

# THE DECK

1050 UNIVERSITY AVE - MORGANTOWN, WV

RETAIL | OFFICE | R&D | MEDICAL | TECH



*Underground Printing*

NOW OPEN



WELCOME TO  
THE DECK

NOW LEASING!  
724 - 48 - HARDY

[DRONE VIDEO](#)



# SUMMARY



THE DECK

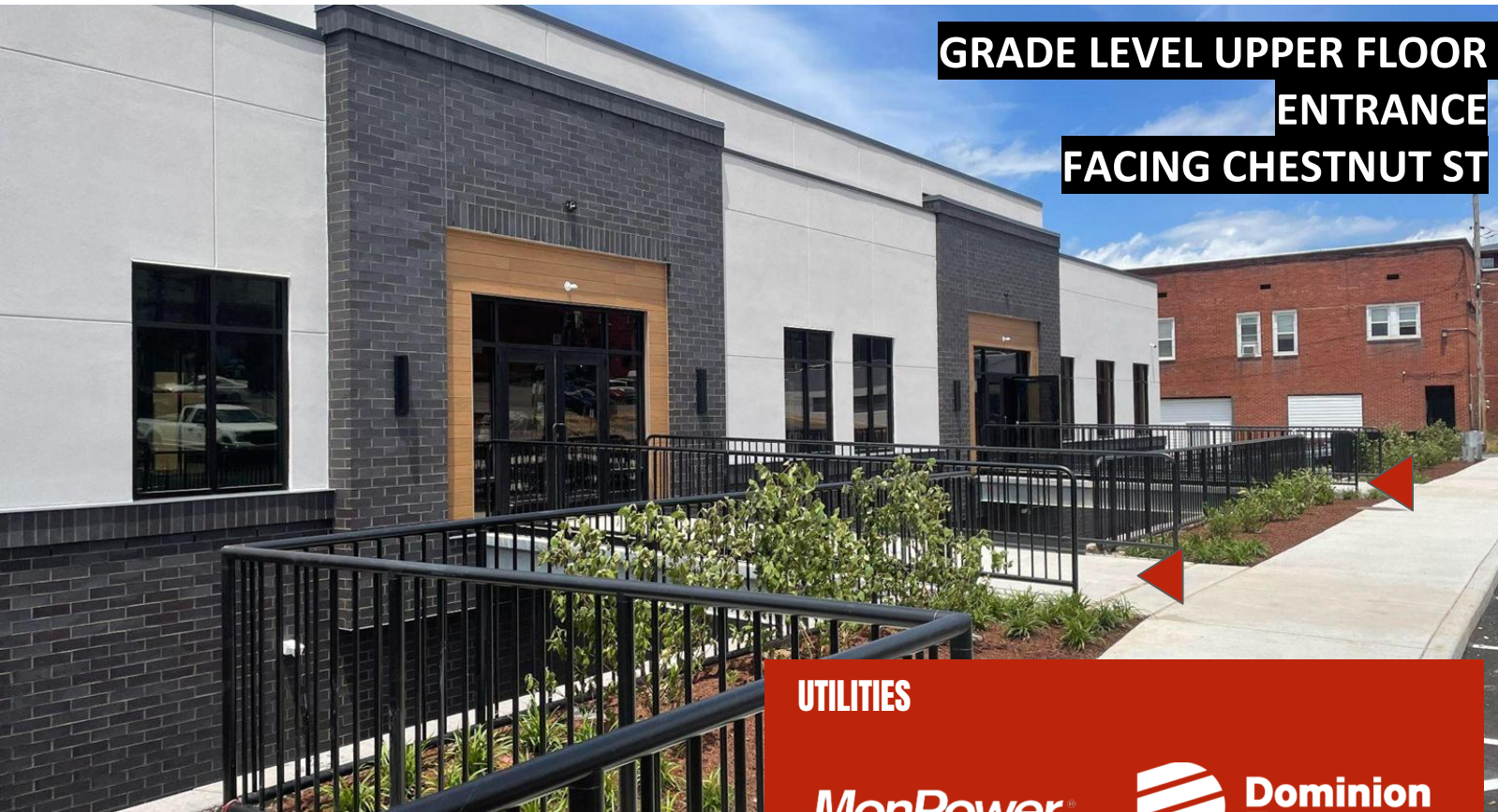
**Ideally situated at the threshold of Downtown Morgantown, The Deck is a perfect fit for any retailer or office user.**

**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.**





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



MON POWER ELECTRIC



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.

# NOW LEASING

1050 UNIVERSITY AVE, MORGANTOWN, WV

# SITE PLAN

## Address:

1050 University Ave  
Morgantown, WV 26505

## Construction Status:

Move-in Ready

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

## Total SF:

14,860 SF

## Available SF:

Grade Lower: 0 SF

Grade Upper: 7,562 SF

## Zoning:

Pedestrian Oriented Center |  
B-4

## Lot Size:

1.0 Acre

## Parking Ratio:

2.96 / 1,000 SF | 44 Spots

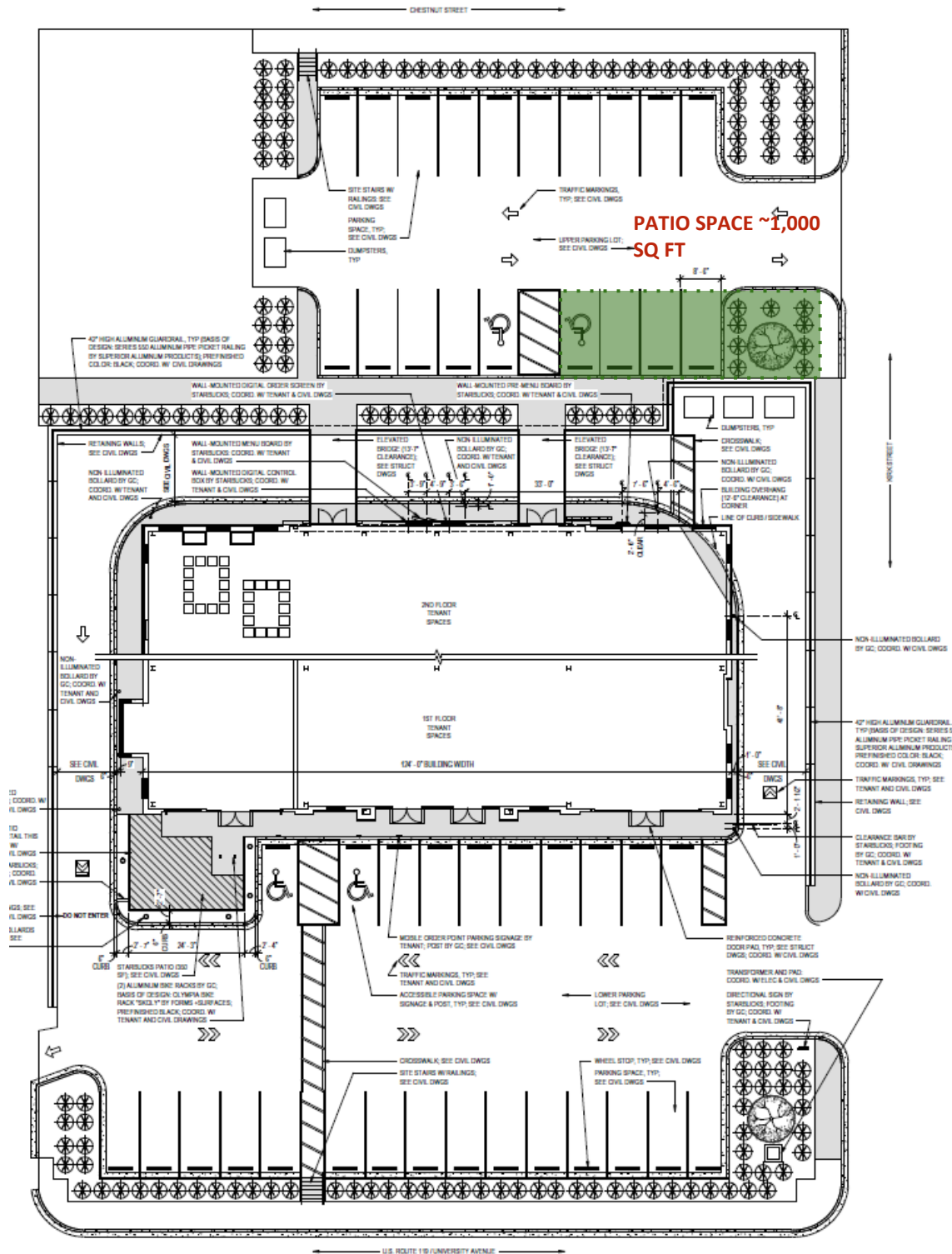
25 - lower level

19 - upper level

## Min Divisible:

Lower - 1,835 SF

Upper - 3,781 SF

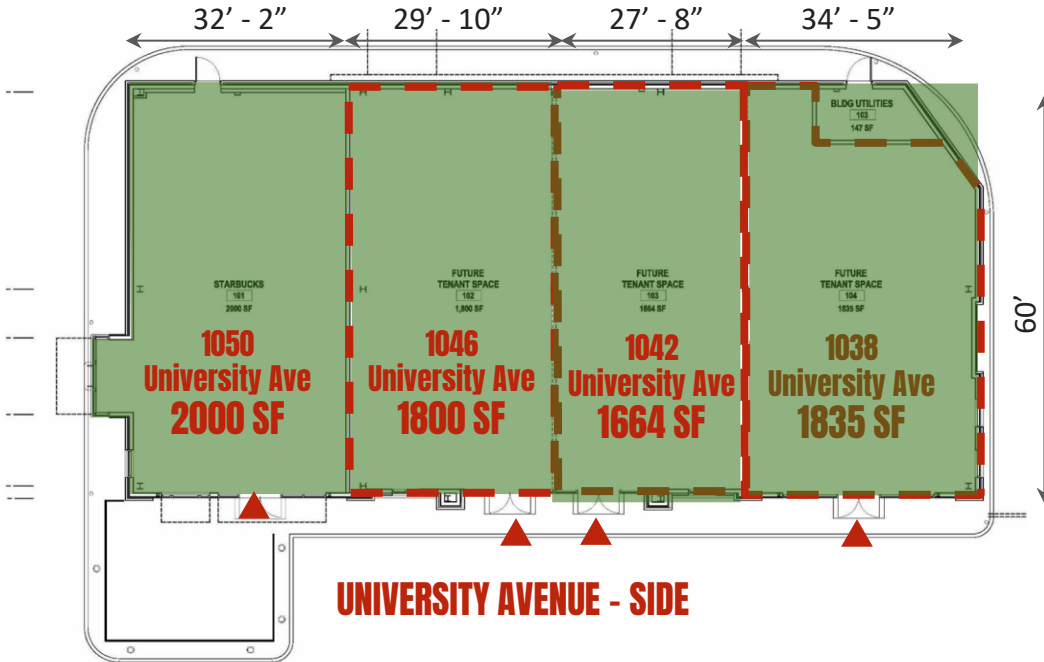


# MIXED USE - RETAIL & OFFICES

# FLOOR PLAN

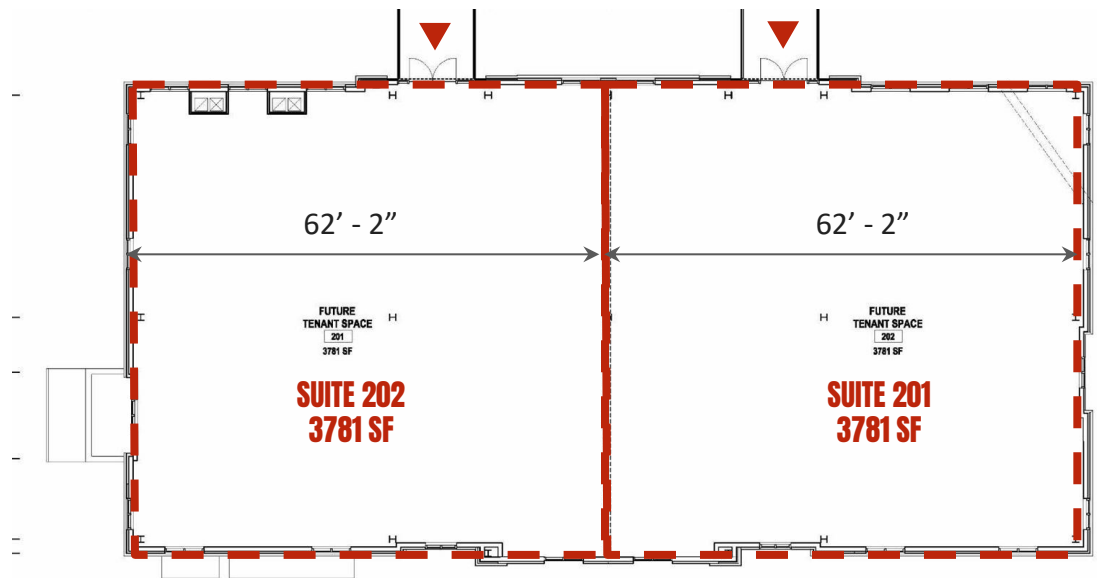


## CHESTNUT ST - SIDE



**LOWER LEVEL: FULLY LEASED**

## CHESTNUT ST - SIDE



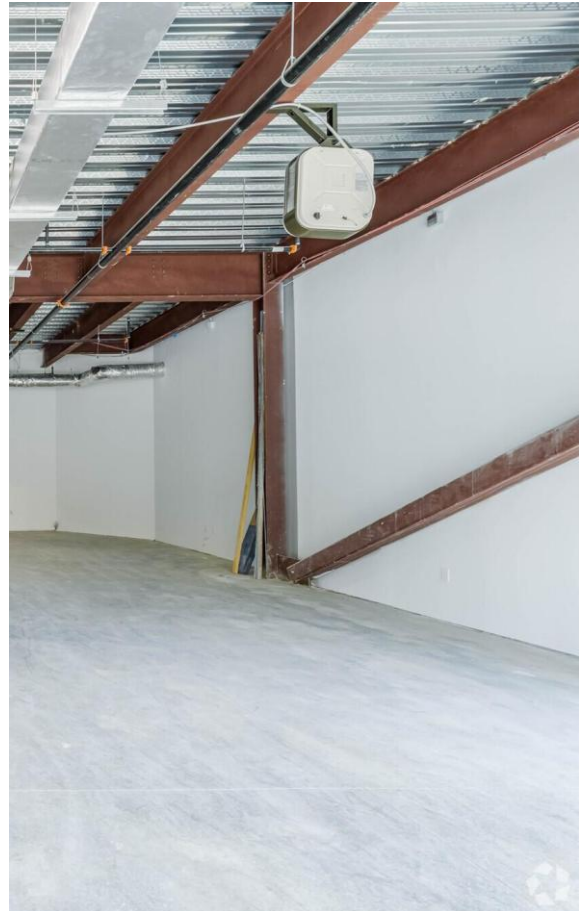
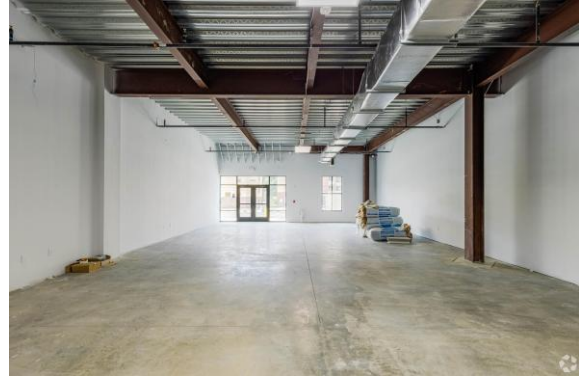
**UNIVERSITY AVENUE - SIDE**

**UPPER LEVEL: 7,562 SF**

**NOW LEASING**

1050 UNIVERSITY AVE, MORGANTOWN, WV

**INTERIOR PICTURES - DELIVERY CONDITION**



**DELIVERY CONDITION**

## KEY FACTS



**14,860 SF TOTAL**  
**1,835 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**

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1050 UNIVERSITY AVE | 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 1,835 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

38,000+ Vehicles Per Day

Corner lot with abundant visibility

Huge pedestrian influx

Landscaped site

Mass transport corridor



**HOTEL MORGAN**  
ESTD 1925



**COLD STONE**  
CREAMERY



**scholar**  
HOTEL  
MORGANTOWN



## 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**

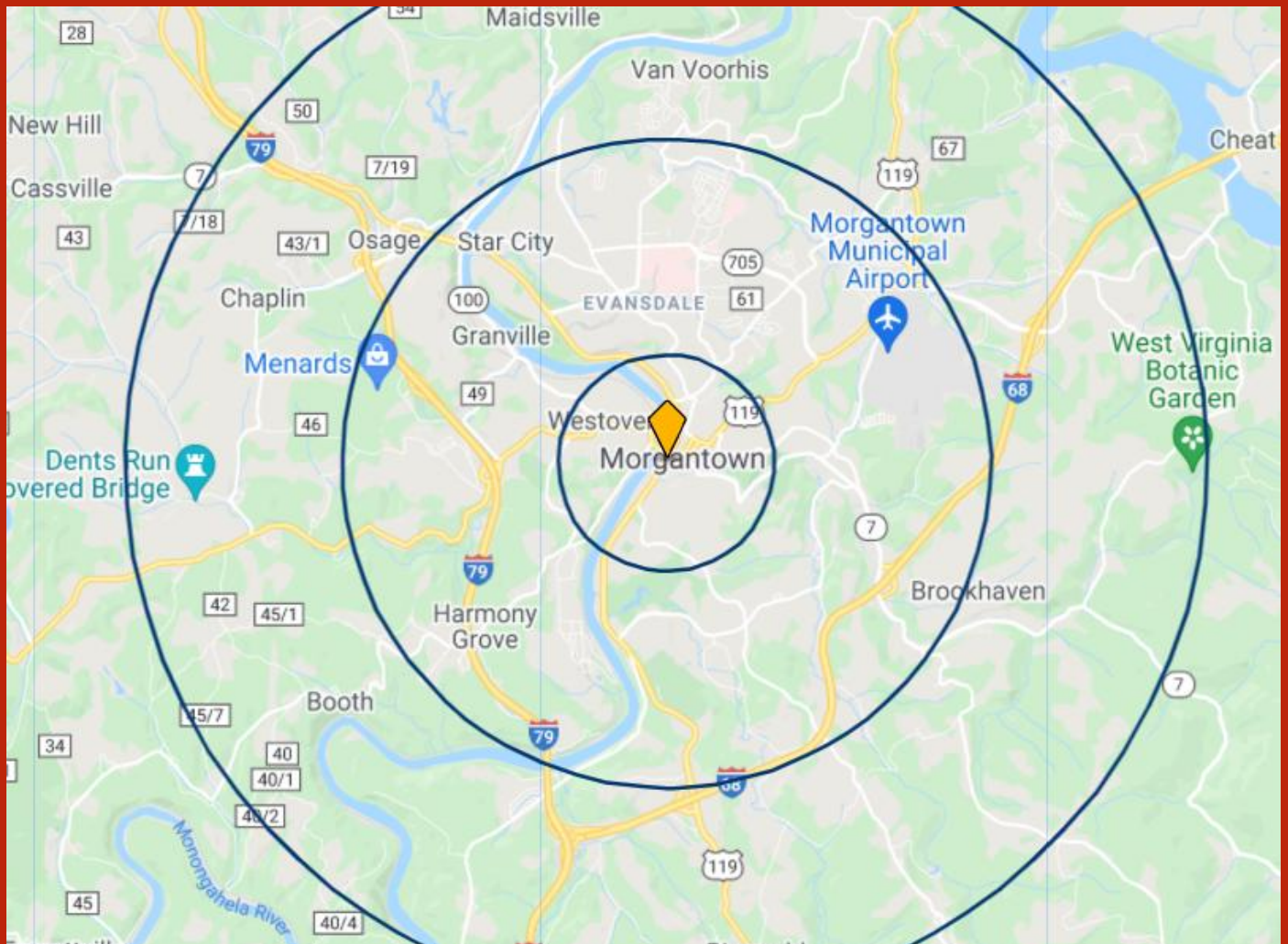
**107,765**

**\$56,432**

**5,824**

**62,391**

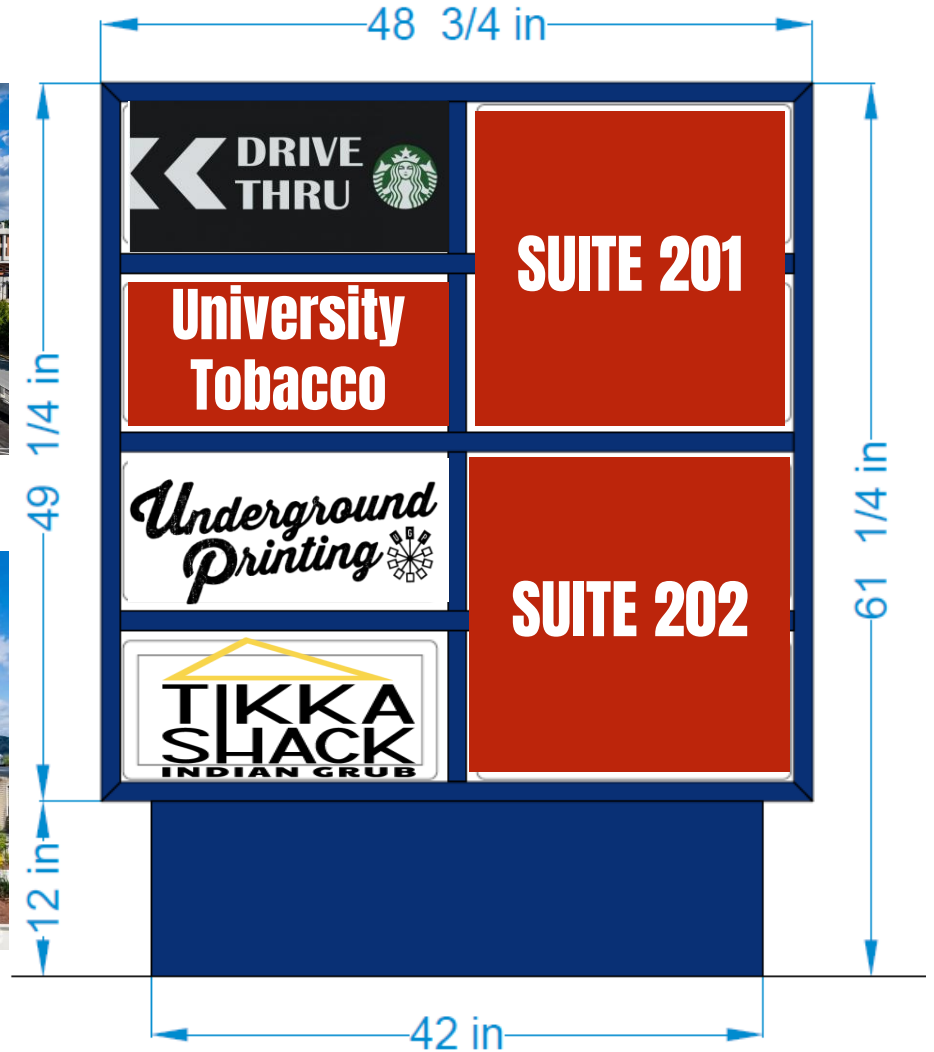
**\$1,349,106,851**



# NOW LEASING

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## SIGNAGE & ALLOWABLE USES



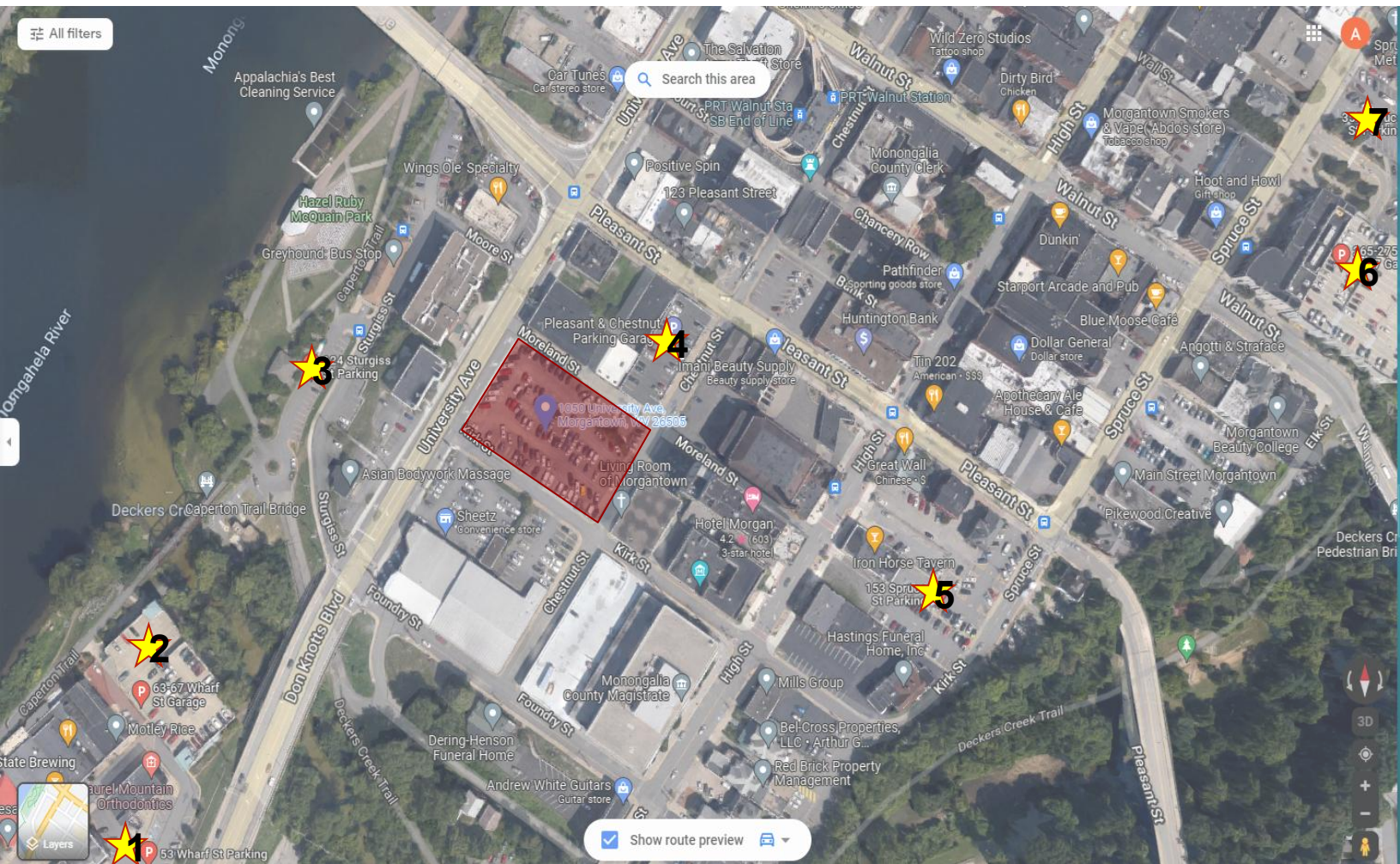
**PYLON SIGN**

### ALLOWABLE USES

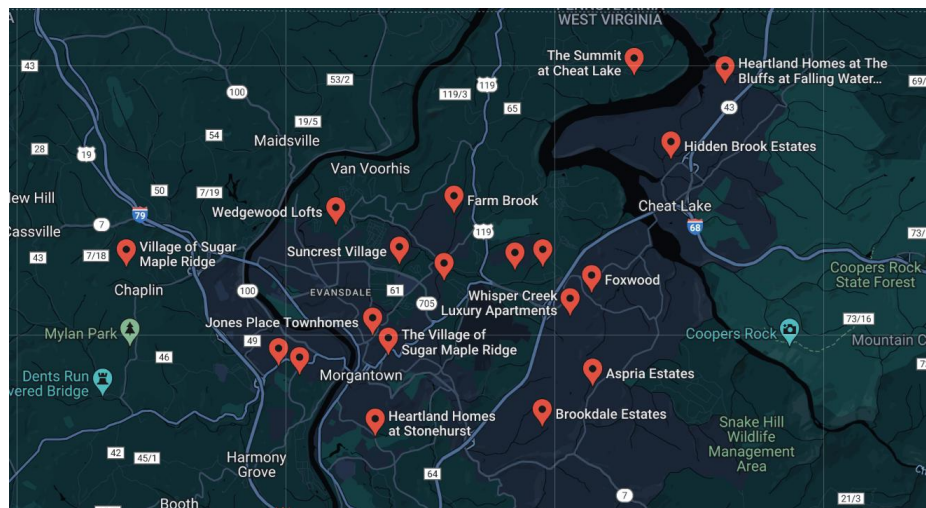
OFFICES	RETAIL	ART GALLERY	SALON	BREW PUB	CLINIC	LAUNDRY SERVICE
DRUG STORE	DAY CARE	FLORIST	CONVENIENT STORE	YOGA STUDIO	SPORTS CLUB	MEDICAL OFFICE
PAWNSHOP	RESTAURANT	VET CLINIC	SNACK BAR	FAST FOOD	CLUB	FURNITURE STORE
WELLNESS CENTER	PHOTO STUDIO	APPAREL STORE	PROFESSIONAL SERVICES	INTERIOR DECORATORS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



# 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**

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724 - 484 - 2739

Pennsylvania - RB068710  
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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 June 30, 2026. 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.