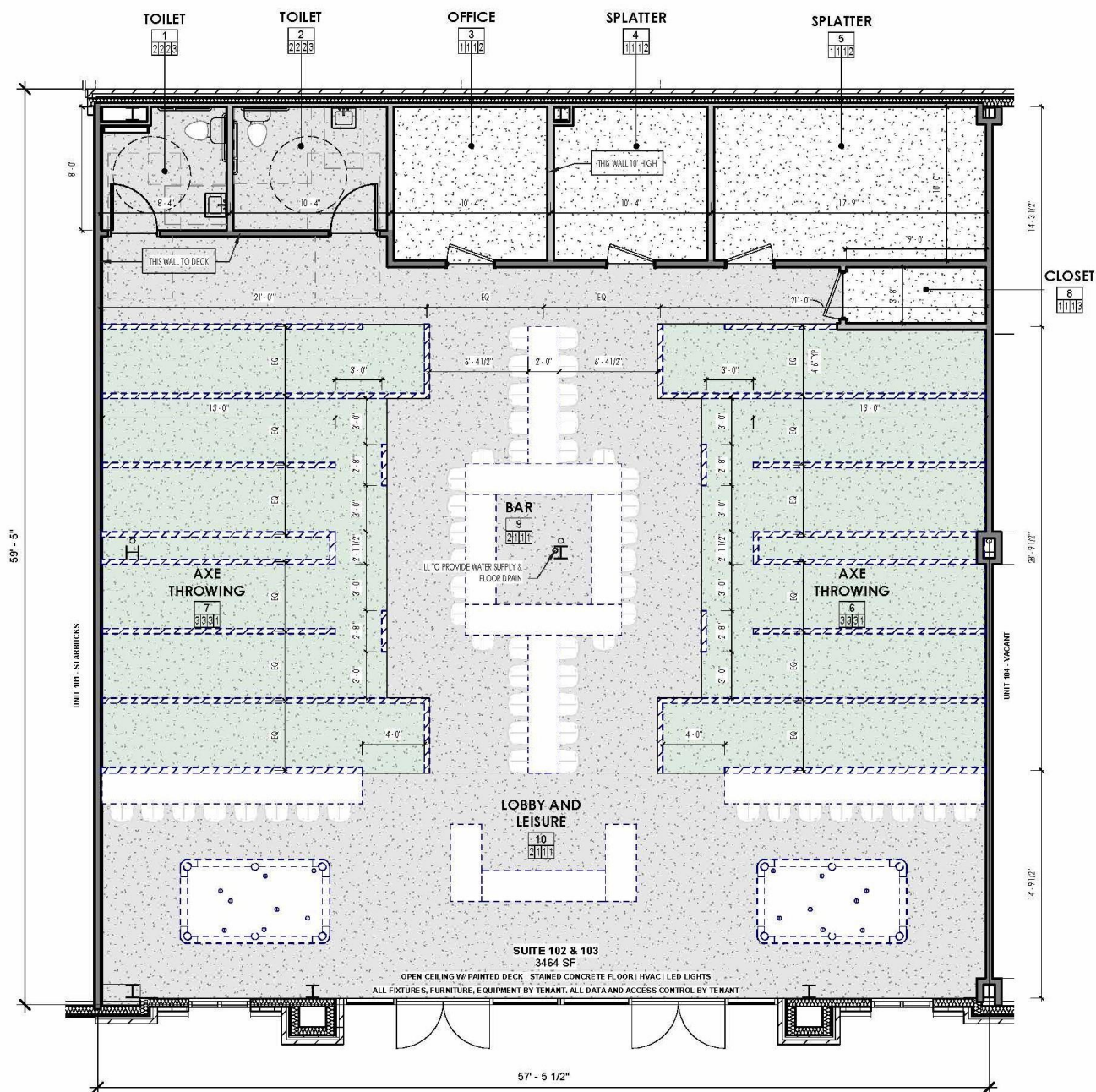
FAST FOOD RESTAURANT

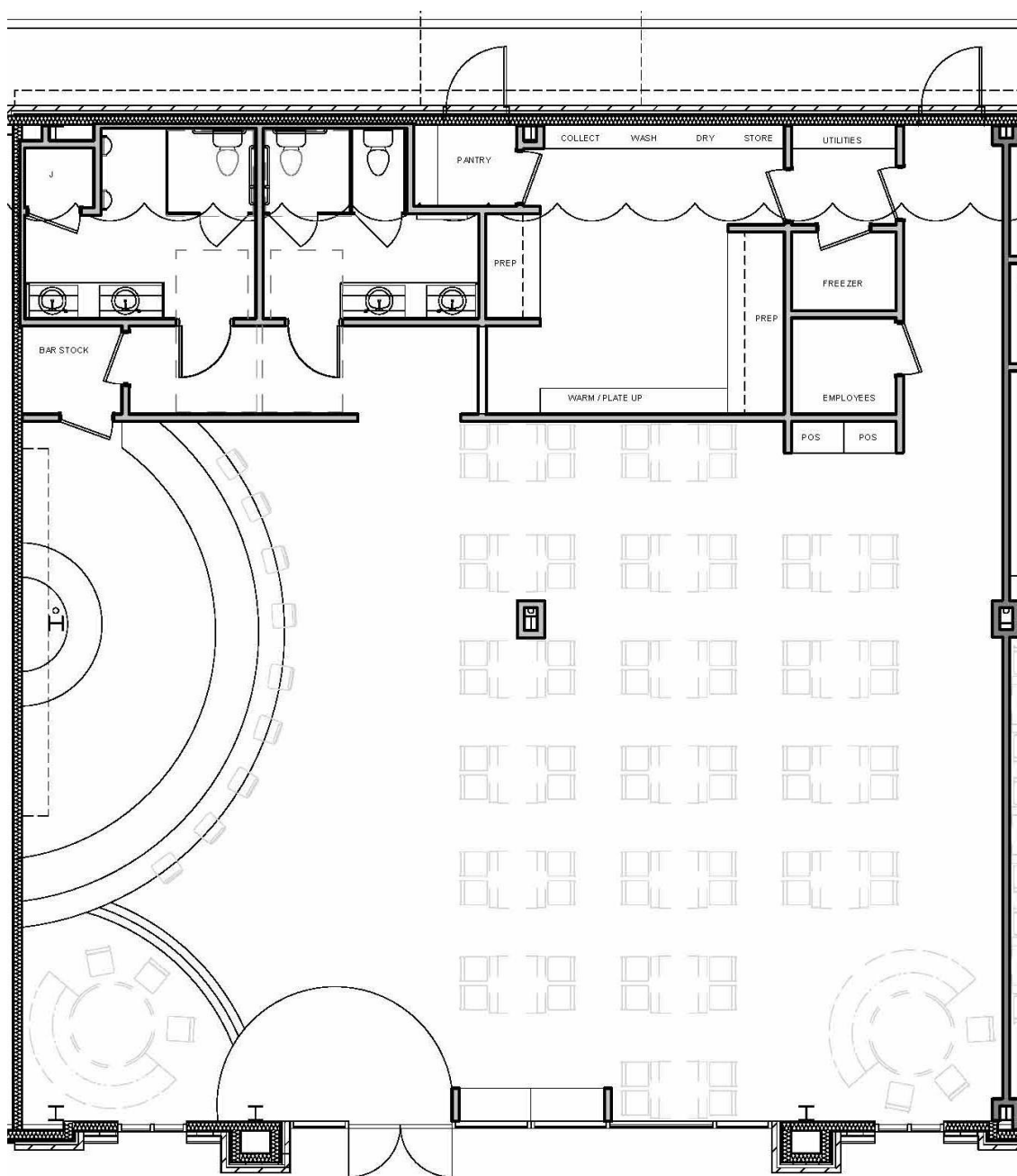


JEWELRY STORE

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SPORTS BAR



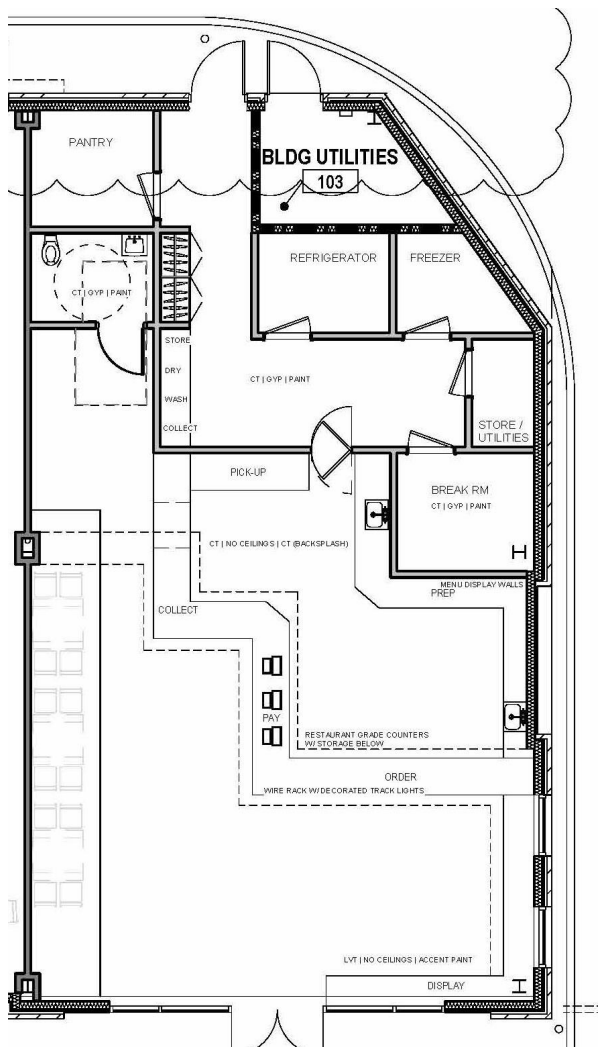


FINE DINING RESTAURANT

NOW LEASING

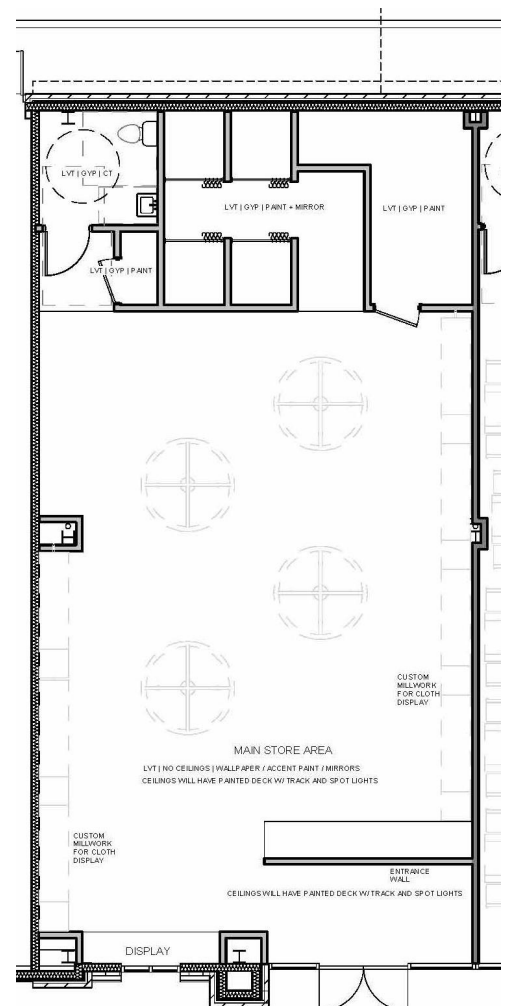
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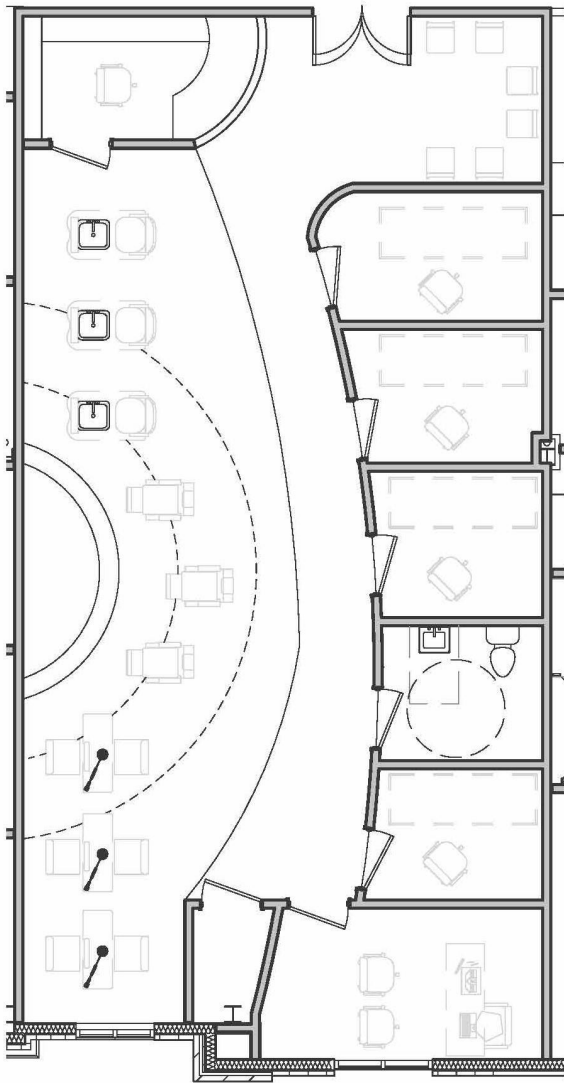
CONCEPTS



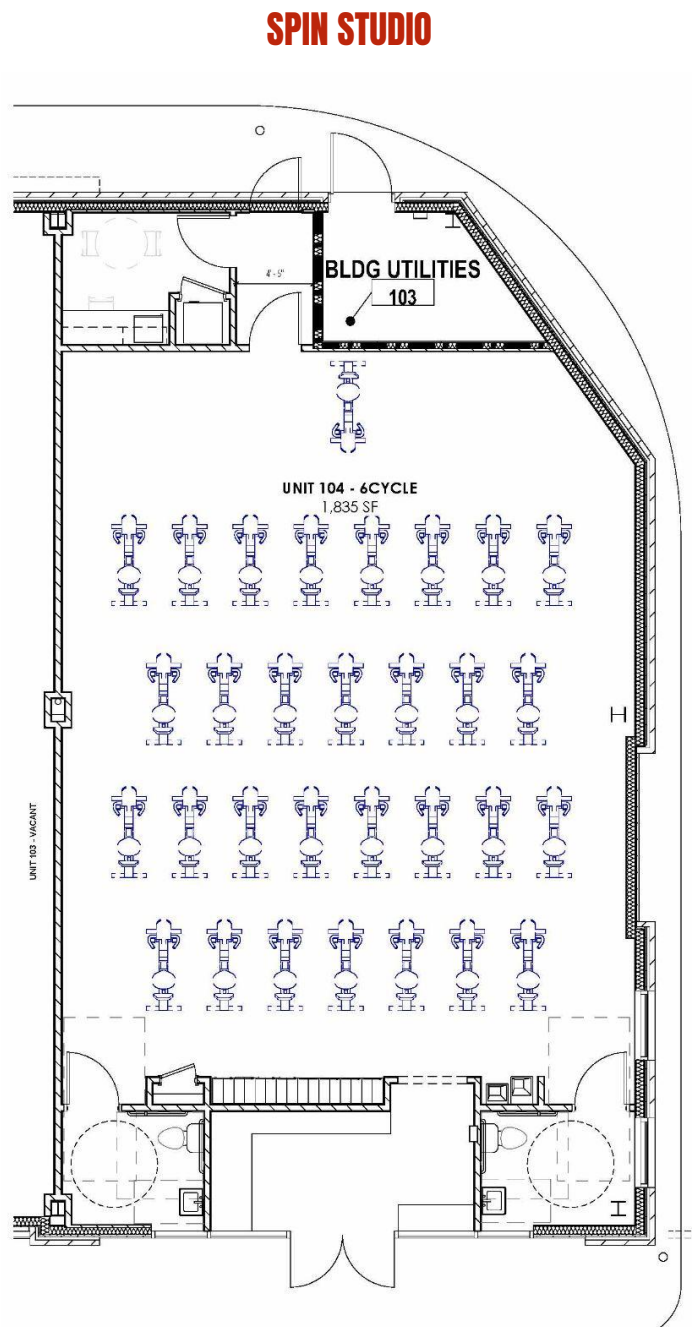
MILKSHAKE / DONUT SHOP

CLOTHING / RETAIL STORE





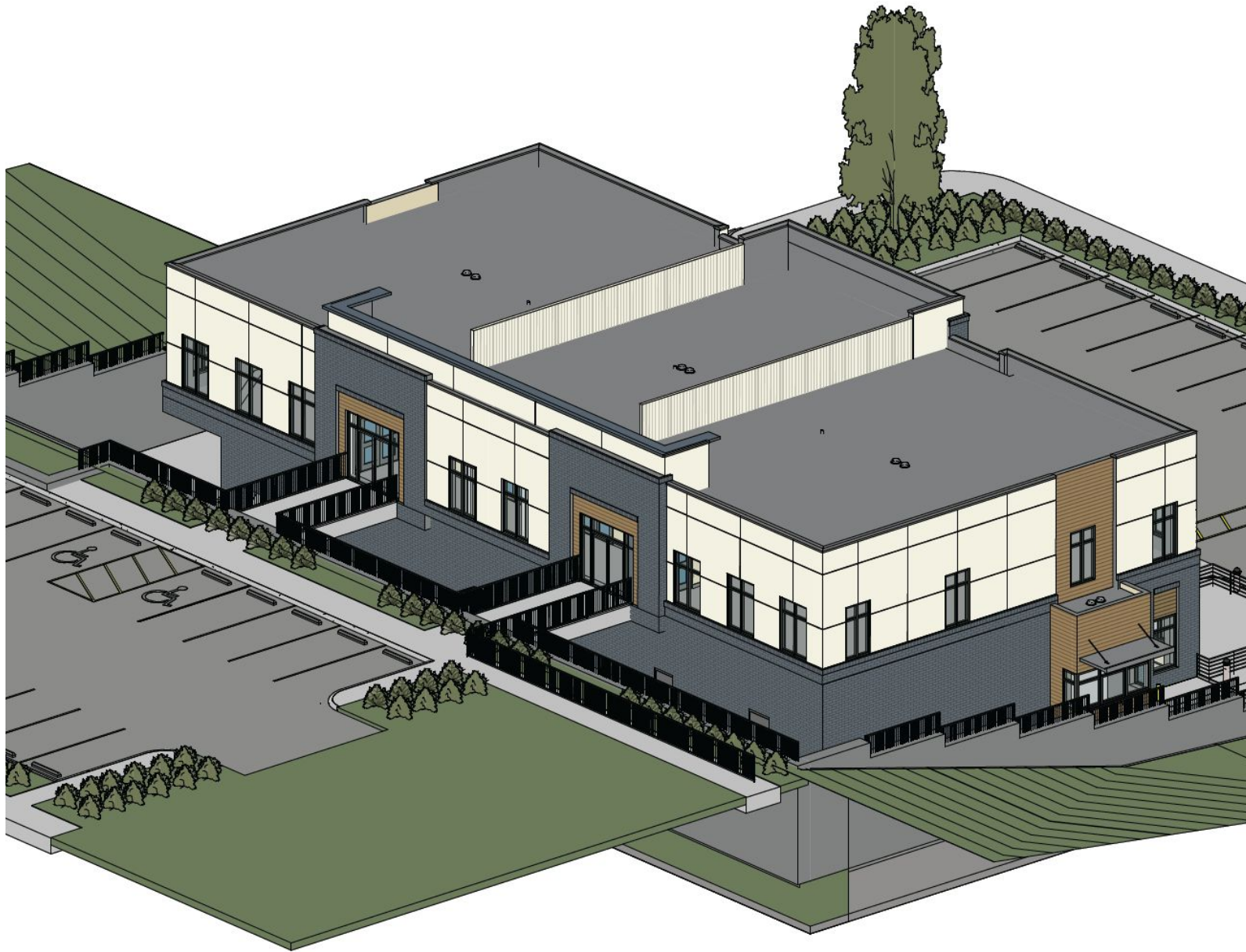
BEAUTY SALON



NOW LEASING

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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

CALL: 724 - 48 - HARDY
724 - 484 - 2739

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