




PIERPONT CENTRE



 **496 EASTON MILL ROAD**

PROGRESS DRIVE



# 496 EASTON MILL ROAD

MORGANTOWN, WV 26508



PIERPONT CENTRE

EXIT 7

PROGRESS DRIVE

 496 EASTON MILL ROAD

NEW RESIDENTIAL DEVELOPMENT

MORGANTOWN MUNICIPAL AIRPORT



# TABLE OF CONTENTS

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## **Property Overview / Specifications**

Introduction of property and specifications of the buildings, utilities and access.

02

## **Location Analysis / Google Map**

Detailed description, Google Map photo of the location and its proximity to surrounding businesses.

04

## **Demographics / Key Facts**

Demographics and key facts pertaining to the property within a three, five and ten mile radius.

06

## **Floor Plans / Renderings & Aerials**

08

MORGANTOWN MUNICIPAL AIRPORT

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NEW RESIDENTIAL DEVELOPMENT

PROGRESS DRIVE

496 EASTON MILL ROAD



## RETAIL / OFFICE / INDUSTRIAL FOR LEASE

# 496 EASTON MILL ROAD

## MORGANTOWN, WV 26508

RENTAL RATE / \$15.00 / SQ FT / YEAR

LEASE STRUCTURE / NNN

NUMBER OF BUILDINGS / 2

TOTAL SUITES AVAILABLE / 6

SQ FT PER SUITE / 2,250 - 6,750 SQ FT

PROPERTY TYPE / RETAIL, OFFICE, INDUSTRIAL, FLEX

CITY LIMITS / OUTSIDE

INDUSTRIAL CEILING HEIGHT / 24 FEET

PROPERTY FEATURES / NEW BUILDINGS, CUSTOMIZABLE, OVERHEAD DOORS, FLEXIBLY LAYOUTS AND SPACES AVAILABLE, OFF-STREET PARKING, SIGNAGE OPPORTUNITIES

Now pre-leasing at 496 Easton Mill Road in Morgantown, WV, this newly planned commercial development offers a versatile opportunity for office, retail, flex, and industrial users seeking modern space in a highly accessible location. The project will consist of two newly constructed buildings, each totaling approximately 13,500 (+/-) square feet across two stories, with the added flexibility for loft or mezzanine build-outs depending on tenant needs and final configuration. With flexible layouts, strong visibility, and multi-use potential, 496 Easton Mill Road presents an exceptional opportunity for businesses looking to secure space in one of Morgantown's growing commercial areas.

Strategically located just 1 mile from I-68, Exit 7, the property offers exceptional connectivity to Morgantown and the surrounding region. The site is situated within 5 miles of the Morgantown Municipal Airport, West Virginia University, and Downtown Morgantown, providing convenient access for businesses, employees, and customers alike. Additionally, the property is within 10 miles of the I-68/I-79 interchange, major retail and shopping destinations, healthcare facilities, dining, and other key commercial amenities, making it an ideal location for a wide range of office, retail, flex, and industrial users.

**FOR LEASE**

**RETAIL / OFFICE / INDUSTRIAL SUITES - LOCATED 1 MILE TO I-68, EXIT 7  
496 EASTON MILL ROAD · MORGANTOWN, WV 26508 · 2 BUILDINGS · 2,250 - 6,750 (+/-) SQ FT SUITES**

# PROPERTY SPECIFICATIONS

## PROPERTY SPECIFICATIONS

Designed with functionality and visibility in mind, the upper level of each building will face Easton Mill Road at street level, providing excellent exposure and convenient access for office or retail users. Available suite sizes will range from approximately 2,250 to 6,750 (+/-) square feet, allowing flexibility for a variety of business types, from professional offices and medical users to showroom, service, and retail concepts.

The lower level of the buildings will be tailored toward flex and industrial users, offering practical loading and operational capabilities through overhead doors accessible from the rear of the property. This design creates an efficient separation between customer-facing spaces and operational or warehouse components, making the development ideal for businesses requiring a combination of office, showroom, storage, distribution, or light industrial functionality.

Additional features will include off-street parking for tenants and customers, modern construction, and convenient access to surrounding commercial corridors and major transportation routes throughout the Morgantown area.

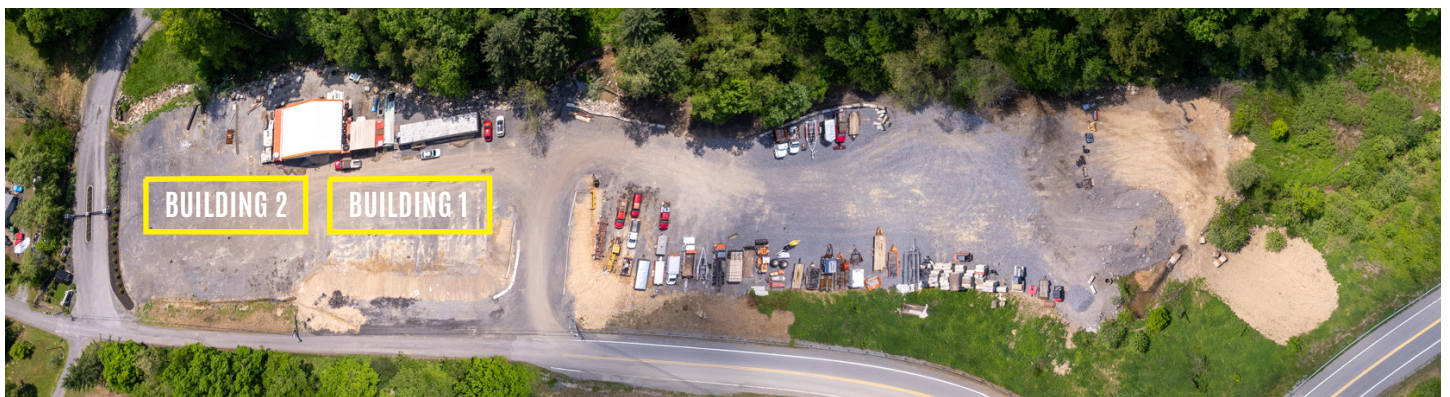
## UTILITIES

This site offers all public utilities, which include the following:

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Dominion Gas
Water	Morgantown Utility Board (MUB)
Sewer	Morgantown Utility Board (MUB)
Trash	Monongalia County
Cable/Internet	Multiple Providers

## INGRESS / EGRESS / PARKING

The property will offer one point of ingress and egress from Easton Mill Road to the paved parking lot which will offer access to both the front and back of each building. Ample parking will be available for tenants and customers.



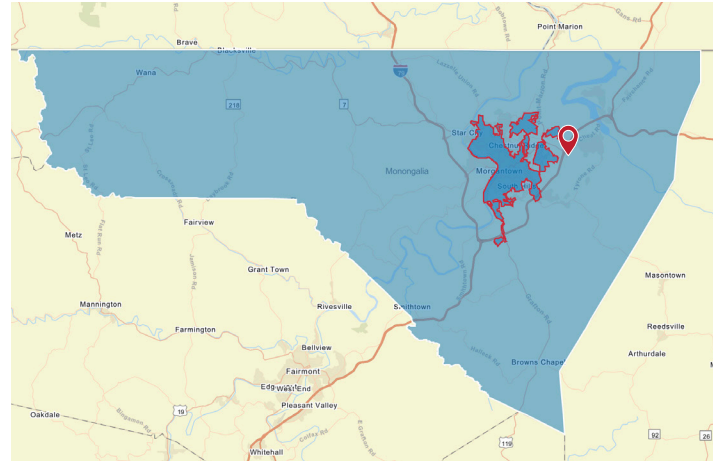
# LOCATION ANALYSIS

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, and workforce cultivation. Morgantown’s prominence in the recession-resistant sectors of higher education and health care contributes to the area’s long-term economic stability. According to the WVU Bureau of Business and Economic Research, the region is projected to experience “continued healthy growth” well into the future.

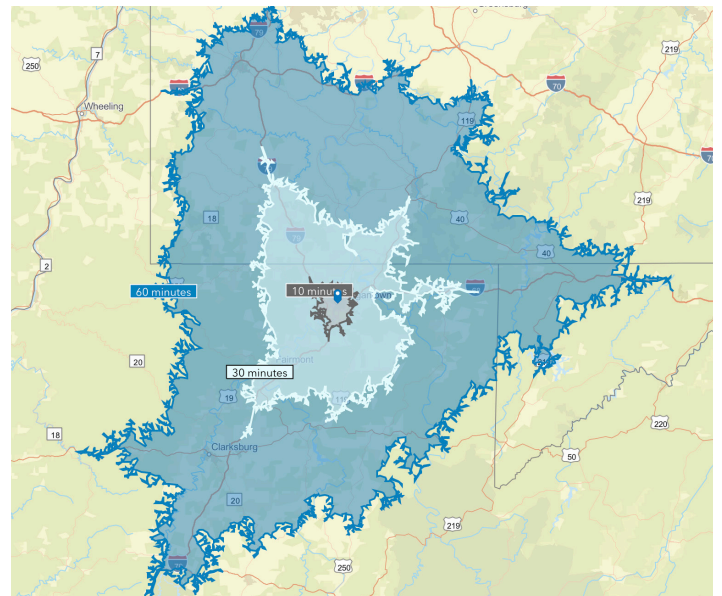
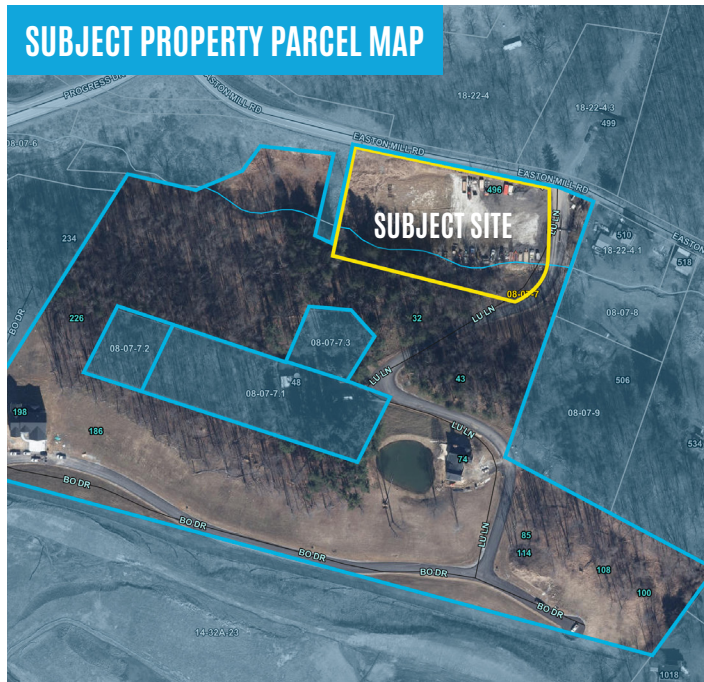
**Monongalia County** has a total population of 106,376, with a median household income of \$56,213 and 3,875 total businesses.

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

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



■ Monongalia County, WV ■ Morgantown City Limits ■ Subject Location

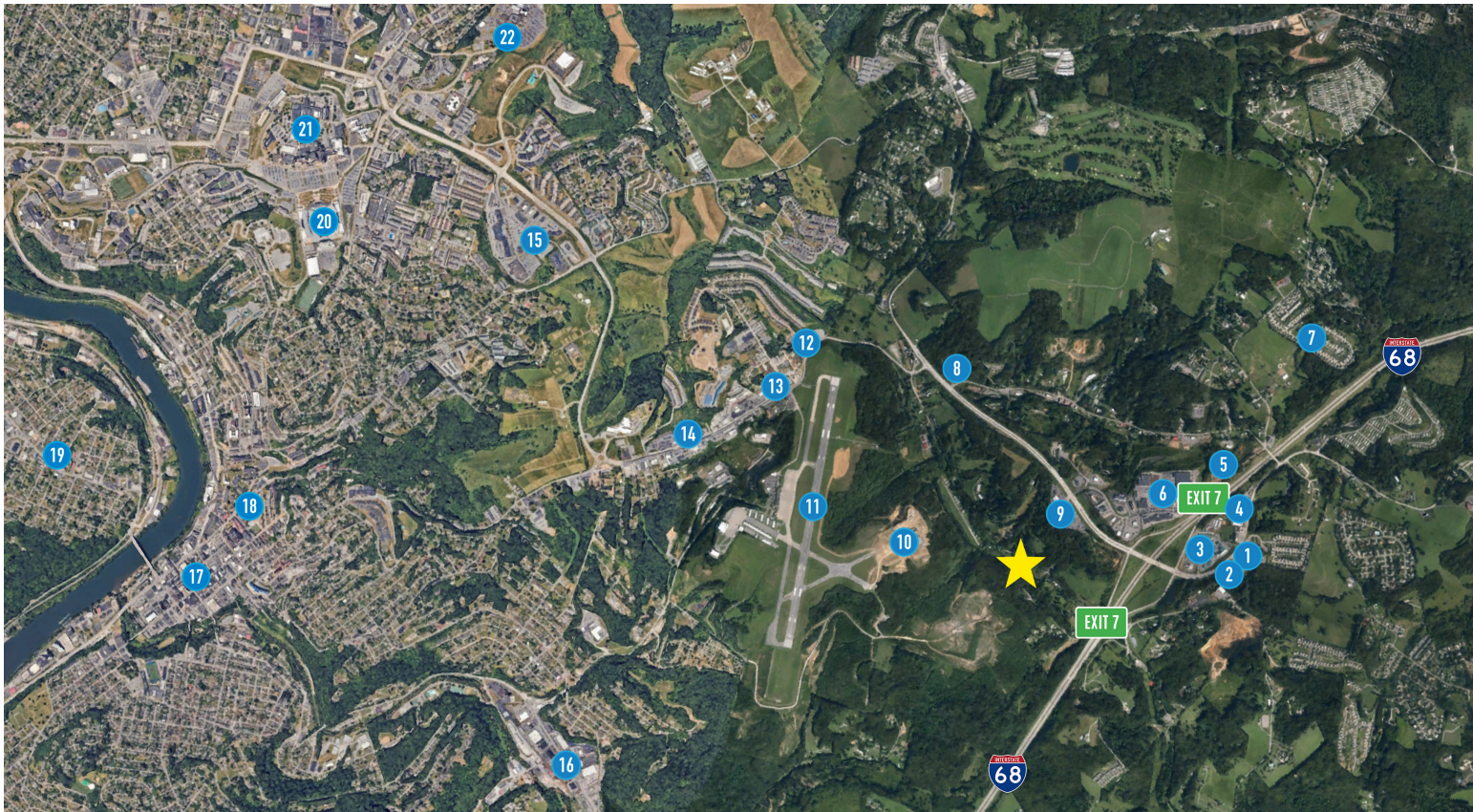


**Distance to nearby cities:** Fairmont, WV - 24 miles, Uniontown, PA - 24 miles, Bridgeport, WV - 39 miles, Clarksburg, WV - 42 miles, Washington, PA - 48 miles, Pittsburgh, PA - 76 miles, Charleston, WV - 170 miles.

# FOR LEASE

## RETAIL / OFFICE / INDUSTRIAL SUITES - LOCATED 1 MILE TO I-68, EXIT 7 496 EASTON MILL ROAD · MORGANTOWN, WV 26508 · 2 BUILDINGS · 2,250 - 6,750 (+/-) SQ FT SUITES

# SURROUNDING AMENITIES



The Google Earth aerial photo above highlights several of the most popular surrounding locations. The subject property at 496 Easton Mill Road has been referenced with a yellow star.

- ① WVU Primary Care
- ② Mine Safety & Health Administration
- ③ Pierpont Landings: PARCS Superstore, Apple Annie's, First Exchange Bank
- ④ Store More Storage
- ⑤ Fort Pierpont: Plant Fitness, MonHealth Primary Care, Fox's Pizza, Ziebart, Cafe Oliverio
- ⑥ Pierpont Centre: Lowe's, Price Cutter, Michael's, Xfinity Store, Starbucks, McDonald's, Zen Leaf Dispensary, Ruby Tuesday, Holiday Inn Express, Wendy's, Outback Steakhouse, IHOP, Clear Mountain Bank, Chipotle, Fujiyama
- ⑦ Cheat Crossing
- ⑧ Tireland of Morgantown
- ⑨ Exxon, Pro Performance, Airgas Store
- ⑩ Army National Guard
- ⑪ Morgantown Municipal Airport
- ⑫ Northpointe Plaza
- ⑬ Sheetz, NAPA Auto Parts
- ⑭ Mileground: Subaru of Morgantown Chrysler Dodge Jeep RAM Fiat, of Morgantown, EZ Storage, J&S Pawn And Guns
- ⑮ Suncrest Towne Centre: Kroger, WVU Endocrinology, NTB National Time and Battery, McDonald's, WesBanco, Great Clips, Hilton Garden, Chico's, Buffalo Wild Wings
- ⑯ Sabraton
- ⑰ Downtown Morgantown
- ⑱ West Virginia University
- ⑲ Westover
- ⑳ Milan Puskar Stadium
- ㉑ WVU medicine Health Sciences Campus, Ruby Memorial Hospital
- ㉒ MonHealth Medical Center

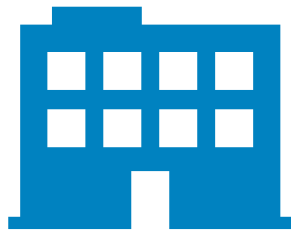
# DEMOGRAPHICS / KEY FACTS

## 3 MILE RADIUS



**41,582**

Total Population



**1,498**

Businesses



**39,230**

Daytime Population



**\$282,503**

Median Home Value



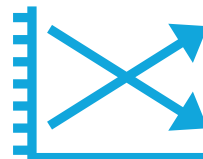
**\$38,610**

Per Capita Income



**\$58,093**

Median Household Income



**0.5%**

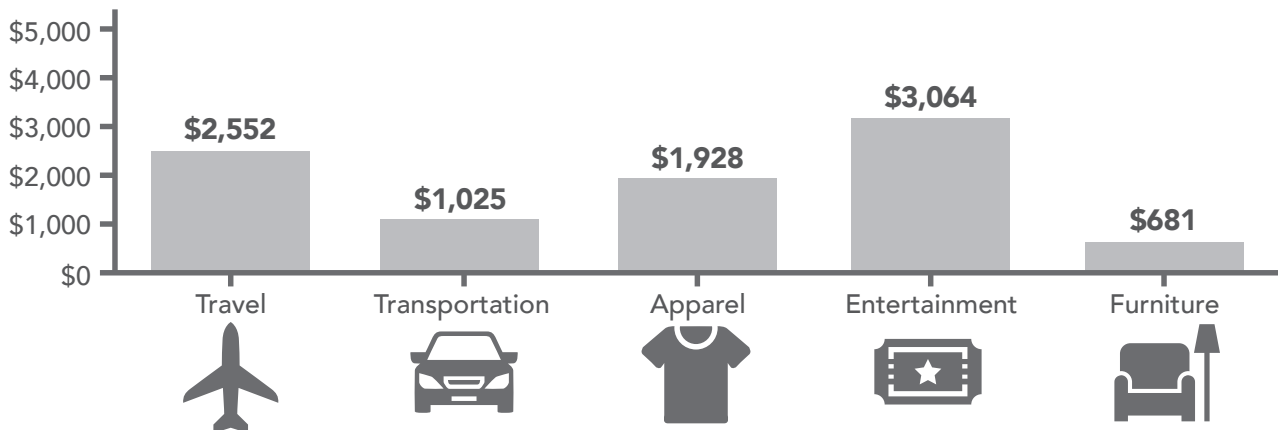
2025-2030 Pop Growth Rate



**20,227**

Housing Units (2020)

### KEY SPENDING FACTS



These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle. The vintage of the data is 2025, 2030. Spending facts are average annual dollar per household.

## 5 MILE RADIUS



80,488

Total Population



3,187

Businesses



93,045

Daytime Population



\$286,804

Median Home Value



\$40,693

Per Capita Income



\$60,534

Median Household Income



0.4%

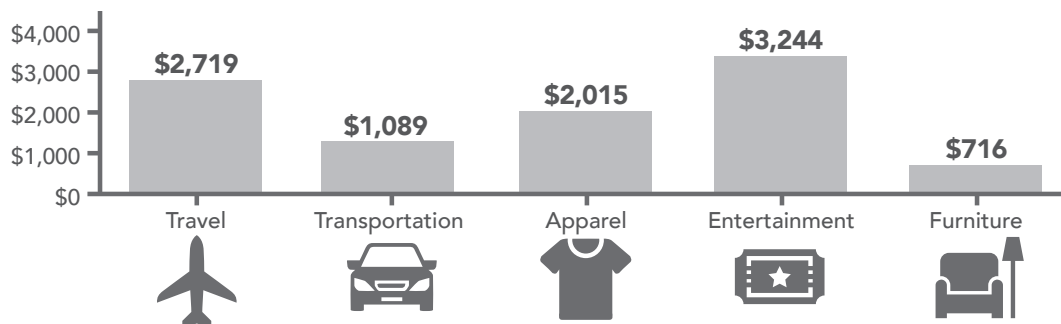
2025-2030 Pop Growth Rate



38,785

Housing Units (2020)

### KEY SPENDING FACTS



## 10 MILE RADIUS



107,498

Total Population



3,957

Businesses



118,639

Daytime Population



\$277,753

Median Home Value



\$40,971

Per Capita Income



\$62,957

Median Household Income



0.4%

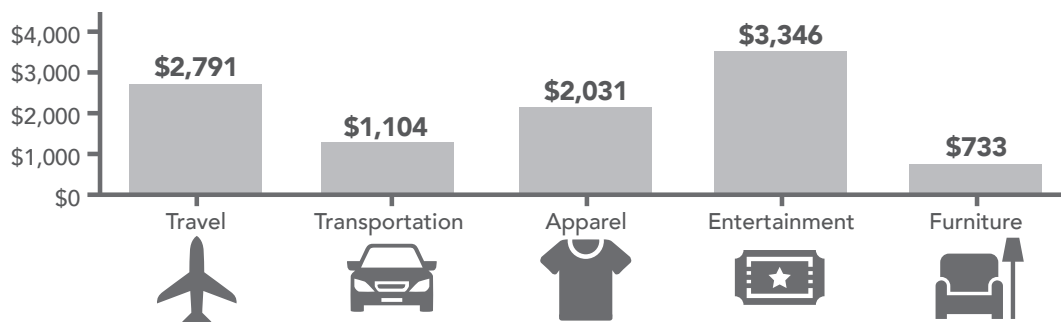
2025-2030 Pop Growth Rate



50,872

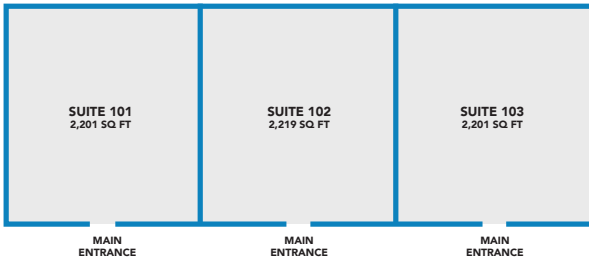
Housing Units (2020)

### KEY SPENDING FACTS

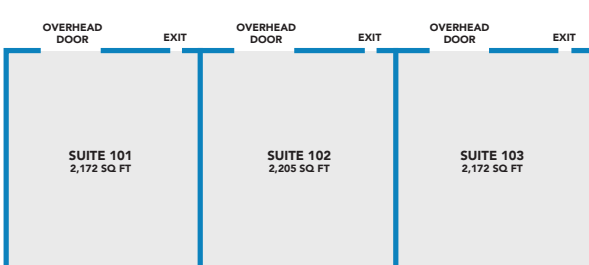
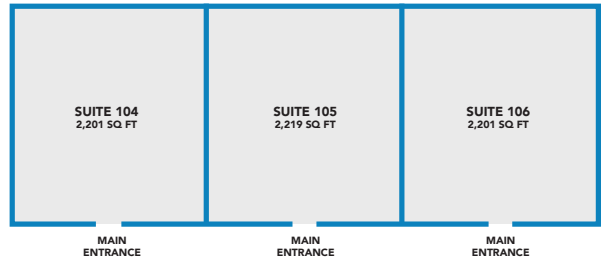


# FLOOR PLANS / RENDERINGS

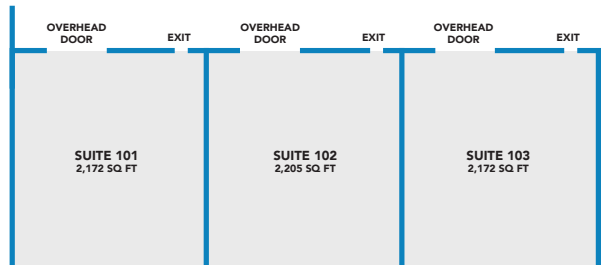
**BUILDING 1**  
UPPER (STREET) LEVEL



**BUILDING 2**  
UPPER (STREET) LEVEL



LOADING  
AREA



**BUILDING 1**  
LOWER LEVEL

**BUILDING 2**  
LOWER LEVEL



**FOR LEASE**

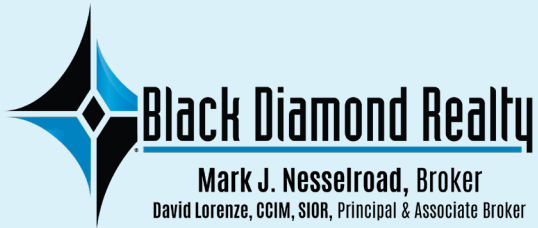
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# AERIALS



Aerial View Facing Northeast Towards I-68 and Pierpont Centre.



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