

*Underground
Printing* 

THE DECK

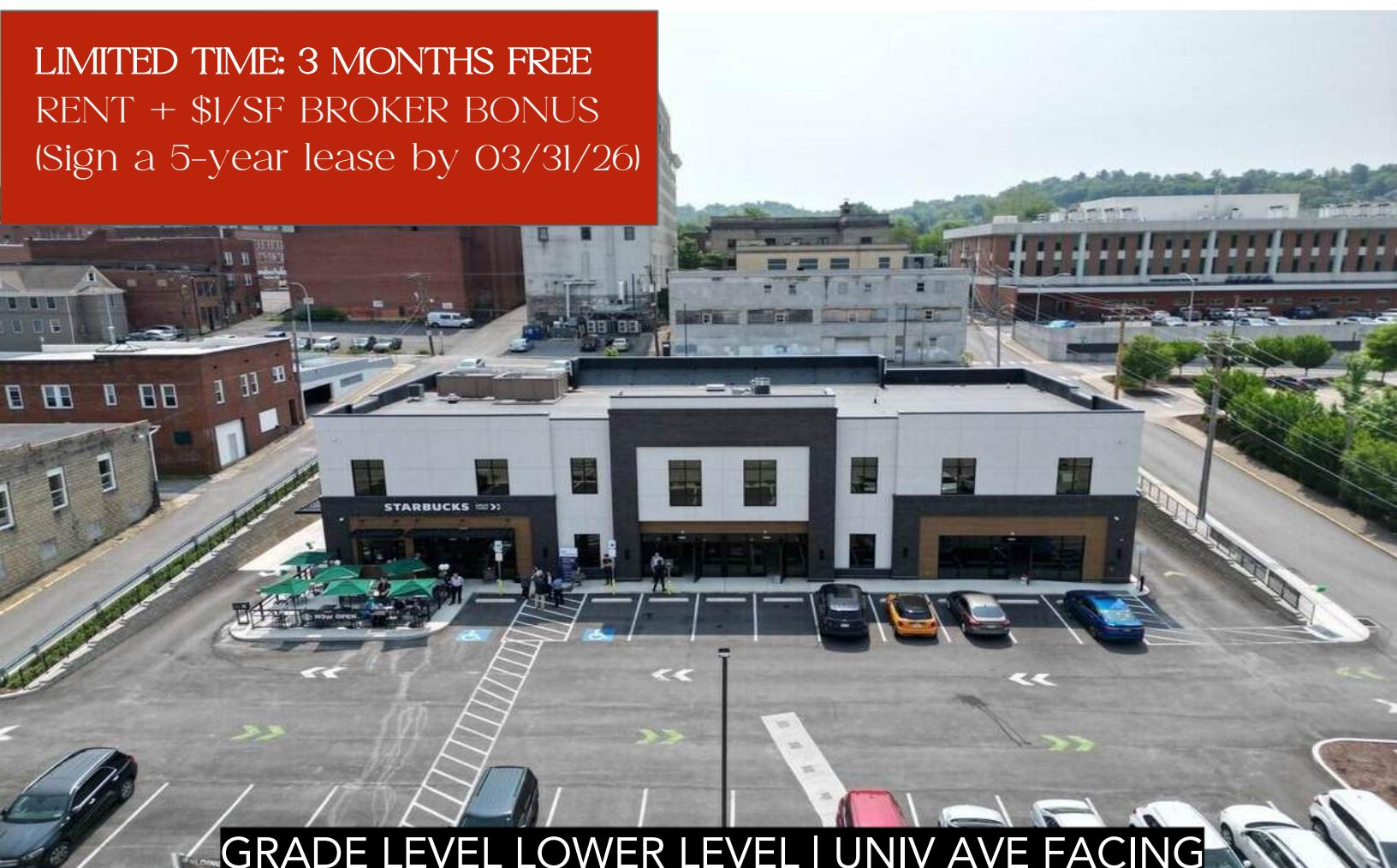
1050 UNIVERSITY AVE - MORGANTOWN, WV

RETAIL | OFFICE | R&D | MEDICAL | TECH

LIMITED TIME: 3 MONTHS FREE
RENT + \$1/SF BROKER BONUS
(Sign a 5-year lease by 03/31/26)



NOW OPEN



WELCOME TO THE DECK

[DRONE VIDEO](#)



Logan Williams-Broker | logan.williams@hardyworld.biz | WVB230300886 | 61 SR 2040, Bentleyville, PA 15314
CALL TODAY - 724 201 6600 | www.hardyworldllc.com



3 MONTHS FREE

Currently, we are providing a three-month rent abatement for tenants and an additional bonus of \$1 per square foot for brokers who secure a lease on the upper floor of The Deck prior to March 31st, 2026. Eligibility requires a minimum lease term of five years.

AVAILABLE SPACE
7,562 SF

- 40,000+ VPD
- STARBUCKS ANCHORED
- DEDICATED PARKING
- $\frac{1}{4}$ MILE FROM WVU
- PROPERTY HIGHLIGHTS
- DIVISIBLE UP TO 3,781 SF
- PREMIUM SIGNAGE AVAILABLE

Location:
1050 University Avenue, Morgantown, WV 26505

More information:
www.hardyworldllc.com/listings/the-deck



SUMMARY



Ideally situated at the threshold of Downtown Morgantown, The Deck is a perfect fit for any retailer or office user.

Our 14,860 SF property sits at the corner of University Blvd and Kirk St., and boasts a VPD count of nearly 40,000. The incredible visibility ensures extraordinary levels of consumer traffic, which will be further bolstered by our anchor tenant: Starbucks.

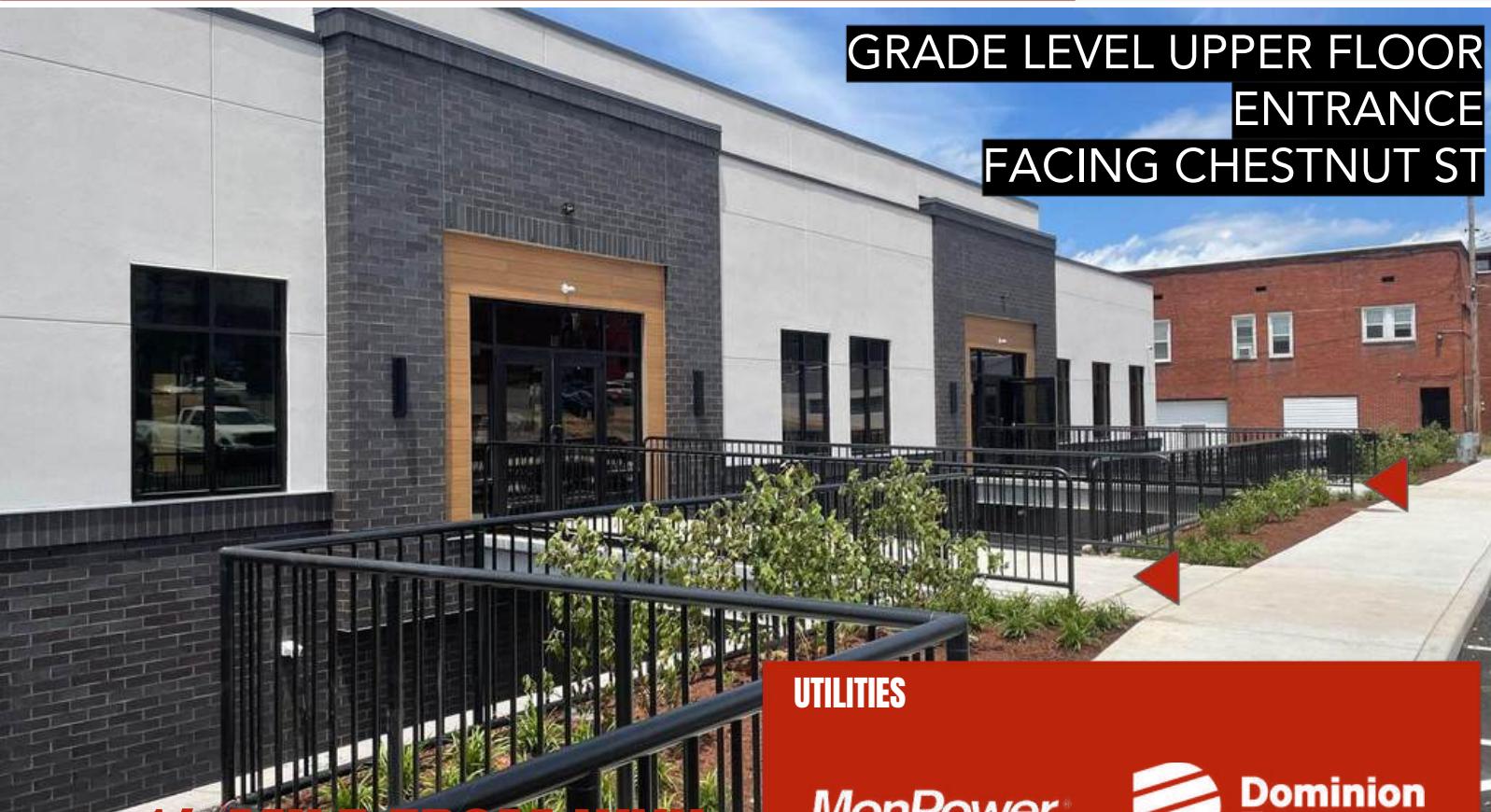
The gorgeous exterior and finished shells are unique to Morgantown commercial real estate, and the finishing touches you put on your space will give your business an edge in foot traffic while also ensuring your company attracts and retains the best talent.

This workforce can come from anywhere in the region, as The Deck offers direct access to the Light Rail Walnut Station, multiple bus stops, and is within walking distance of West Virginia University.





SPECIFICATIONS



GRADE LEVEL UPPER FLOOR
ENTRANCE
FACING CHESTNUT ST

1/4 MILE FROM WVU

OUTDOOR PATIO

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

MUB

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.**

NOW LEASING

1050UNIVERSITYAVE, MORGANTOWN, WV

SITE PLAN

Address:

**1050University Ave
Morgantown, WV 26505**

**Construction Status:
Move-inReady**

**Open floor plan on upper
level - ready for tenant
improvements.**

**Total SF:
14,860SF**

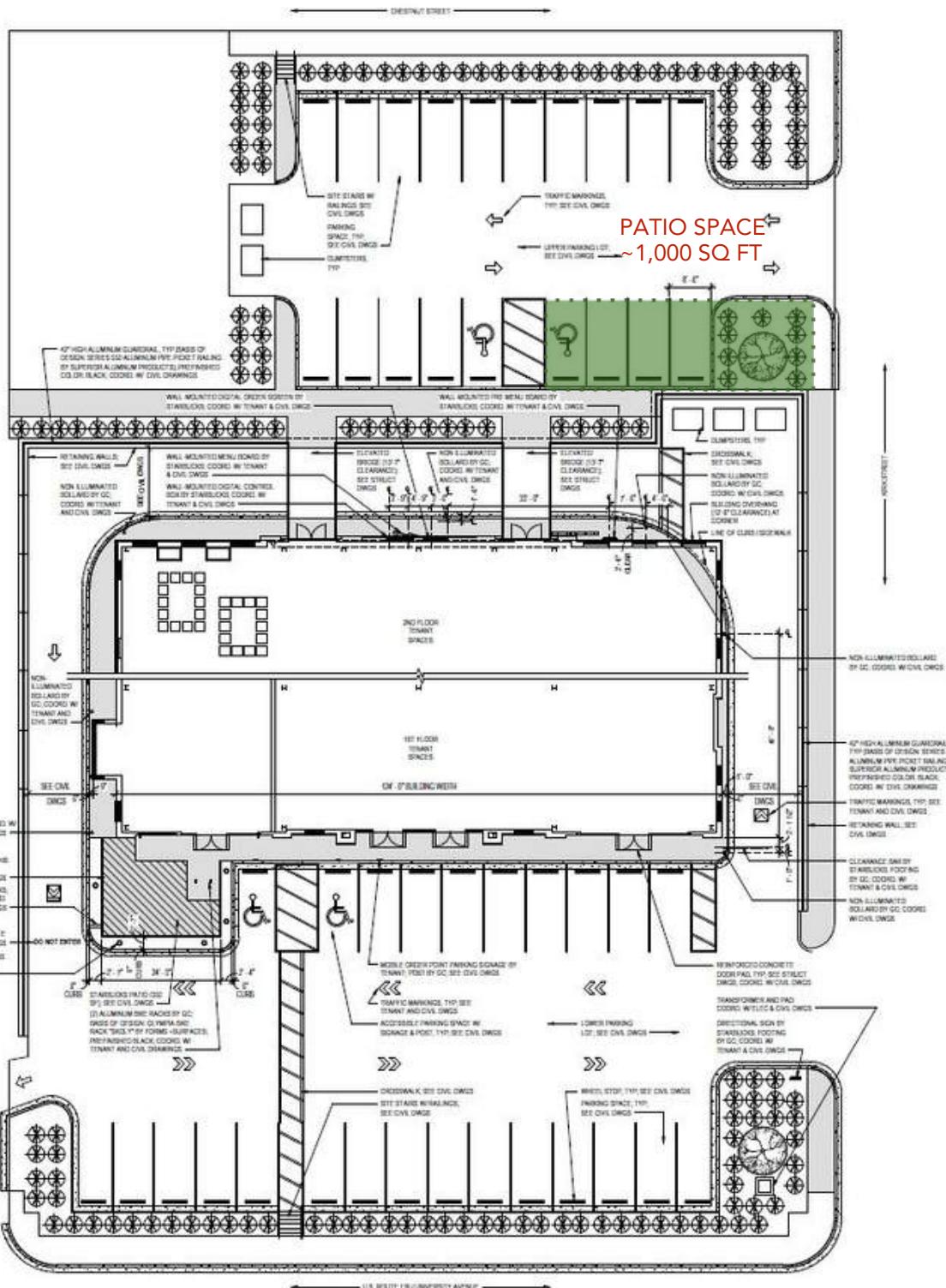
**Available SF:
GradeUpper: 7,562 SF**

**Zoning:
Pedestrian Oriented Center
| B-4**

**Lot Size:
1.0 Acre**

**Parking Ratio:
2.96 / 1,000 SF | 44 Spots
25 - lower level
19 - upper level**

**Min Divisible:
Upper - 3,781SF**

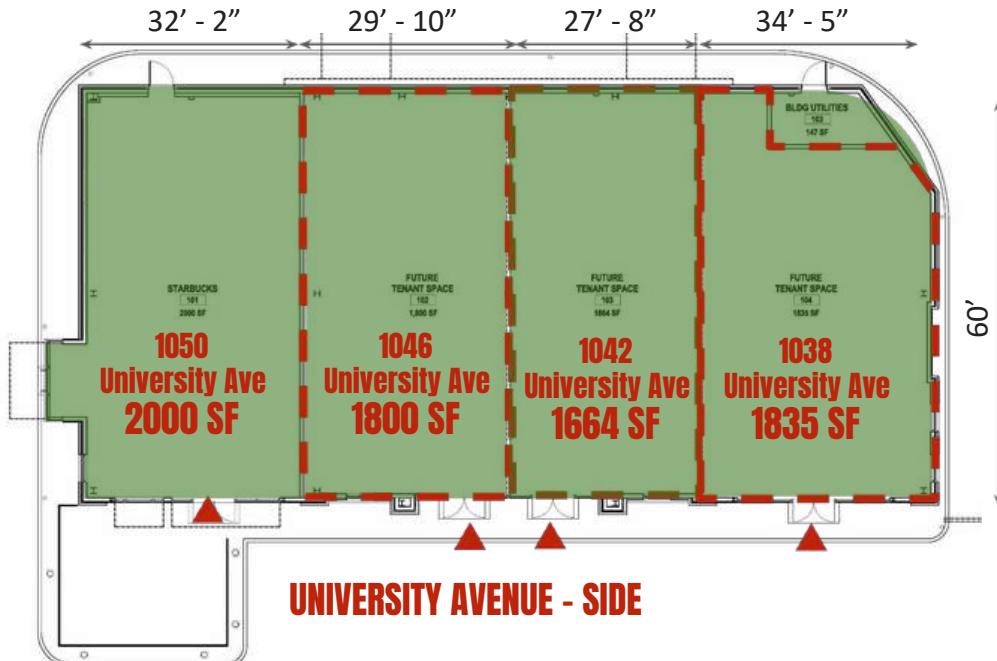


MIXED USE - RETAIL & OFFICES



FLOOR PLAN

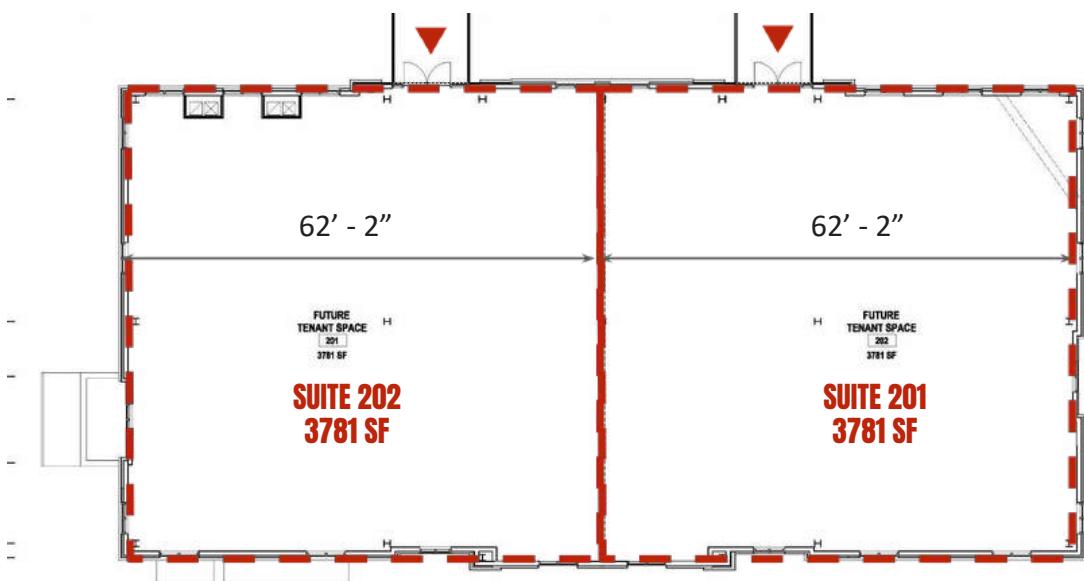
CHESTNUT ST - SIDE



LOWER LEVEL: 0 SF Available

UNIVERSITY AVENUE - SIDE

CHESTNUT ST - SIDE



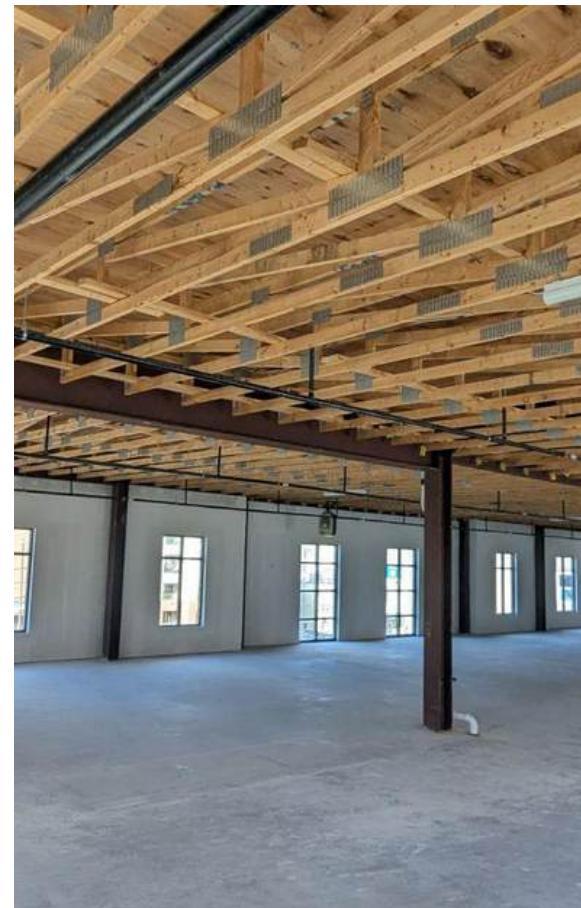
UNIVERSITY AVENUE - SIDE

UPPER LEVEL: 7,562 SF

NOW LEASING

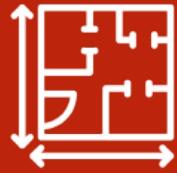
1050 UNIVERSITY AVE, MORGANTOWN, WV

INTERIOR PICTURES - DELIVERY CONDITION



DELIVERY CONDITION - WARM VANILLA SHELL

KEY FACTS



**14,860 SF TOTAL
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

NOW LEASING

1050UNIVERSITYAVE | MORGANTOWN, WV

PHOTOS



NOW LEASING

1050 UNIVERSITY AVE, MORGANTOWN, WV

DETAILS



- Anchored by Starbucks, ensuring incredible levels of customer traffic
- Abundant On Site Parking
- Tremendous building and pylon signage opportunities
- Within walking of WVU Dorms and Downtown's government centers
- Adjacent to high volume Sheetz
- Ample natural light
- Separate entrances and parking for each level
- Two floor building with ceiling heights of 12'6"
- Available spaces range from 3,781 SF to 7,562 SF contiguous

NEIGHBORHOOD & MARKET ANALYSIS

LOCATION - 1050 UNIVERSITY AVE



MORGANTOWN

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

The city 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



40,000+ Vehicles Per Day

Corner lot with abundant visibility

Huge pedestrian influx

Landscaped site

Mass transport corridor



DEMOGRAPHICS



POPULATION

1 MI | 2 MIN 19,974



MEDIAN INCOME

\$30,649



TOTAL BUSINESSES

1,182



Daytime Employment

12,819



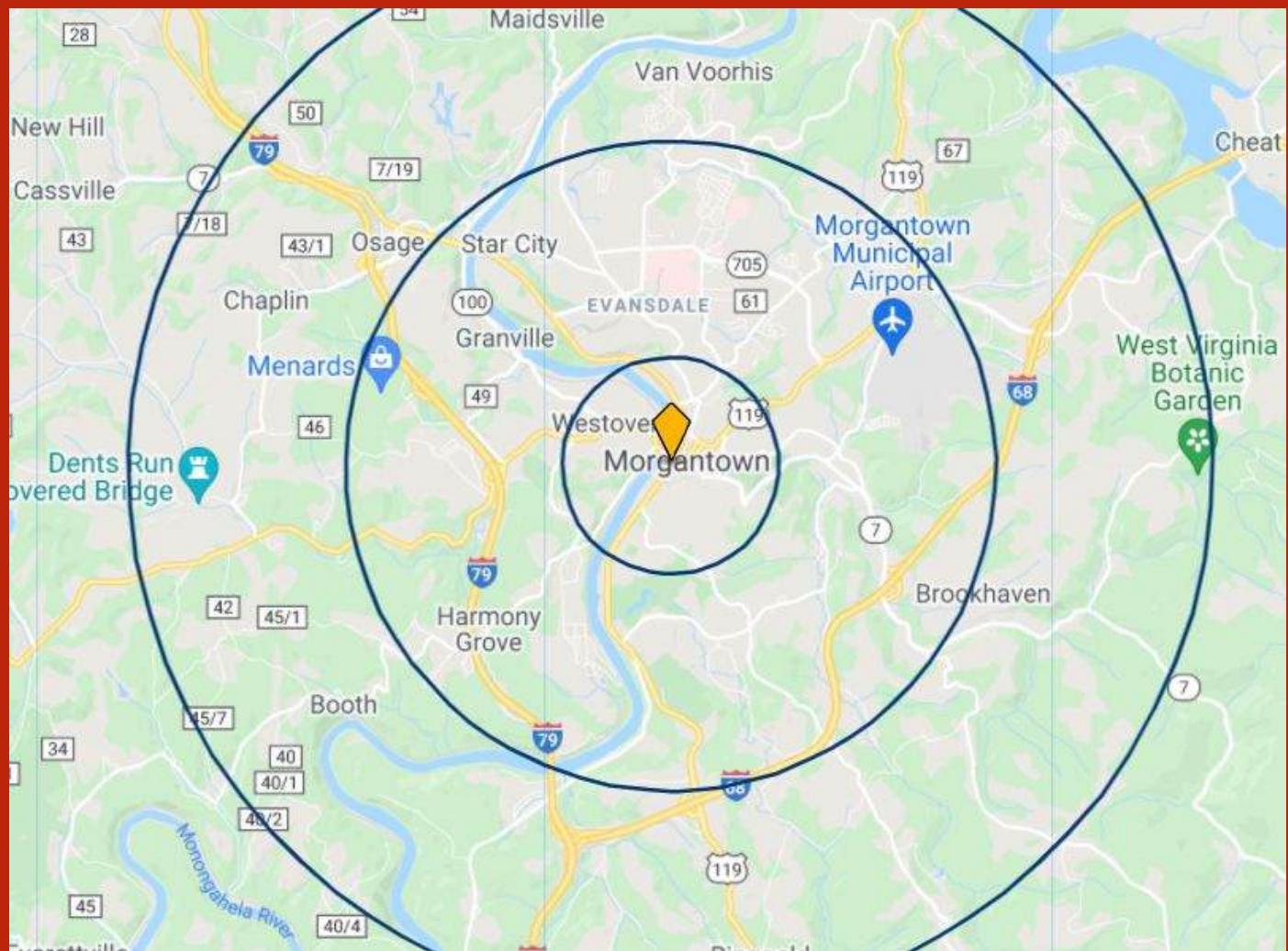
CONSUMER SPENDING

\$178,288,747

3 MI | 5 MIN 59,924 \$41,588 5,975 53,257 \$654,065,067

5 MI | 8 MIN 81,352 \$51,677 7,018 62,727 \$954,406,027

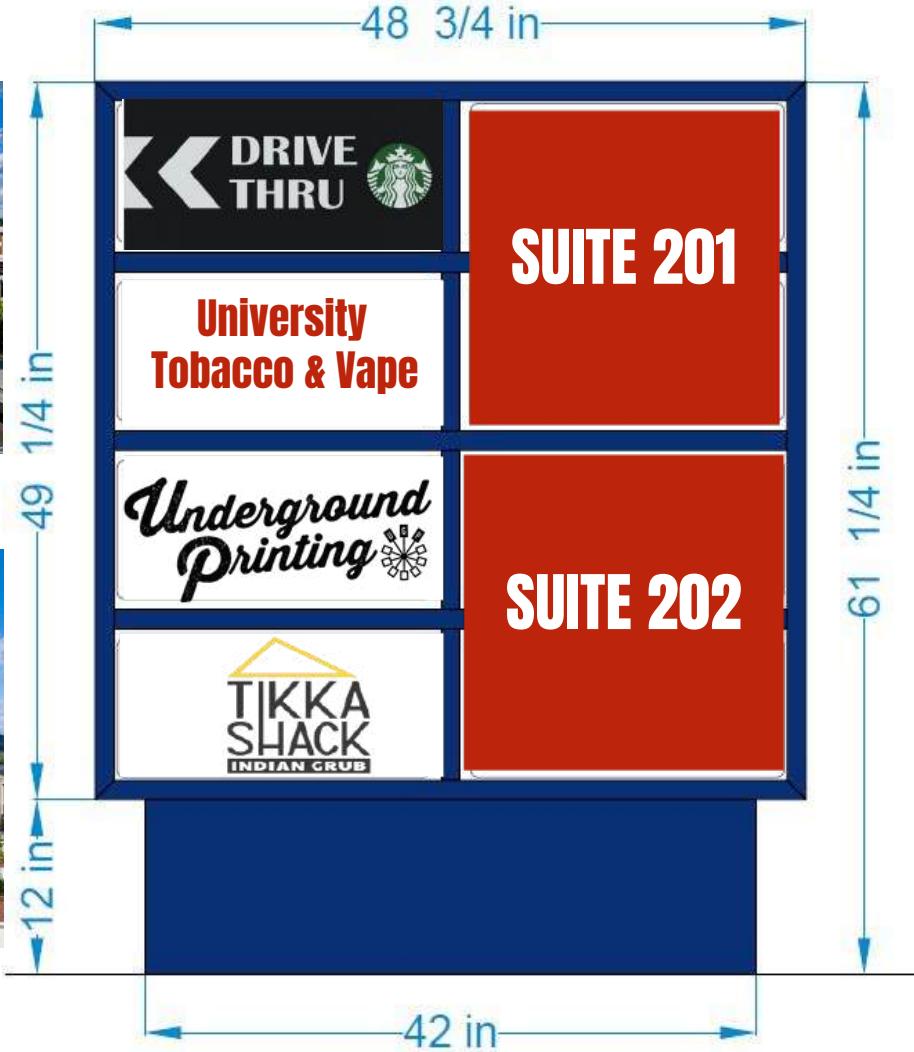
10 MI | 15 MIN 109,409 \$57,420 7,644 68,677 \$1,349,106,851



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SIGNAGE & ALLOWABLE USES

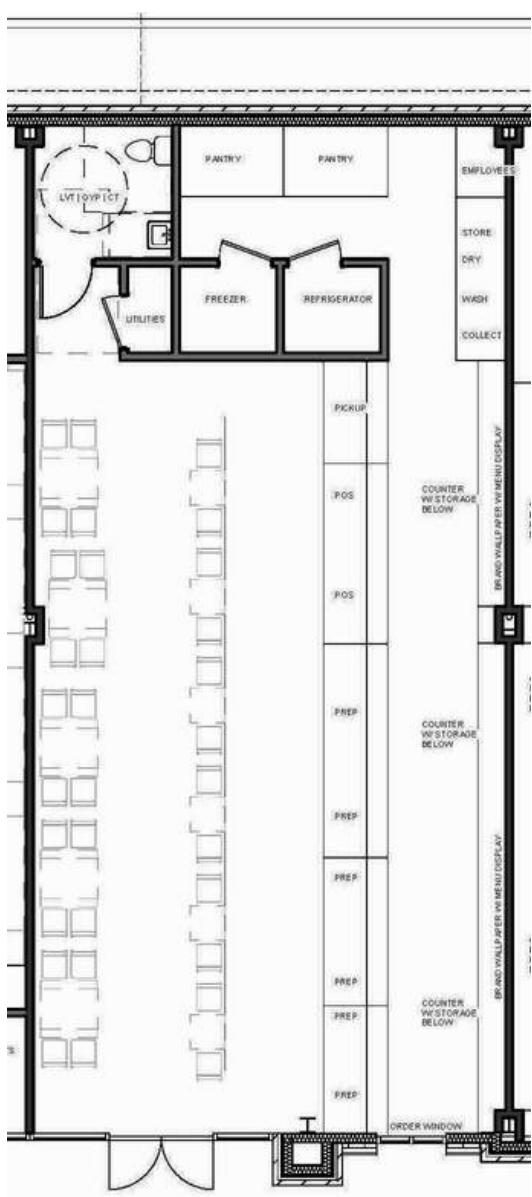


PYLON SIGN

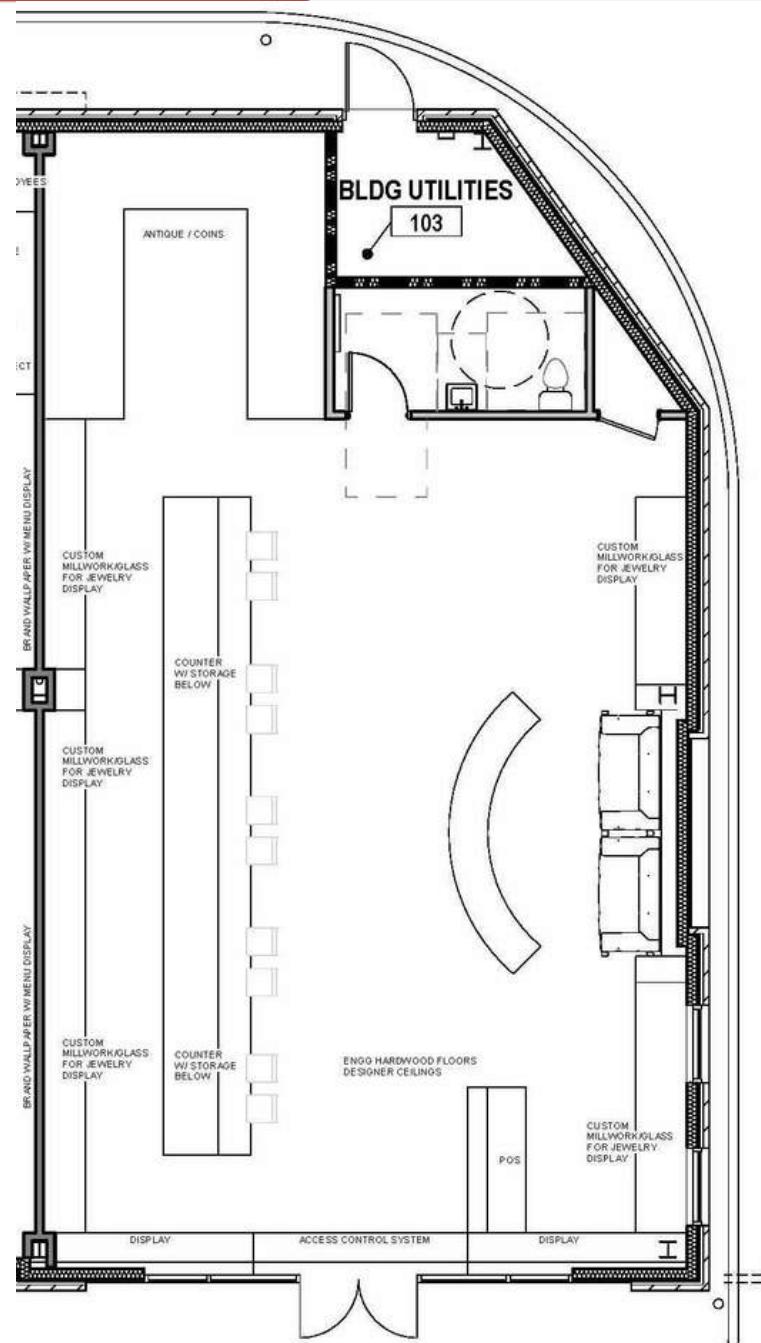
ALLOWABLE USES

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

CONCEPTS



QSR @ SUITE 1036
UNIVERSITY AVE

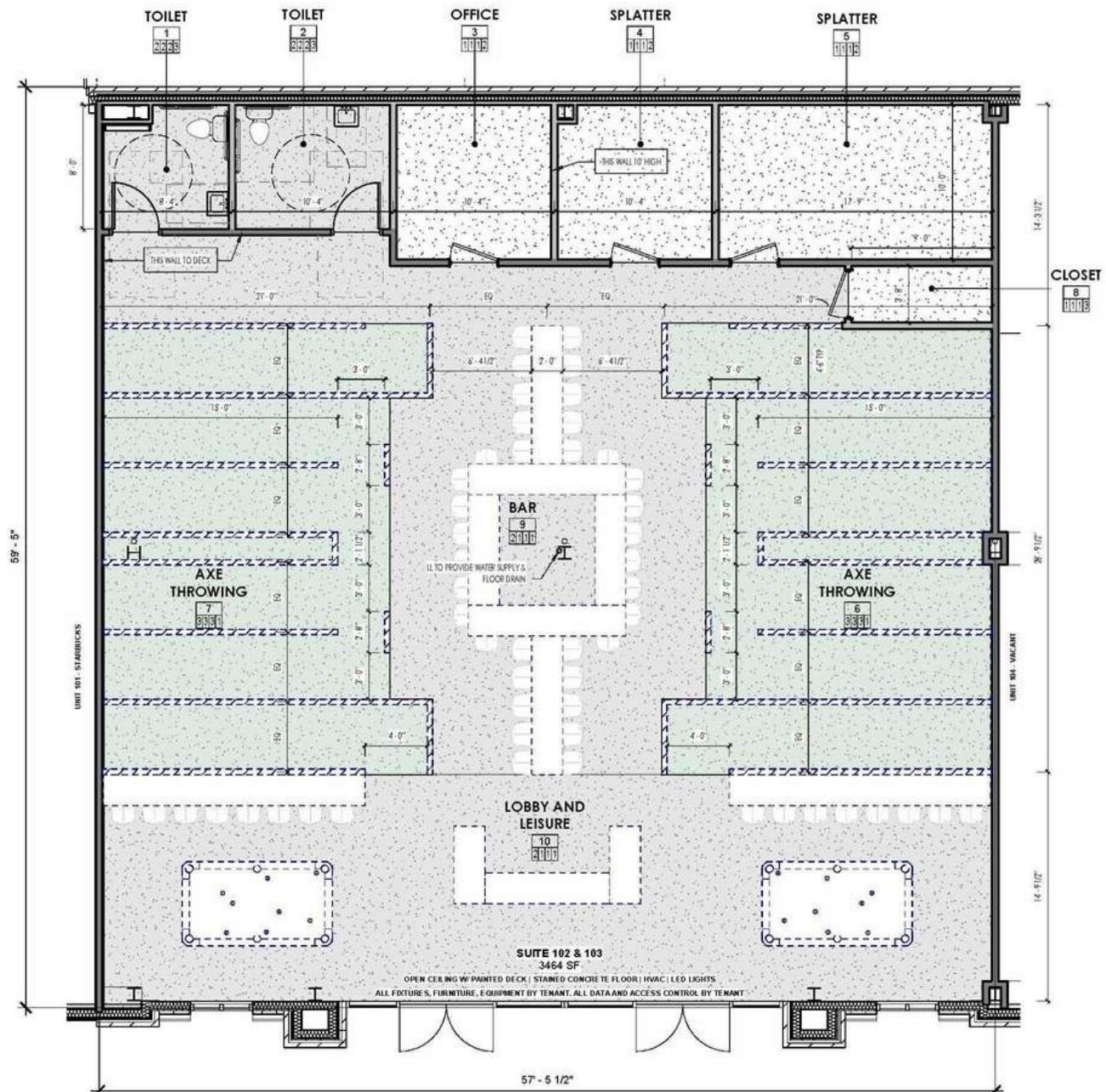


JEWELRY STORE

NOW LEASING

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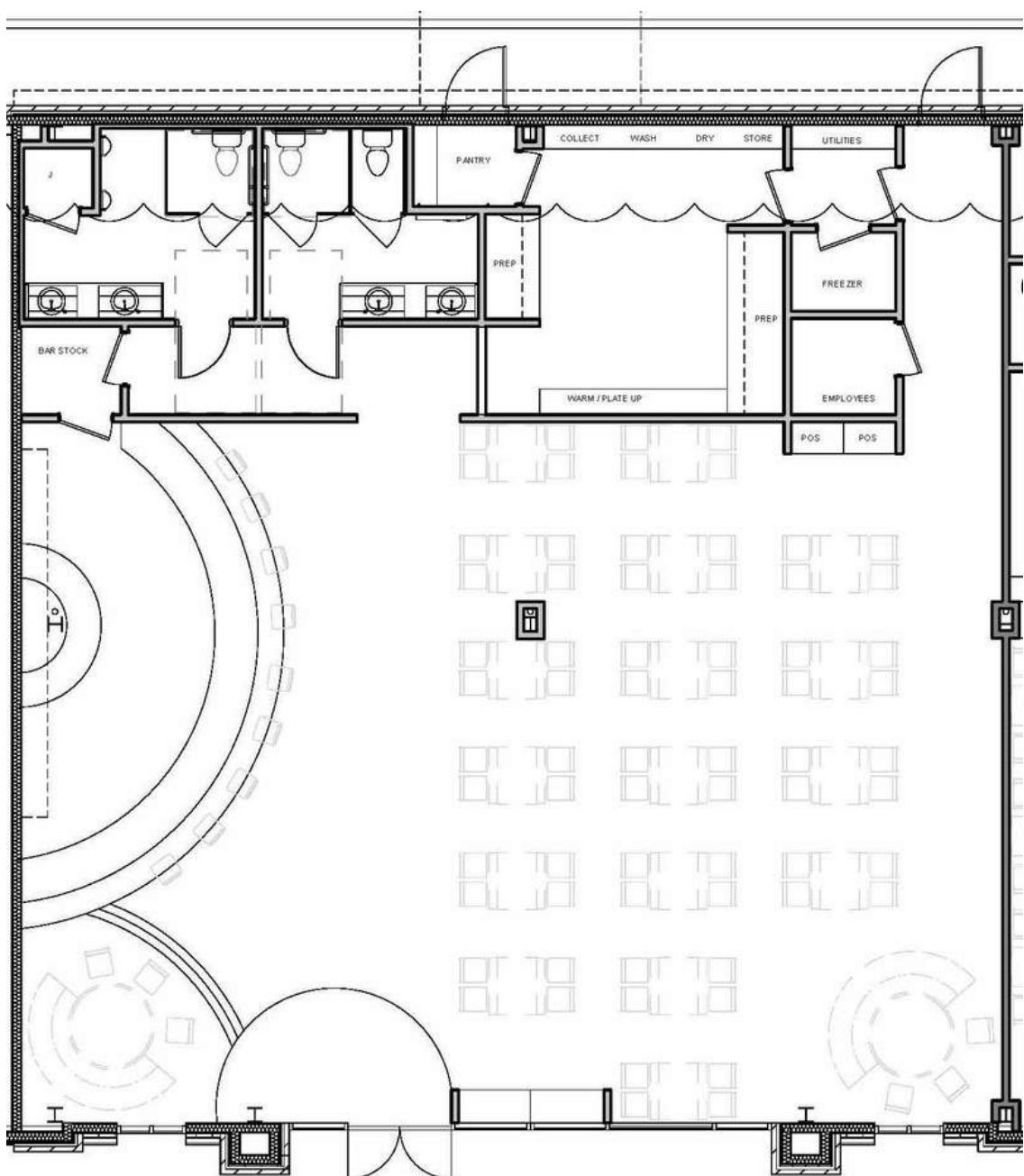
CONCEPTS



SPORTS BAR



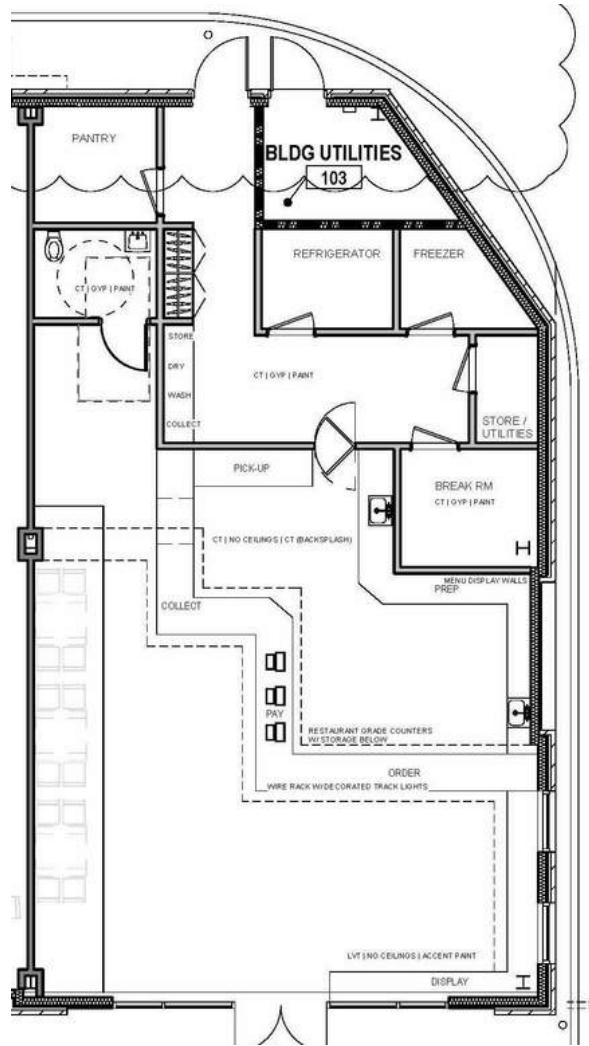
CONCEPTS



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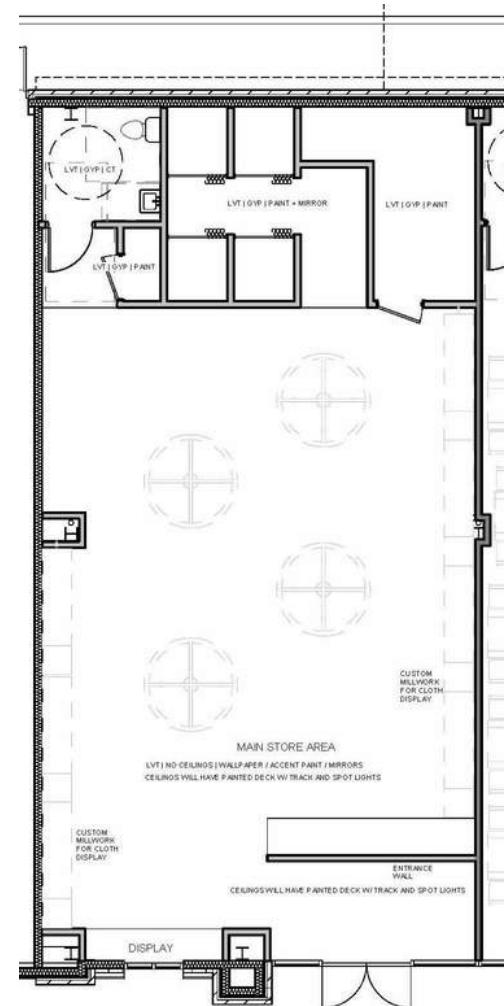
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CONCEPTS

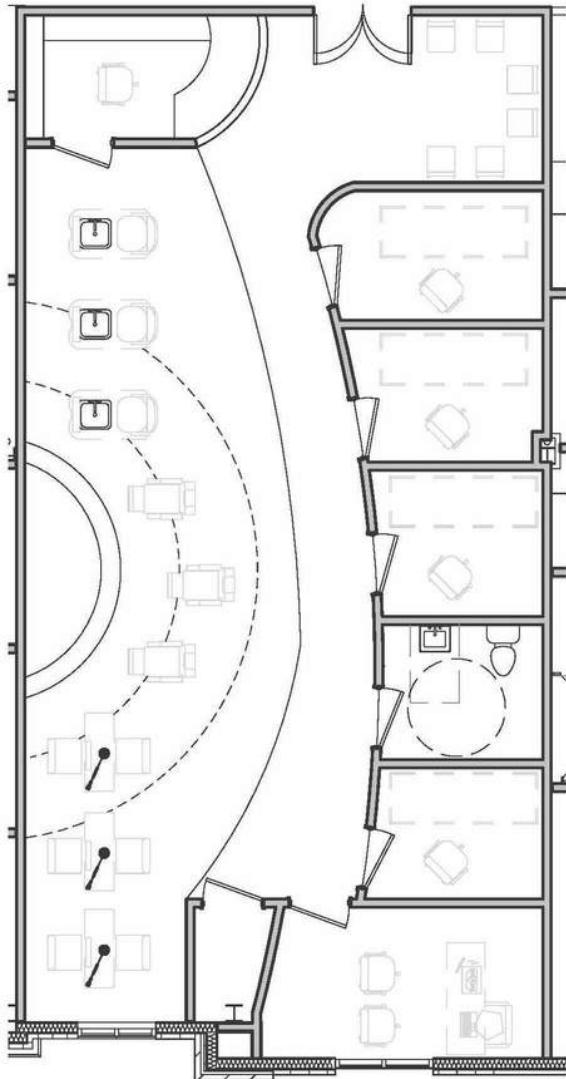


MILKSHAKE / DONUT SHOP

CLOTHING / RETAIL STORE

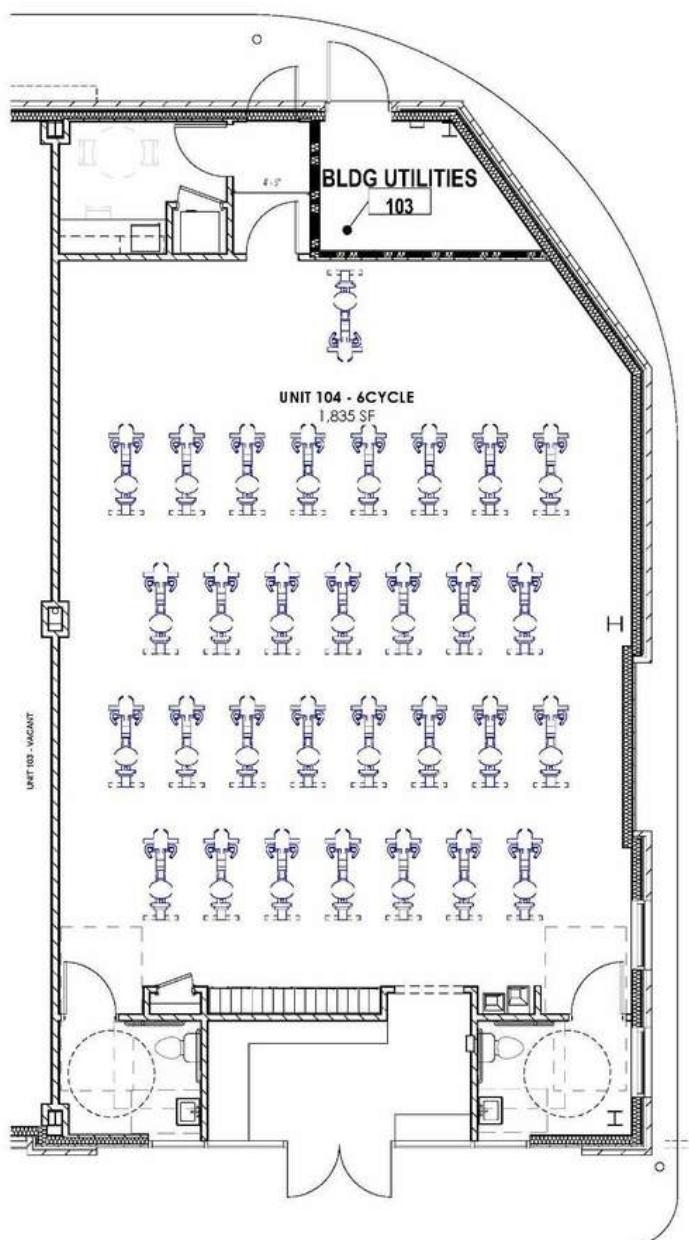


CONCEPTS



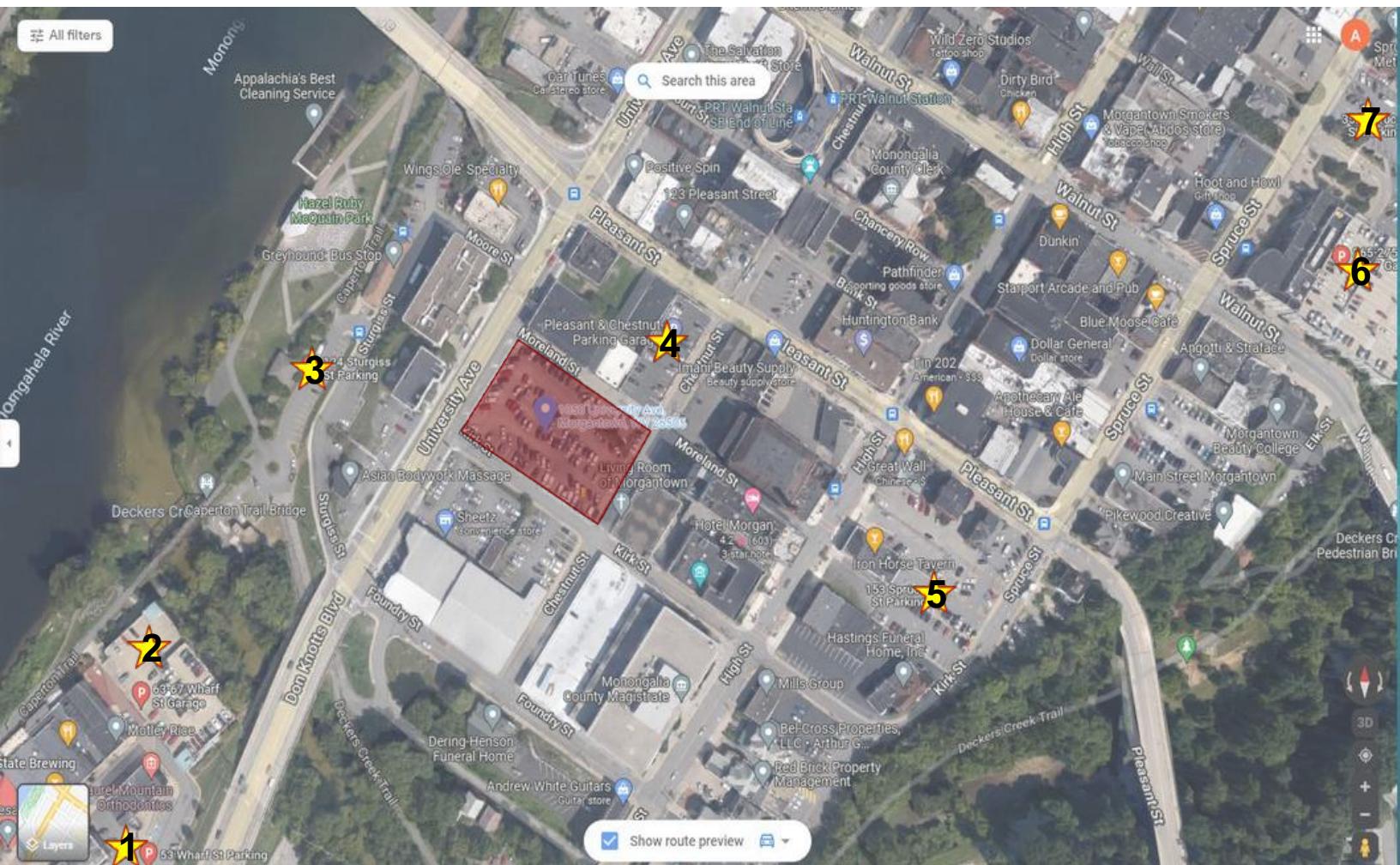
BEAUTY SALON

SPIN STUDIO

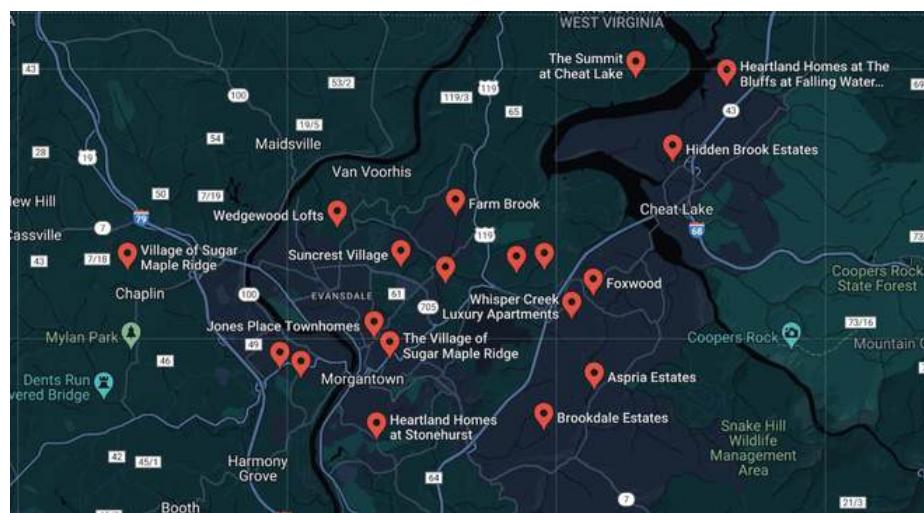




PARKING & HOUSING MAP



1	Lot N	\$1.50	2 Hours	
2	Wharf St Garage	\$1.50	2 Hours	\$110/mo
3	Lot M	\$1.50	2 Hours	
4	Lot D	\$1.50	2 Hours	
5	Lot C	\$1.50	2 Hours	
6	Spruce and Walnut	\$1.50	2 Hours	\$110/mo
7	Lot F	\$1.50	2 Hours	



Housing Data

Housing Visualizer

WE WOULD LOVE TO HEAR FROM YOU!



HARDY WORLD LLC
61STATEROUTE 2040
BENTLEYVILLE, PA 15314

HARDYWORLDLLC.COM
INFO@HARDYWORLD.BIZ

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

Logan Williams-Broker
logan.williams@hardyworld.biz
WVB230300886

*Disclaimer: Incentive program subject to change or cancellation at any time without prior notice.
Incentives are only applicable to qualified deals executed on or before December 31, 2025.
Minimum lease terms and square footage requirements apply. All commissions and bonuses will be
paid in accordance to an executed commission agreement. Hardy World, LLC reserves the right to
modify terms or eligibility criteria at its sole discretion.*

