



# SNIDER PLAZA

OFFICE / RETAIL SUITES

193 GREENBAG ROAD • MORGANTOWN, WV 26501

MORGANTOWN MUNICIPAL AIRPORT

WEST VIRGINIA UNIVERSITY

SABRATON

EXIT 4

INTERSTATE  
68

◆ 193 GREENBAG ROAD

MOUNTAINEER MALL



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# PROPERTY OVERVIEW

## SINDER PLAZA

193 GREENBAG ROAD • MORGANTOWN, WV 26508

**SALE PRICE / \$1,495,000**

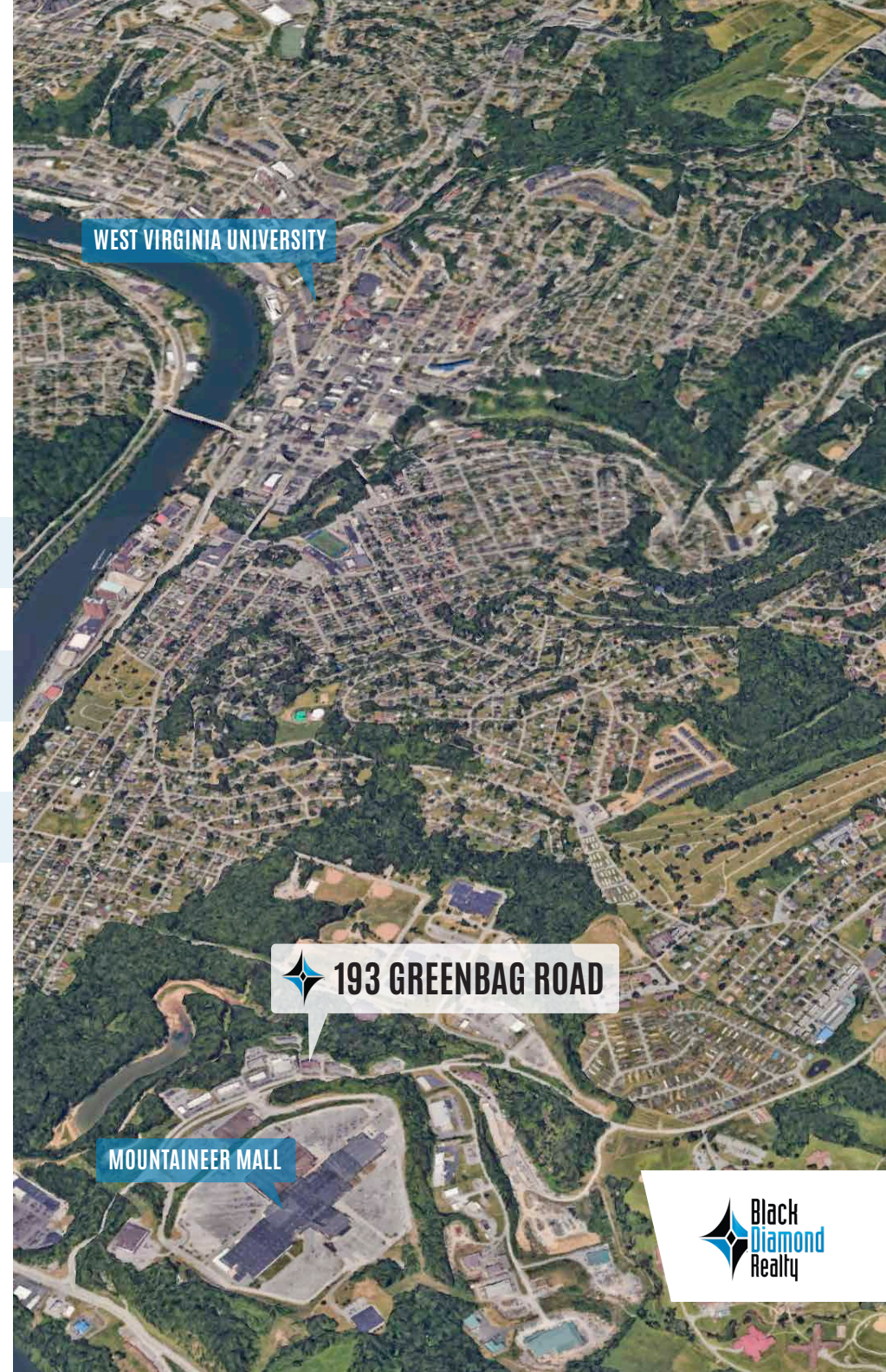
**GROSS BUILDING SQUARE FEET / 22,000 SQ FT**

**GROSS LOT SIZE / 2.26 ACRES**

**NUMBER OF UNITS AVAILABLE / 3**

**NUMBER OF OCCUPIED UNITS/TENANTS / 4**

Located at 193 Greenbag Road in Morgantown, WV, Snider Plaza offers an exceptional investment opportunity. This 22,000 (+/-) square foot multi-tenant building features a diverse tenant mix in a highly visible, well-traveled location. The property benefits from steady traffic flow, ample parking, and convenient access to major roadways as well as surrounding residential and commercial areas. With strong rental income potential and long-term stability, Snider Plaza stands out as a turnkey investment in a growing and dynamic market.



WEST VIRGINIA UNIVERSITY

**193 GREENBAG ROAD**

MOUNTAINEER MALL





## PROPERTY SPECIFICATIONS

The subject building was constructed in 1986 and has received several interior updates since that time. It comprises 22,000 (+/-) gross square feet, including approximately 14,700 (+/-) square feet of office space and 7,300 (+/-) square feet of warehouse space. Current tenants include Herman Price, Bath Fitters, Mountaineer Contractors, and Pavlic Counseling LLC. There are three spaces currently available for lease. The building is serviced by multiple gas-forced HVAC units for the various suites. The property sits on 2.26 (+/-) acres.

## LEGAL DESCRIPTION / ZONING

Located outside Morgantown city limits, the property lies within the Morgan District (8) of Monongalia County. The site consists of six (6) parcels identified as Morgan District, Map 10A, Parcels 71, 72, 73, 74, 76, and 77. See the parcel map on page 4 for additional details.

## INGRESS / EGRESS / PARKING

Ingress and egress to the parking lot are provided via a single access point along Greenbag Road. The paved asphalt lot offers 30 (+/-) lined parking spaces for customers and employees.

## SIGNAGE

Signage is available to tenants on the backlit, double-sided Snider Plaza sign.

## UTILITIES

All public utilities are available to the site.

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Hope Gas
Water	Morgantown Utility Board (MUB)
Sewer	Morgantown Utility Board (MUB)
Trash	Waste Management
Cable/Internet	Comcast

## FINANCIAL INFORMATION

Detailed financial and lease information is available upon receipt of executed Confidentiality & Non-Disclosure Agreement.

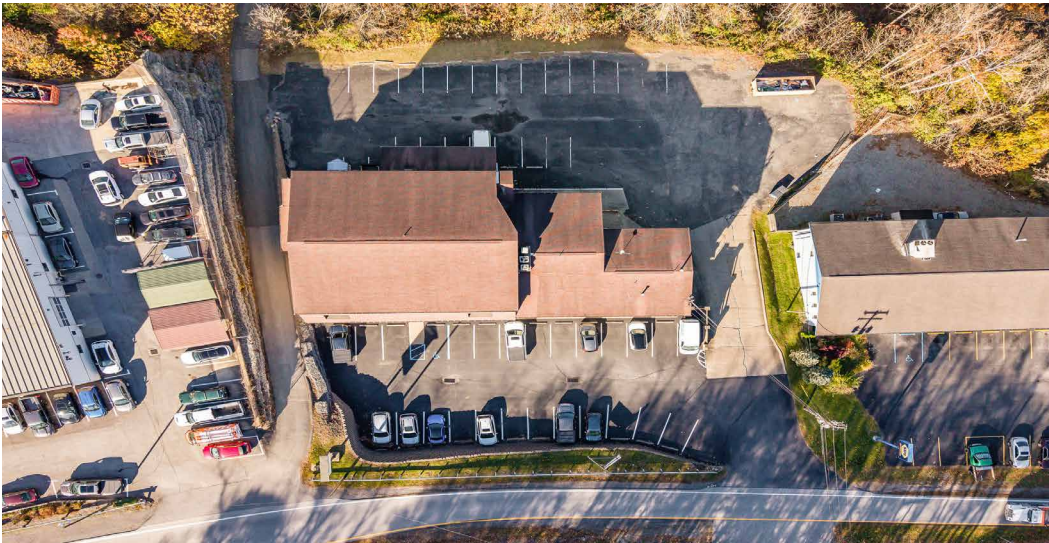
Please submit completed CNDA's to David Lorenze at [dlorenze@blackdiamondrealty.net](mailto:dlorenze@blackdiamondrealty.net), or contact Black Diamond Realty at 304.413.4350.

A CNDA can also be forwarded via DocuSign for electronic signing convenience. You may indicate that preference via email.

## TENANT INFORMATION

The building is currently leased by four tenants.

UNIT	TENANT	LEASE START	LEASE END	TOTAL SQ FT
1	Vacant	-	-	4,675
2	Mountaineer Contractors	2/4/25	10/30/27	1,010
2A	Vacant	-	-	1,084
3	Vacant	-	-	1,625
4	Pavlic Counseling LLC	3/15/25	3/14/27	1,200
5	Herman Price Accountants	8/1/06	7/31/26	3,710
6	Bath Fitters	10/1/07	11/30/27	1,117
Lower Level	Bath Fitters	-	-	7,737



## PARCEL MAP

Blue outline indicates the property boundaries.

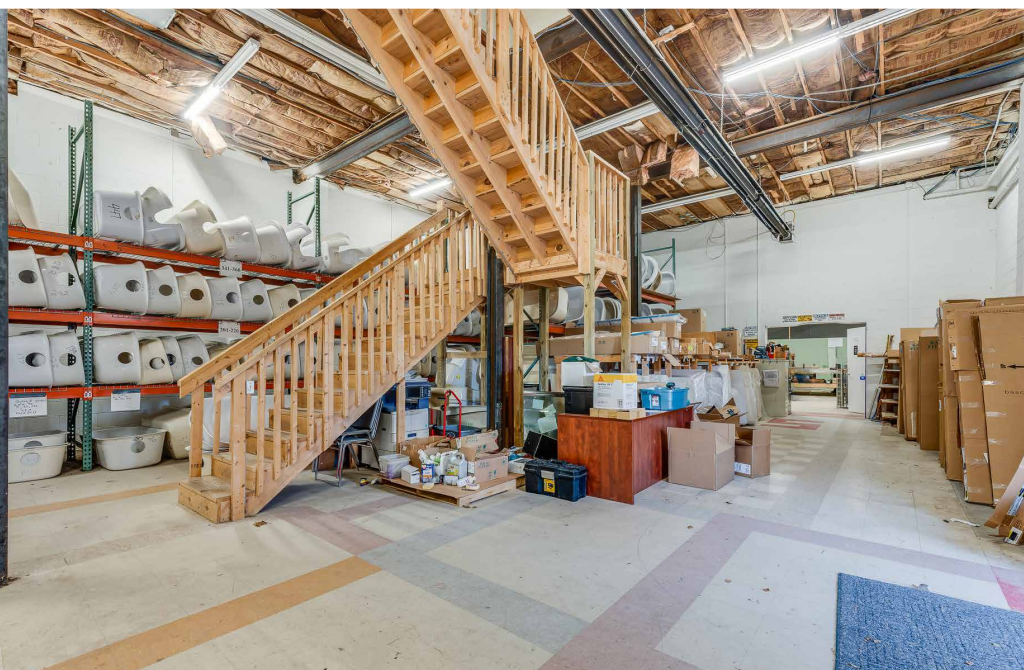




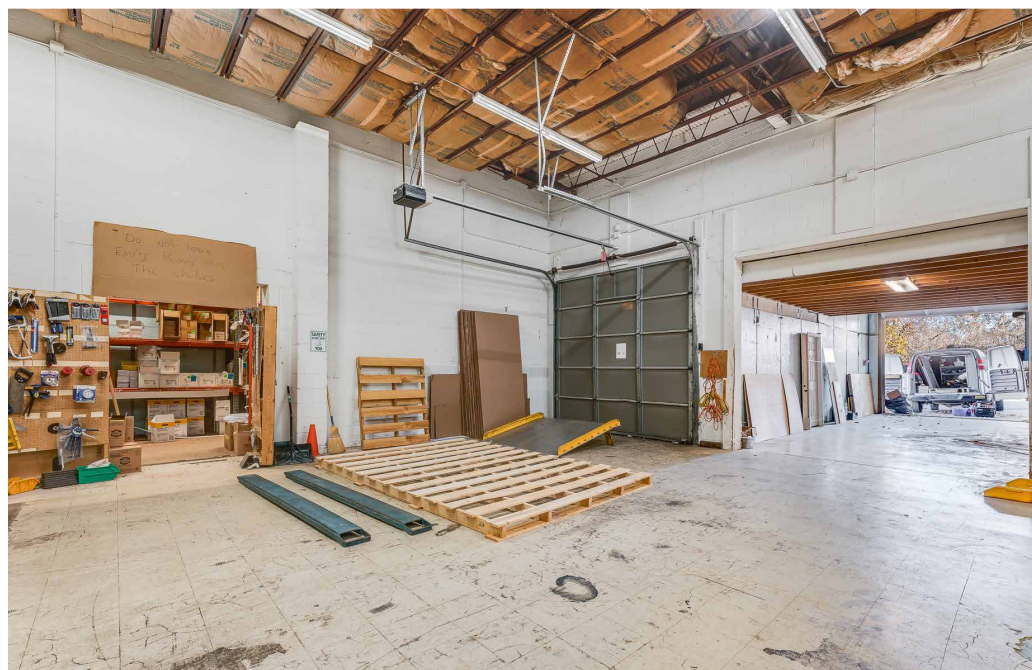
Unit 1



Unit 1



Unit 1



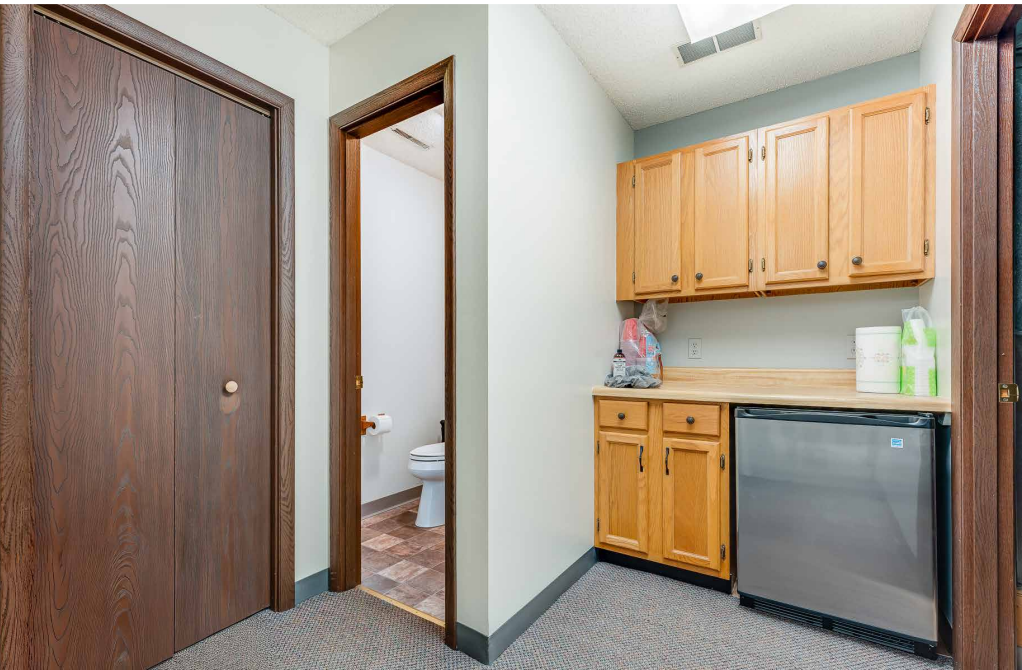
Unit 1



Unit 2



Unit 2



Unit 2



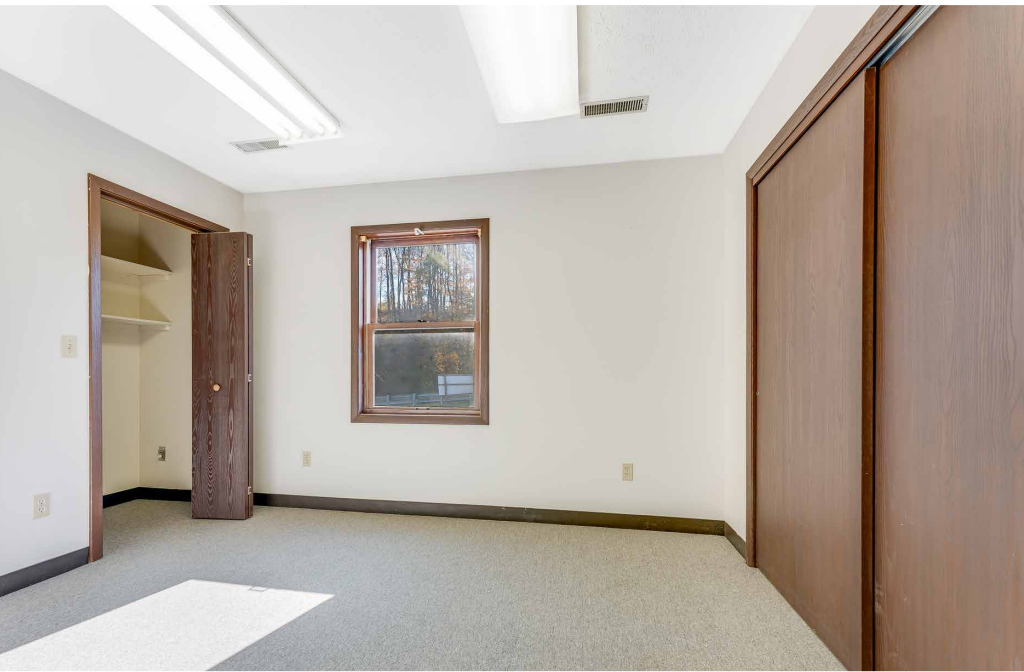
Unit 2



Unit 3



Unit 3



Unit 3



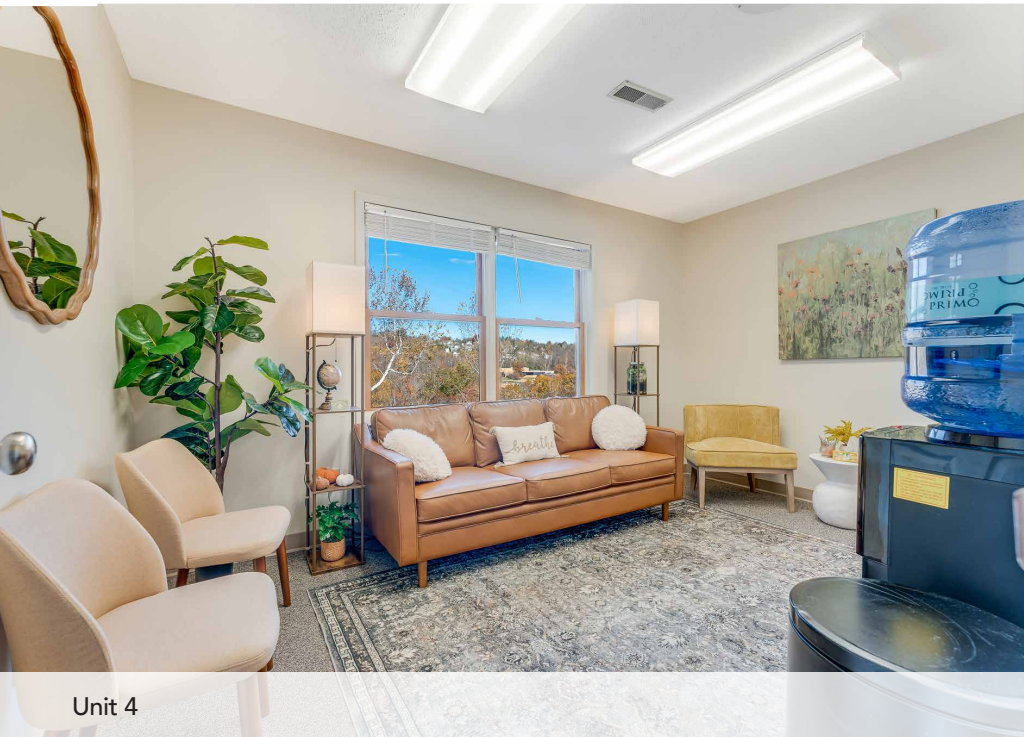
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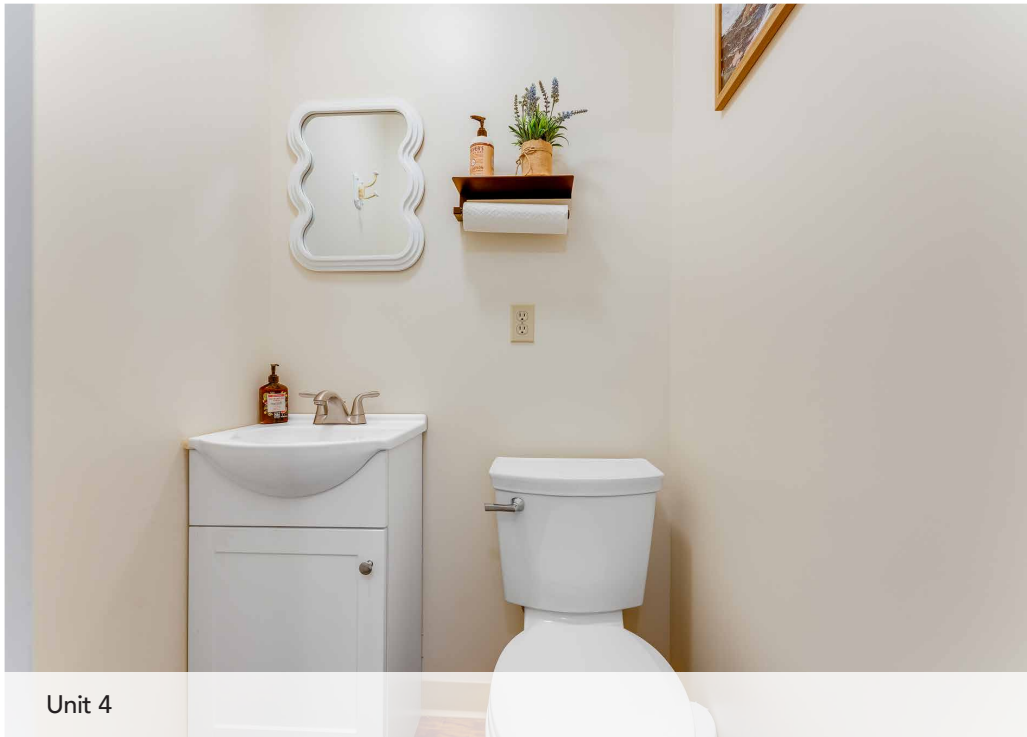
Unit 4



Unit 4



Unit 4



Unit 4



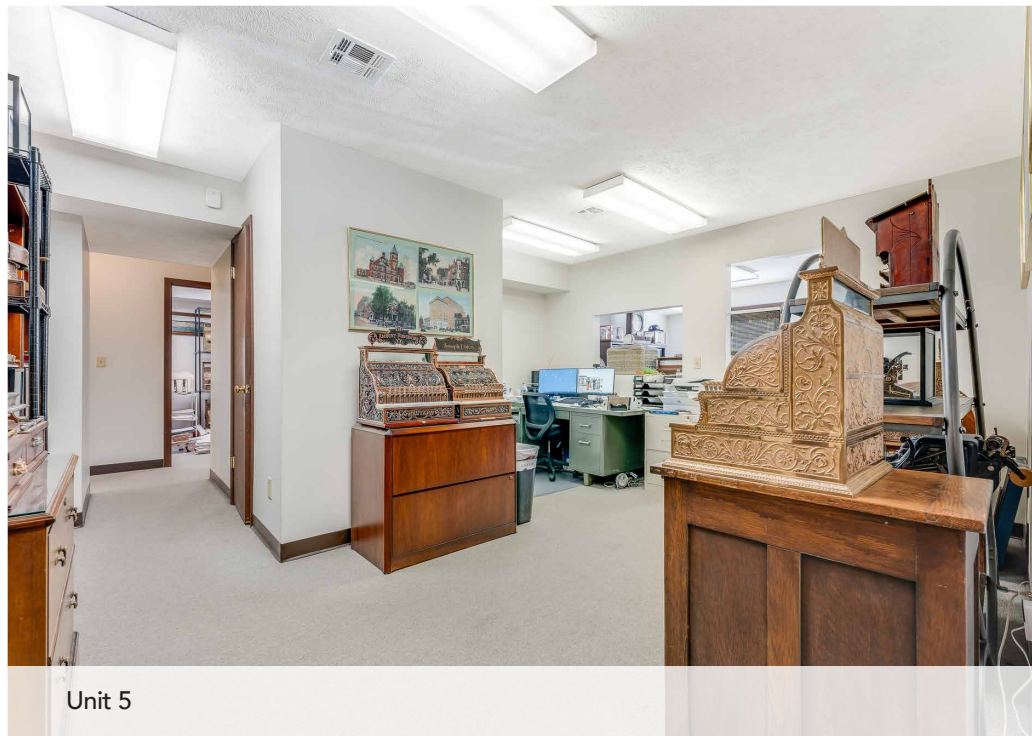
Unit 5



Unit 5



Unit 5



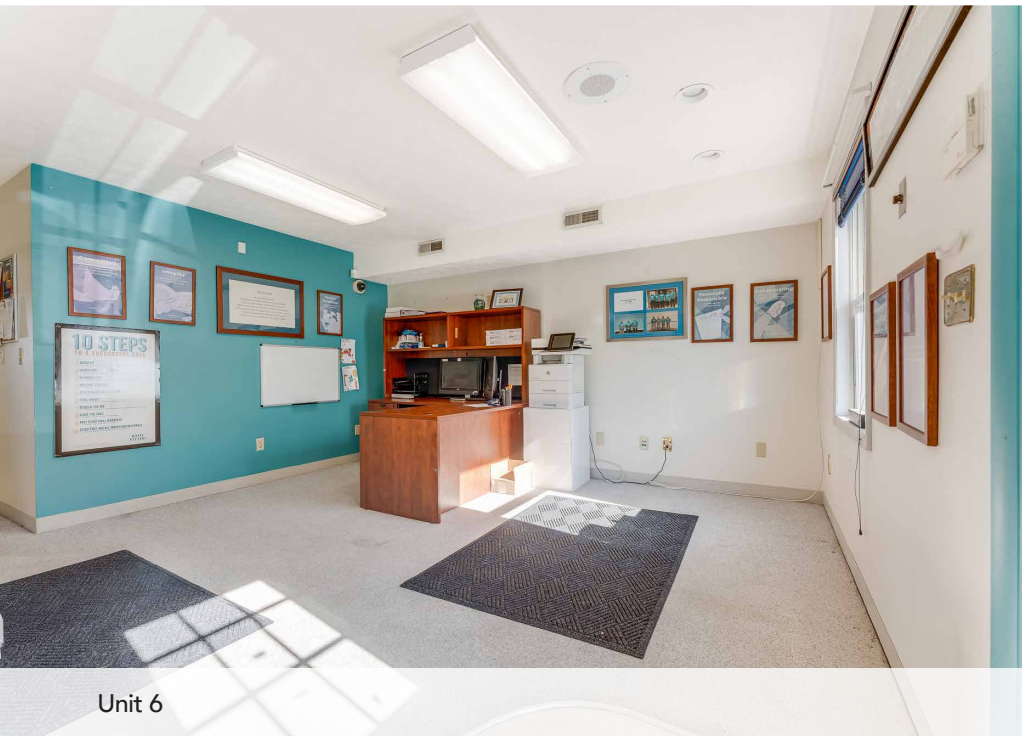
Unit 5



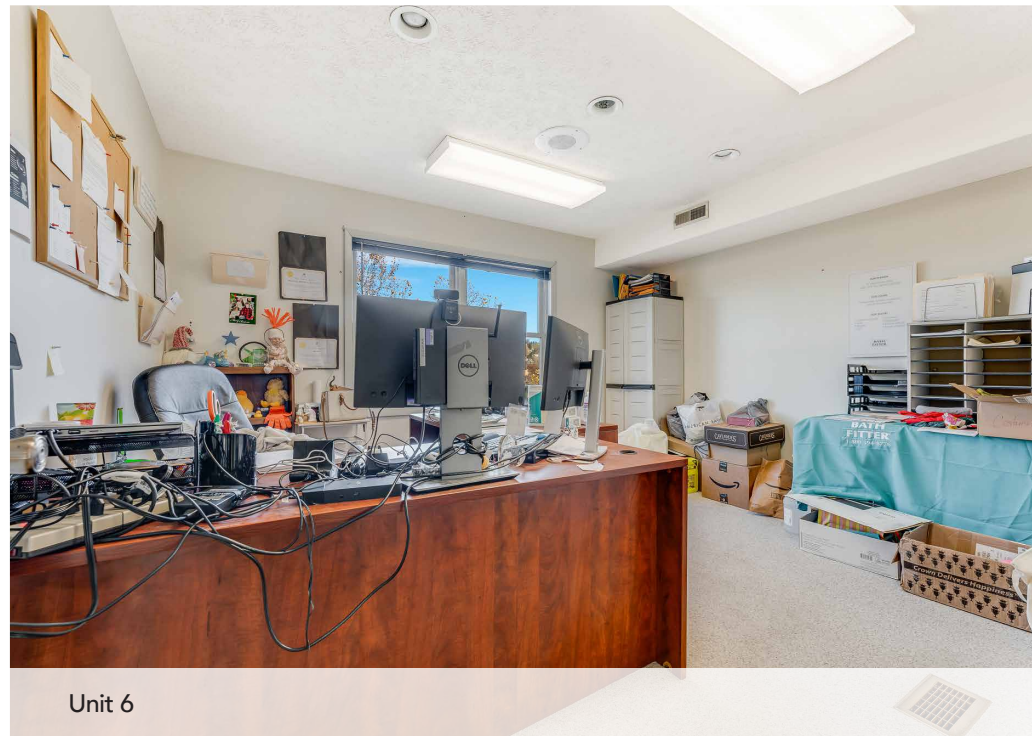
Unit 6



Unit 6



Unit 6



Unit 6



Exterior Back



Exterior Back Parking Lot



Exterior Front



Exterior Front Parking Lot



Exterior



Signage

# LOCATION OVERVIEW

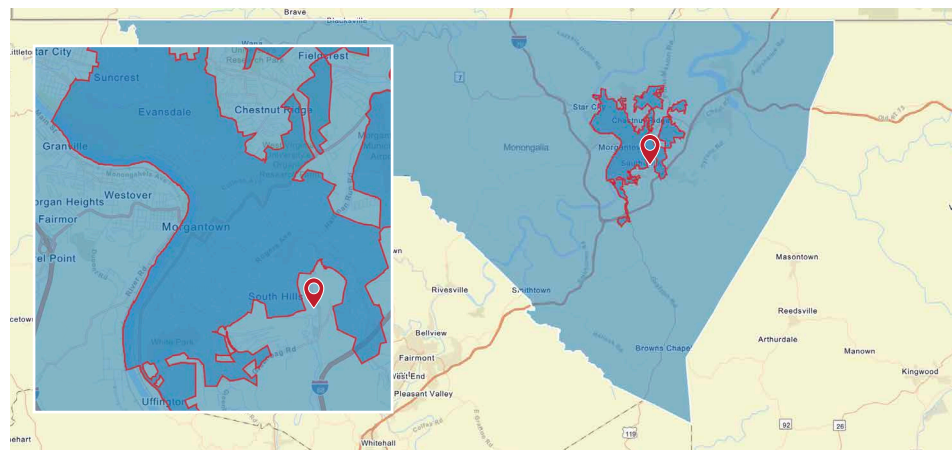
## MONONGALIA COUNTY

Monongalia County is located in north central West Virginia, with Morgantown serving as the county seat and home to West Virginia University. The Morgantown MSA consistently ranks on numerous lists recognizing the region's achievements in growth, business development, workforce cultivation, and overall economic performance. Morgantown's strong presence in the recession-resistant sectors of higher education and health care contributes significantly to the area's long-term stability. According to the WVU Bureau of Business and Economic Research, the region is expected to experience "continued healthy growth" well into the future.

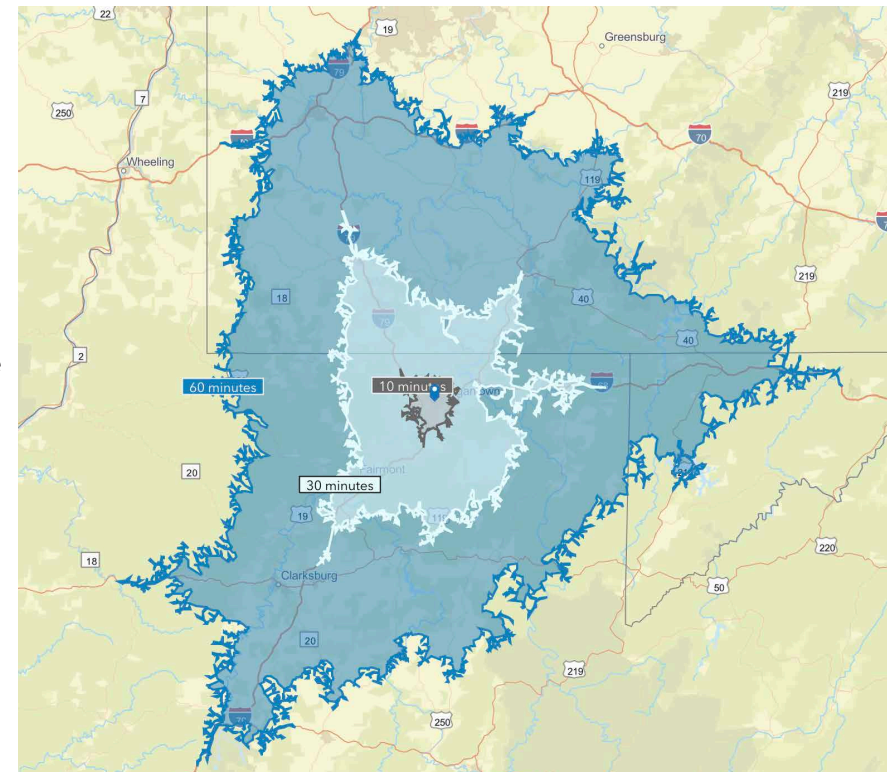
**Monongalia County** has a total population of 106,376 and a median household income of \$65,213, with 3,875 total businesses.

The **City of Morgantown** has a population of 29,856 and a median household income of \$43,620, with 1,441 total businesses.

*Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.*



## DRIVE TIME



**Distance to nearby cities:** Fairmont, WV - 20 miles, Uniontown, PA - 28 miles, Bridgeport, WV - 35 miles, Washington, PA - 47 miles, Pittsburgh, PA - 70 miles, Wheeling, WV - 86 miles, Charleston, WV - 156 miles.



The aerial above was taken facing north towards Downtown Morgantown/WVU. The aerial highlights several of the most popular surrounding locations.

The subject property, 193 Greenbag Road, has been referenced with a yellow star.

Along Greenbag Road, there is a traffic count of 14,719 vehicles per day. Source: ©2025 Kalibrate Technologies.

- ① A W Dance Company
- ② Blue Ridge Beverages
- ③ Lemac Mine Services
- ④ Wilson Works
- ⑤ Energy Environmental Analytics
- ⑥ Morgantown Utility Board
- ⑦ Federal Correctional Institution
- ⑧ Mountaineer Mall
- ⑨ United States Postal Service
- ⑩ Walmart Supercenter
- ⑪ Gabe's Corporate Headquarters, Tractor Supply Co., Koval Buildy Supply, Legal Aid of West Virginia
- ⑫ Morgantown Industrial Park
- ⑬ Giant Eagle Supermarket
- ⑭ Goodyear Auto Service, Carpet One Floor and Home, NAPA Auto Parts
- ⑮ Monongalia County Technical Education Center
- ⑯ Champion Training Academy
- ⑰ FD Kitchen and Bath
- ⑱ Family Dollar
- ⑲ Mountainview Elementary School

# DEMAND DRIVERS



The WVU System is a family of distinctive campuses united by a single mission. From the groundbreaking research of our flagship in Morgantown (ranked R1, the highest research category institution) to the student-centered focus of WVU Potomac State College in Keyser to the technology-intensive programs at WVU Institute of Technology in Beckley — we are leveraging our talents and resources to create a better future for West Virginia and the world.<sup>2</sup>

The WVU Morgantown campus is in a town named "**#1 Best Small City in the East**" by Guide to Life in America's Small Cities for its exceptional quality of life. Morgantown, population 30,855, was also among Livability's **top 10 best places to raise a family** and is within easy traveling distance of Washington, D.C., to the east; Pittsburgh, Pa., to the north; and Cleveland and Columbus, Ohio, to the northwest. Other rankings: Southern Living included Morgantown as one of the South's best small towns; one of the "**Top 15 College Football Towns in the Country**" by Bleacher Report.<sup>2</sup>

Among its 12 colleges, WVU's Morgantown campus offers more than 300+ majors and hundreds of distance education and online classes. Fall 2024 WVU System full headcount enrollment is 25,994, which includes 4,724 first-time freshmen.<sup>2</sup>

WVU Medicine, the affiliated academic medical system of West Virginia University, unites the clinical and research faculty of the West Virginia University Health Sciences Center with the hospitals, clinics, and health professionals of the West Virginia University Health System. Together, they are a national leader in patient safety and quality, they are unified and driven by a passion to provide the most advanced healthcare possible to the people of West Virginia and the world.<sup>2</sup>

## SOURCES

<sup>2</sup> - <https://www.wvu.edu/about-wvu/wvu-facts>



WVU Main Campus - Morgantown, WV



WVU Football - Milan Puskar Stadium



WVU Medicine - Ruby Memorial Hospital



## SHOPPING



- Morgantown has a wide variety of big box retailers plus locally owned merchants. You will find clothing/accessory stores, housewares, hard goods, soft goods and more at local malls and shopping centers including the University Town Centre, Gateway, Suncrest Towne Centre, Pierpont Centre, Morgantown Mall, and Wesmon Plaza.
- Choose from numerous supermarket options in Morgantown including Sam's Club, Walmart Supercenter, Kroger, Aldi, Giant Eagle and local organic markets.

## RESTAURANTS



- Throughout Morgantown, upscale and casual dining options coexist with neighborhood bistros, family-owned eateries, national chains and spirited pubs and tastes from around the world.
- Top restaurants in Morgantown voted by locals include: Black Bear, Mario's Fish Bowl, Iron Horse, Table 9, Oliverio's Ristorante, Mama K's Kitchen and Tropics. Other popular establishments include Stefano's, Kegler's, The Wine Bar, and Crab Shack Caribba.

## TRANSPORTATION



- **Mountain Line** is the town's bus service, and is free for faculty, staff and students with a valid WVU ID. The cost for non-WVU users is 75 cents per ride. The Mountain Line offers WVU specific routes, city/county routes and routes to Pittsburgh.
- Morgantown offers access to a variety of **taxi services** and **Uber** and **Lyft** drivers as an alternate means of transportation.
- Located only seven minutes from WVU Downtown campus, **Morgantown Municipal Airport** (MGW) currently offers daily flights to Baltimore-Washington International (BWI) in Maryland and Pittsburgh International Airport in Pennsylvania accessing nearly 1,000 connecting flights to domestic and international destinations.

## ENTERTAINMENT



- Morgantown offers a variety of events and entertainment opportunities year round including WVU football games, WVU basketball games, baseball games at the Monongalia County Ballpark, live concerts and more.
- A significant nightlife presence is concentrated in downtown Morgantown. Multiple bars offer evening happy hour drink and dinner specials, as well as nightly live music, karaoke, trivia and drink specials.
- Other entertainment options include a bowling alley, Regal movie theatre, golf courses, walking and biking nature trails, fishing and boating on Cheat Lake and more.

## TOP FOUR LOCAL EMPLOYERS IN MORGANTOWN



- Fall enrollment for WVU in 2024 remained steady at ~26,000 students and full-time and part-time faculty and staff includes 4,724 employees. <sup>1</sup>
- Among its 12 colleges, WVU's Morgantown campus offers more than 300+ majors and hundreds of distance education and online classes. <sup>1</sup>
- WVU has produced 25 Rhodes scholars, 26 Truman scholars, 82 Fulbright scholars, 53 Goldwater scholars, and 116 Gilman scholars. <sup>2</sup>



- The district is comprised of approximately 11,200+ students in 10 elementary schools, four middle schools, and two high schools, one junior/senior high school, one technical education center and one alternative learning center. <sup>6</sup>
- Monongalia County has been named the Best WV School District by Niche Rankings and Stacker Publishing for five consecutive years (2021-2025). <sup>6</sup>

Monongalia County Schools students consistently surpass state and national averages on the SAT, while the overall graduation rate stands at an impressive 95%. <sup>6</sup>

<sup>1</sup> - <https://www.wvu.edu/about-wvu/wvu-facts>  
<sup>2</sup> - <https://www.forbes.com/colleges/west-virginia-university/>  
<sup>3</sup> - <https://wvumedicine.org/about/hospitals-and-institutes/>  
<sup>6</sup> - <https://www.boe.mono.k12.wv.us/page/welcome>



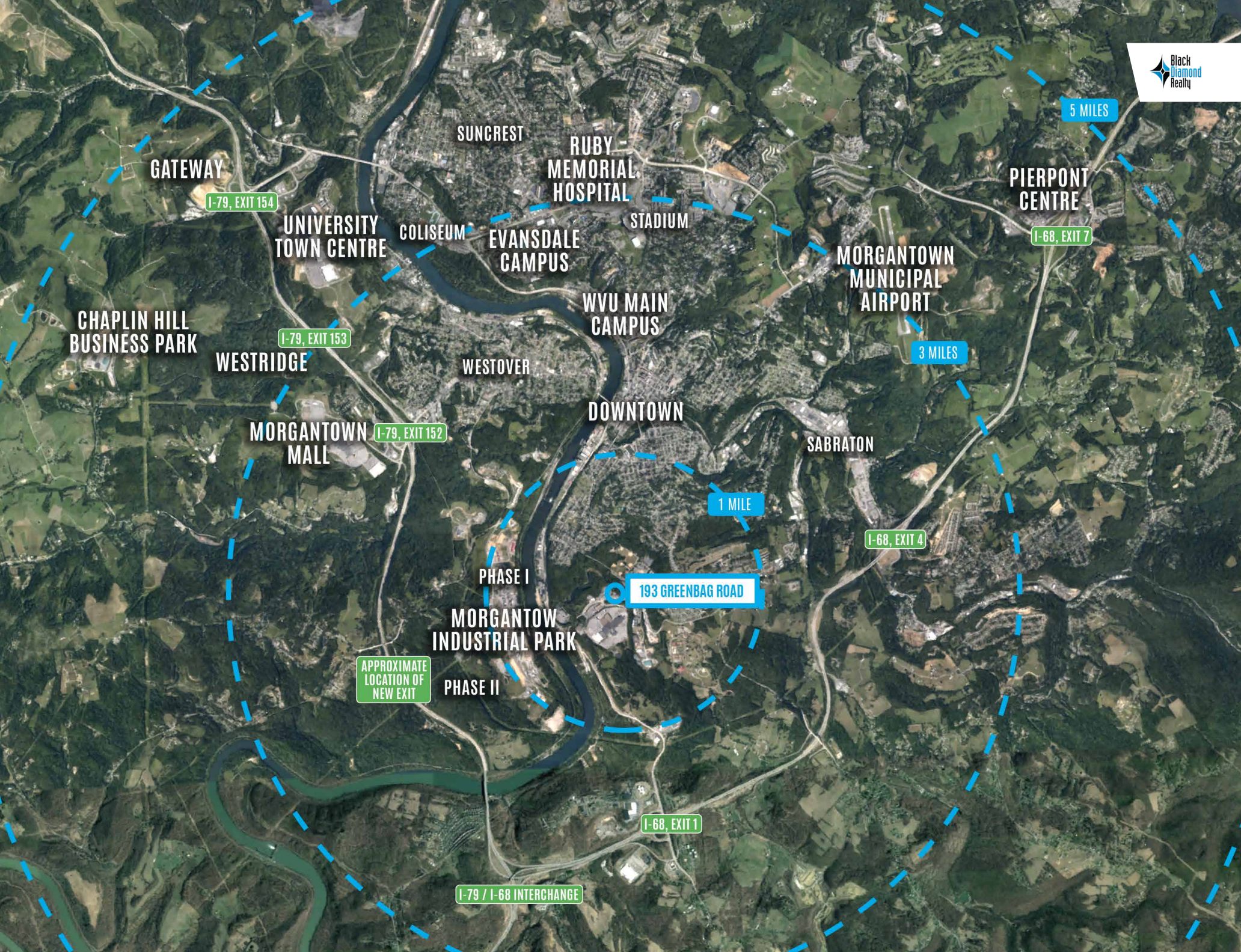
- J.W. Ruby Memorial Hospital, the largest facility in the WVU Hospitals family, provides the most advanced level of care available to the citizens of West Virginia and bordering states. <sup>3</sup>
- Home to WVU Medicine Children's, Jon Michael Moore Level 1 Trauma Center, several clinical programs, and the West Virginia University health schools. <sup>4</sup>
- Named by U.S. News & World Report to its 2025-2026 Best Hospitals as High Performing hospitals for 19 Procedures and Conditions. <sup>5</sup>



- Mon Health Medical Center is a 155-bed general, acute care hospital. It is the flagship member of Mon Health and Vandalia Health, an integrated healthcare delivery system offering a full range of services. <sup>7</sup>
- The hospital offers a full range of centers including Mon Health Surgical Care, Mon Health Heart & Vascular Center, Center for Cardiac Care, Mon Health Cancer Center, Mon Health Family Birth Center, Women's Imaging Center, Endoscopy Center, Orthopedic Center, Ambulatory Surgery Center, and an Emergency Department. <sup>7</sup>

<sup>4</sup> - <https://wvumedicine.org/ruby-memorial-hospital/>  
<sup>5</sup> - <https://wvumedicine.org/news-feed/news-article/WVU-Medicine/Front-Page/four-wvu-medicine-hospitals-recognized-as-high-performing-by-u-s-news-world-report/>  
<sup>7</sup> - <https://www.monhealth.com/main/about-mon-health-medical-center>





5 MILES

GATEWAY

I-79, EXIT 154

UNIVERSITY TOWN CENTRE

SUNCREST

RUBY MEMORIAL HOSPITAL

STADIUM

PIERPONT CENTRE

I-68, EXIT 7

COLISEUM

EVANSDALE CAMPUS

MORGANTOWN MUNICIPAL AIRPORT

3 MILES

CHAPLIN HILL BUSINESS PARK

I-79, EXIT 153

WESTRIDGE

WVU MAIN CAMPUS

WESTOVER

MORGANTOWN MALL

I-79, EXIT 152

DOWNTOWN

SABRATON

I-68, EXIT 4

1 MILE

PHASE I

193 GREENBAG ROAD

MORGANTOWN INDUSTRIAL PARK

APPROXIMATE LOCATION OF NEW EXIT

PHASE II

I-68, EXIT 1

I-79 / I-68 INTERCHANGE

# DEMOGRAPHICS / KEY FACTS

## 3 MILE RADIUS



**42,410**

Total  
Population



**1,870**

Businesses



**45,063**

Daytime  
Population



**\$231,548**

Median Home  
Value



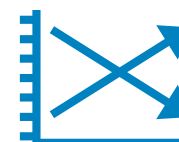
**\$30,037**

Per Capita  
Income



**\$47,823**

Median  
Household  
Income



**0.4%**

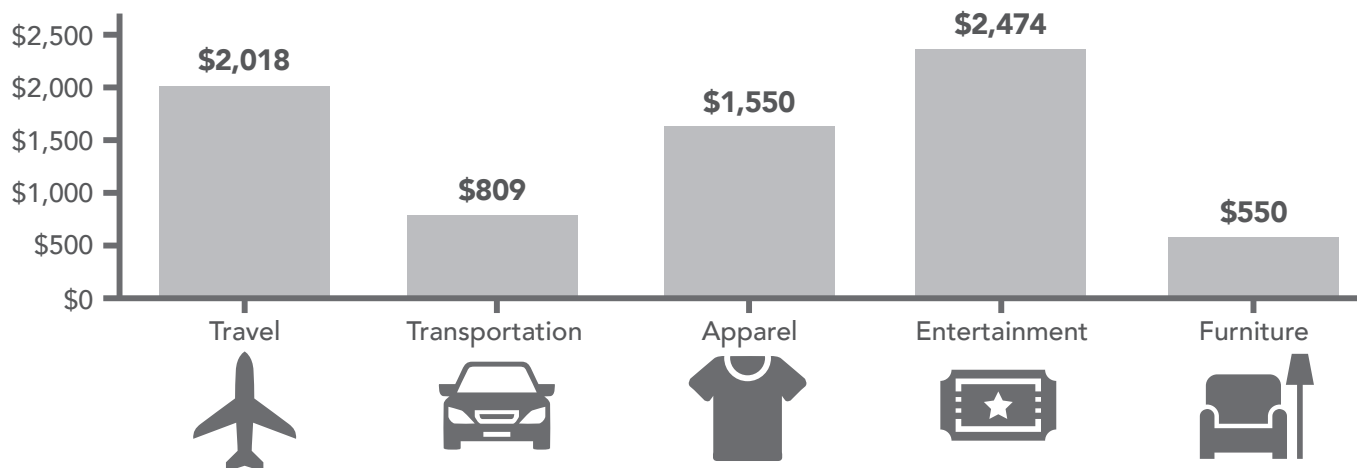
2025-2030  
Pop Growth  
Rate



**19,883**

Housing Units  
(2020)

### KEY SPENDING FACTS



## 5 MILE RADIUS



**75,430**

Total Population



**3,333**

Businesses



**94,517**

Daytime Population



**\$271,626**

Median Home Value



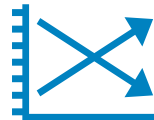
**\$37,934**

Per Capita Income



**\$57,499**

Median Household Income



**0.4%**

2025-2030 Pop Growth Rate



**36,579**

Housing Units (2020)

## 10 MILE RADIUS



**108,305**

Total Population



**3,941**

Businesses



**118,543**

Daytime Population



**\$279,856**

Median Home Value



**\$41,484**

Per Capita Income



**\$64,008**

Median Household Income



**0.4%**

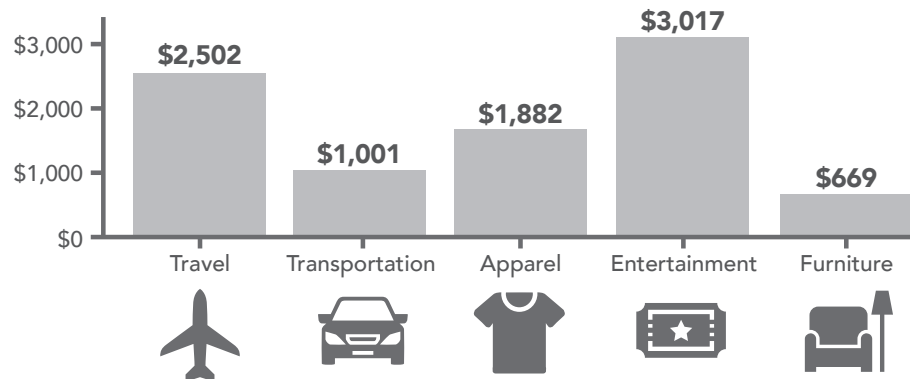
2025-2030 Pop Growth Rate



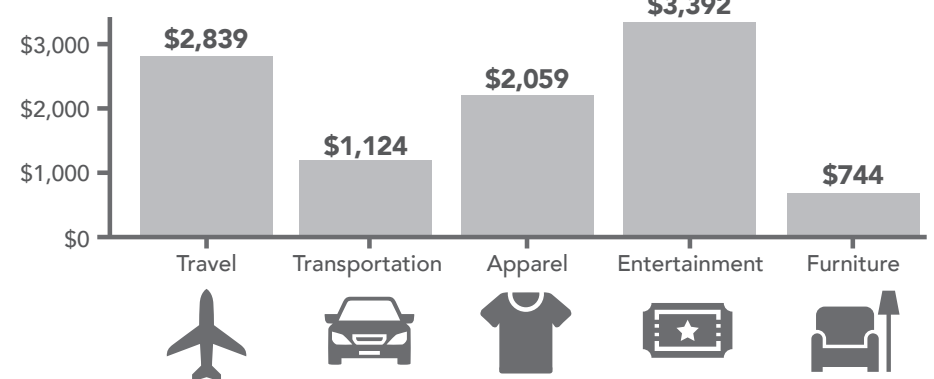
**50,997**

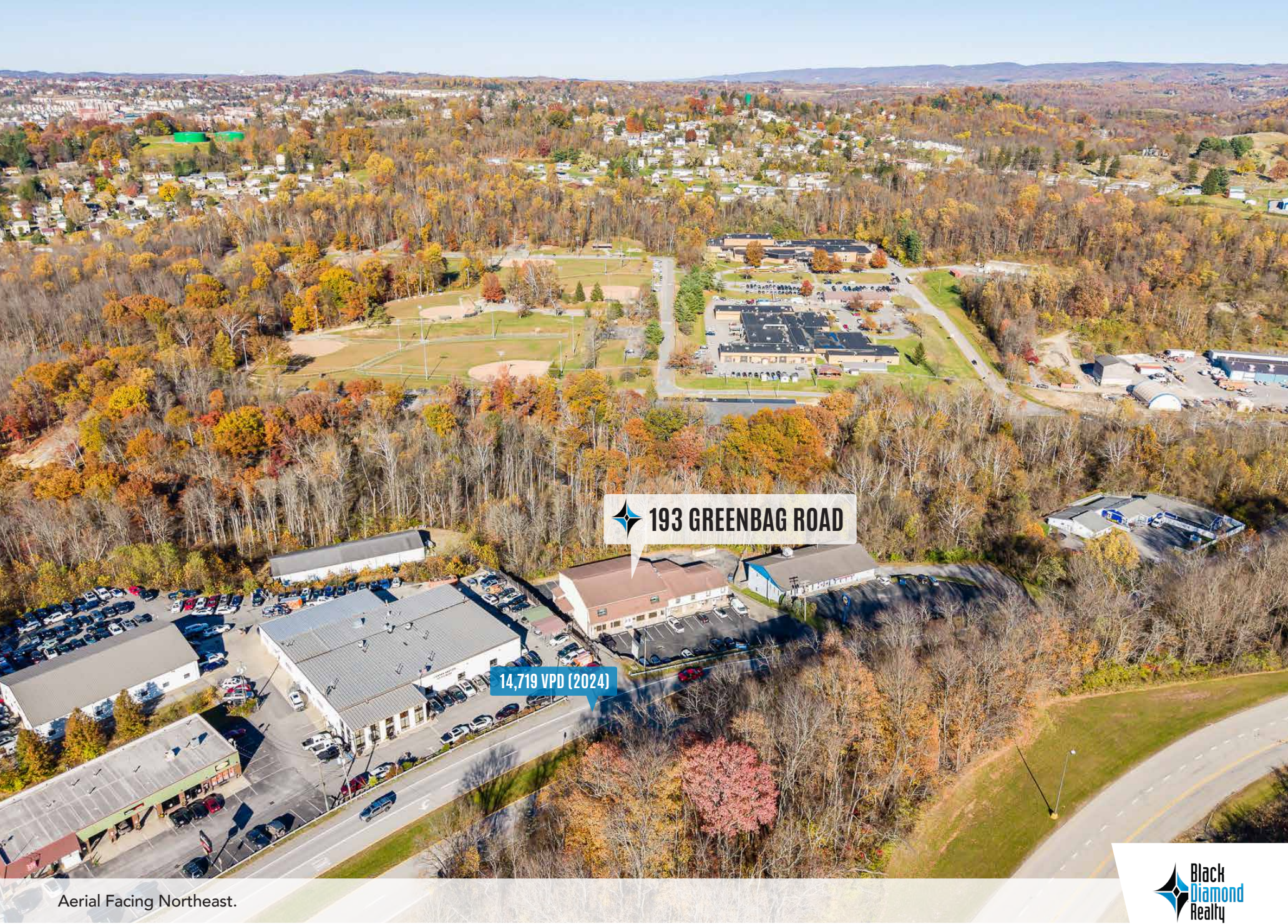
Housing Units (2020)


### KEY SPENDING FACTS



### KEY SPENDING FACTS





 **193 GREENBAG ROAD**

**14,719 VPD (2024)**

Aerial Facing Northeast.





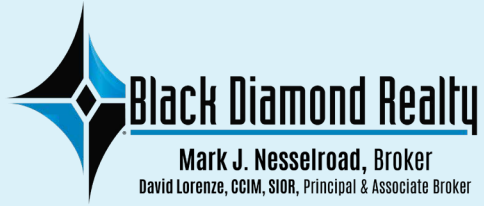
Aerial Facing West.



Aerial Facing Northwest.



Aerial Facing South.



# CONTACT

## BLACK DIAMOND REALTY

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