



FOR LEASE
RETAIL / RESTAURANT
MARKETING FLYER



63 DON KNOTTS BOULEVARD
MORGANTOWN, WV 26508

I-68, EXIT 1

MOUNTAINEER MALL
5000 GREENBAG ROAD

63 DON KNOTTS BOULEVARD
YOUR NEW LOCATION

ALDI
245 DON KNOTTS BLVD

MORGANTOWN INDUSTRIAL PARK
INDUSTRIAL PARK ROAD

63 DON KNOTTS BOULEVARD
MORGANTOWN, WV 26508

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AERIAL PHOTOS

Aerial photos of the property from various directions (Page 14-17).



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RETAIL / RESTAURANT SPACE FOR LEASE

63 DON KNOTTS BOULEVARD MORGANTOWN, WV 26508

RENTAL RATE / \$7.00 - \$15.00 / SF / YEAR

TOTAL SPACE AVAILABLE / 5,062 SQ FT

MIN DIVISIBLE / 1,992 SQ FT

OFF STREET PARKING / YES

PROPERTY TYPE / RETAIL, RESTAURANT

PROPERTY USE-TYPE / VACANT / OWNER-USER

**PROPERTY FEATURES / LOCATED ALONG A
MAJOR THOROUGHFARE, HIGHLY VISIBLE, EASY
ACCESS, CLOSE TO INTERSTATE AND MANY
AMENITIES, KITCHEN FACILITIES**

The available suite is located immediately along Don Knotts Boulevard (Route 119). The building location offers exceptional visibility to both north and southbound traffic. The building offers 5,062 (+/-) total square feet that spans across two floors. The space could be broken up floor by floor, or leased by one tenant. There are roughly 15 off street parking spaces available to the space. This location is the perfect fit for any retail or restaurant use as kitchen facilities are available on the lower level. Signage opportunities are available.

63 Don Knotts Boulevard is situated along a major thoroughfare with exceptional visibility. It's positioned just a short drive from Downtown Morgantown where there are many restaurants, shopping, and more. Access to I-68, Exit 1 can be achieved by traveling south about 2.5 miles down Route 119. Just 0.2 mile up the road at the intersection of Don Knotts Blvd and Greenbag Road, there is a traffic count of 19,975 vehicles per day (WVDOH, 2014).

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RETAIL / RESTAURANT – LOCATED 1.7 MILES TO DOWNTOWN MORGANTOWN

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PROPERTY SPECIFICATIONS

SPECIFICATIONS

The property offers a total of 5,062 (+/-) square feet across two floors. The top floor (street level) offers 1,992 (+/-) square feet with a large entrance/dining area in the front with office space in the back. The bottom floor offers 3,070 (+/-) square feet with multiple large open rooms with kitchen facilities and a storage area with a 12' x 9' overhead door. These spaces can be rented together or separate.

INGRESS / EGRESS / PARKING

The property currently offers one point of ingress and one point of egress via Route 119 (Don Knotts Blvd). The entrance and exit to the parking lot is a one way directional drive with the entrance being on the north side of the parking lot and the exit being on the south side. There are roughly 15 off street parking spaces available to the vacant space for employees and customers. Parking is available on a first come first serve basis. There is roughly 200 feet of road frontage along Route 119 making the space highly visible to both northbound and southbound traffic.

SIGNAGE

The property offers signage opportunities via post and panel sign along Route 119. There is also a backlit box for a sign insert located about the main entrance. All signage can be added at the leases expense.

UTILITIES

This site offers all public utilities, which include the following: Electricity/Power, water/sewer, gas, phone, and cable/internet. Electric is provided by Mon Power, natural gas is provided by Mountaineer Gas Company and water/sewer is provided by Morgantown Utility Board (MUB). Phone, cable and internet services are available via multiple providers. Sewer, water and gas are all paid by the tenant. Tenant pays CAM.



Post and Panel Signage Along Route 119.



Off-Street Parking Lot.

LOCATION TREND ANALYSIS

Monongalia County lies in north central West Virginia with Morgantown as the county seat and home of West Virginia University. Fall enrollment for WVU in 2017 reached over 31,000 students and full-time and part-time faculty and staff has increased to over 8,100. These numbers are expected to continue to grow significantly in 2018. Education, health services, professional and business services are all expected to grow at a particularly high rate.

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.



Distance to nearby cities: Fairmont, WV - 20 miles, Uniontown, PA - 32 miles, Bridgeport, WV - 34 miles, Clarksburg, WV - 39 miles, Washington, PA - 50 miles, Pittsburgh, PA - 76 miles, Charleston, WV - 156 miles.

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AERIAL



The aerial above highlights several of the most popular surrounding retail, restaurants, businesses and hotels. The subject property has been referenced with a yellow star. The space is located along Route 119 (Don Knotts Blvd), just 1.7 miles from Downtown Morgantown.

● Along Route 119, there is a traffic count of 19,975 vehicles per day (WVDOH, 2014).

- | | |
|--|---|
| 1 Enterprise Rent-A-Car | 15 Monongalia County Technical Education Center |
| 2 University Toyota | 16 Morgantown Industrial Park |
| 3 West Virginia Outdoor Power, Inc. | 17 Morgantown Utility Board |
| 4 Galloway's Florist | 18 Sargasso, Riverside Automotive |
| 5 Mattress Warehouse | 19 ALDI |
| 6 GetGo Gas Station | 20 The Ranch Community Store, Davis Insurance Group, Sherwin-Williams Paint Store |
| 7 Premier Computer Services, Visionquest Training Center | 21 BFS Foods, Subway |
| 8 Mountaineer Mall | 22 Waterfront Jeep |
| 9 Dunham's Sports | 23 Morgantown Marriott at Waterfront Place |
| 10 Giant Eagle Supermarket | 24 Downtown Morgantown |
| 11 Goodyear Auto Service Center | 25 West Virginia University Campus |
| 12 Carpet One Floor & Home | 26 Morgantown Municipal Airport |
| 13 NAPA Auto Parts | |
| 14 FedEx Ship Center | |

An aerial photograph of Morgantown, West Virginia, showing a mix of urban buildings, green spaces, and a river. The image is used as a background for the title and text.

MORGANTOWN, WEST VIRGINIA

Morgantown, WV excelled during The Great Recession primarily due to its 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.

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STATISTICS AND GROWTH PROJECTIONS

11.8%

POPULATION INCREASE

Morgantown is projected to have a total population in 2020 of 145,712. The projected population change from 2010 to 2020 is 15,384 (11.8%) (ProximityOne.com, 2017).

7,000

JOBS ADDED SINCE 2010

Greater Morgantown Area employers have added nearly 7,000 jobs since 2010, surpassing the level observed prior to the economic downturn by more than 5% (WVU Research Corporation, 2015).

**OVERALL JOB
GROWTH**

WVU Medicine is named Job Creator of the Year with over 2,000 hired in 2016. The WVU Medicine system of hospitals and clinics now has approximately 14,000 employees, according to WorkForce West Virginia (Theet.com, 2016).

\$42,919

MEDIAN HOUSEHOLD INCOME

Morgantown's MSA median household income is estimated at \$42,919 (Forbes.com, 2017).

**NATIONAL
RECOGNITION**

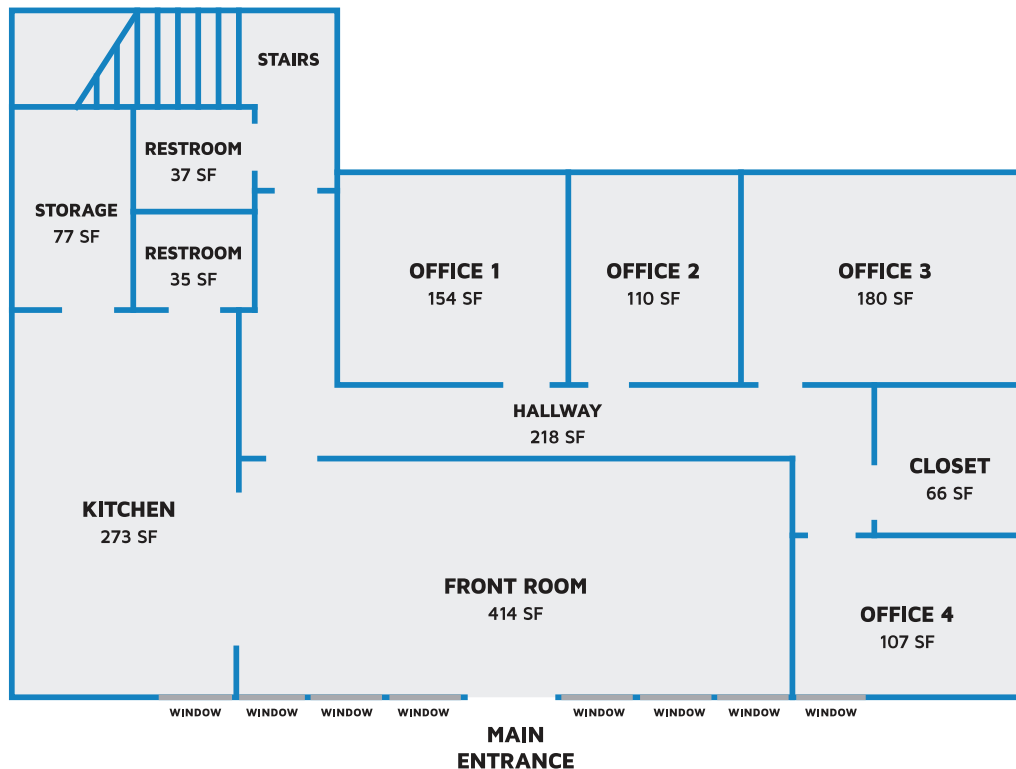
In 2011, Morgantown, West Virginia was named “#1 Small City in America” by Bizjournals.com, and the “5th Best Small Metro” by Forbes.com

FLOOR PLAN – UPPER

UPPER FLOOR – 1,992 SQUARE FEET

The upper level of this building offers 1,992 (+/-) square feet of vacant space that was previously used as a bakery. The floor plan consists of a large front room/entrance area, kitchen, four offices, a closet, storage room, and two single restrooms. Access to the lower level can be achieved by staircase at the back of the building by the restrooms.

Finishes to the upper level include drywall walls, drop ceilings, a combination of tile and carpet flooring, and a mix of recessed and fluorescent lighting. This space can be leased separately, or together with the lower level space.



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INTERIOR PHOTOS - UPPER



Main Entrance/Front Room.



Kitchen.



Office.

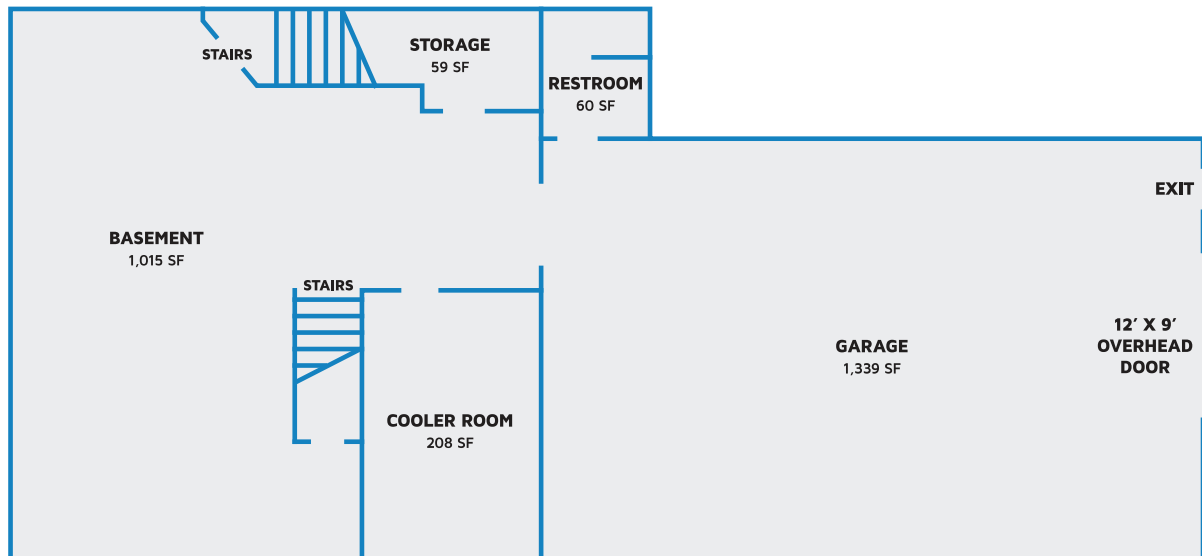
INTERIOR PHOTOS – LOWER LEVEL

LOWER LEVEL – 3,070 SQUARE FEET

The lower level of this building offers 3,070 (+/-) square feet of vacant space that was previously used as a bakery with the upper level. The floor plan consists of a large open area with an industrial size sink, an industrial gas stove hookup and large vent head, a cooler room with two small sinks, garage area with one 12' x 9' overhead door and one man door, storage closet and a restroom. Access to the upper level can

be achieved by staircase at the back of the building off of the basement area.

Finishes to the lower level include a mix of drywall and cinder-block walls, exposed, drop and drywall ceilings, concrete flooring, and fluorescent lighting. This space can be leased separately, or together with the lower level space.



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Garage Area.



Cooler Room.



Basement Area.

EXTERIOR PHOTOS



Main Entrance/Parking Lot.

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Main Entrance/Parking Lot.



Overhead Door - Lower Level.



Outdoor Deck Area.

AERIAL PHOTOS



Aerial of the Property Facing South.

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Aerial of the Property Facing East.

AERIAL PHOTOS

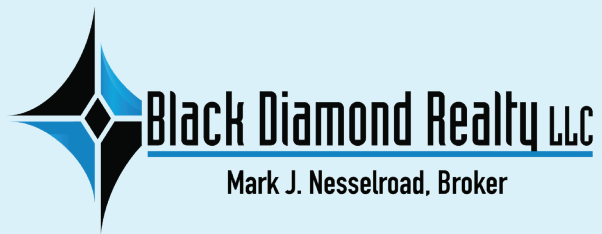


Aerial of the Property Facing Northwest.

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Aerial of the Property Facing Northeast.



CONTACT

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**All information is believed to be accurate
but not guaranteed. More information is
available upon request.*

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