

PIERPONT CENTRE

I-68 and Cheat Road
Morgantown, WV 26508

WHEELER REAL ESTATE, LLC

WHLR

WHEELER REAL ESTATE COMPANY
a subsidiary of Wheeler Real Estate Investment Trust

Angelica Antoinette Beltran, Broker

Size:
111,162 s.f.

Join Area Retailers:



Additional Info:

Stabilized
Grocery Anchored
Regional Center

Most Dominant
Retail Destination East
of Downtown
Morgantown

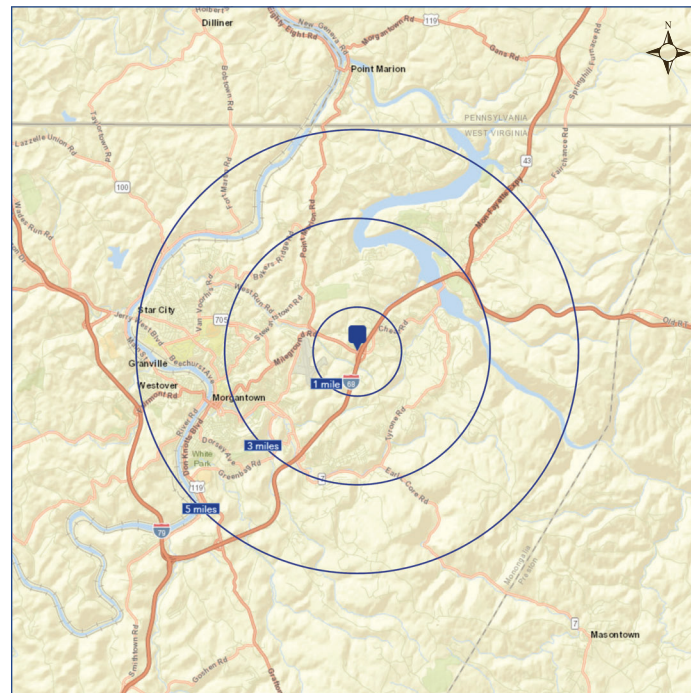
3 Miles from
West Virginia University
and Downtown
Morgantown

WVU's Morgantown
Campus Fall 2021
Student Enrollment
is 25,474

Demographics*:

	1 Mile	3 Miles	5 Miles
Population	1,222	31,523	78,799
Households	512	14,617	33,891
Average Household Income	\$97,436	\$84,378	\$82,987

* Based on 2010 Census & 2021 Estimates



www.wheelerrec.com

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Wheeler Real Estate Company, a subsidiary of WHLR REIT, is a full service commercial real estate firm which specializes in leasing and managing grocery anchored shopping centers in the Northeast, Mid-Atlantic, Southeast and Midwest regions. Our current portfolio includes almost 6 million square feet of gross leasable area and is comprised of nearly 800 tenants located in 11 states. This broad exposure regularly brings Wheeler Real Estate Company into contact with national, regional, and local tenants such as Walmart, Kroger, Publix, Harris Teeter, Food Lion, BI-LO, SHOP 'n SAVE, Big Lots, T.J. Maxx, Hobby Lobby, Starbucks, and Verizon.

The information contained herein was furnished to us by sources we deem to be reliable, but no warranty or representation is made to the accuracy thereof. This offering is subject to correction or errors and omissions, change of price, prior to sale/lease or withdrawal from the market, without notice.

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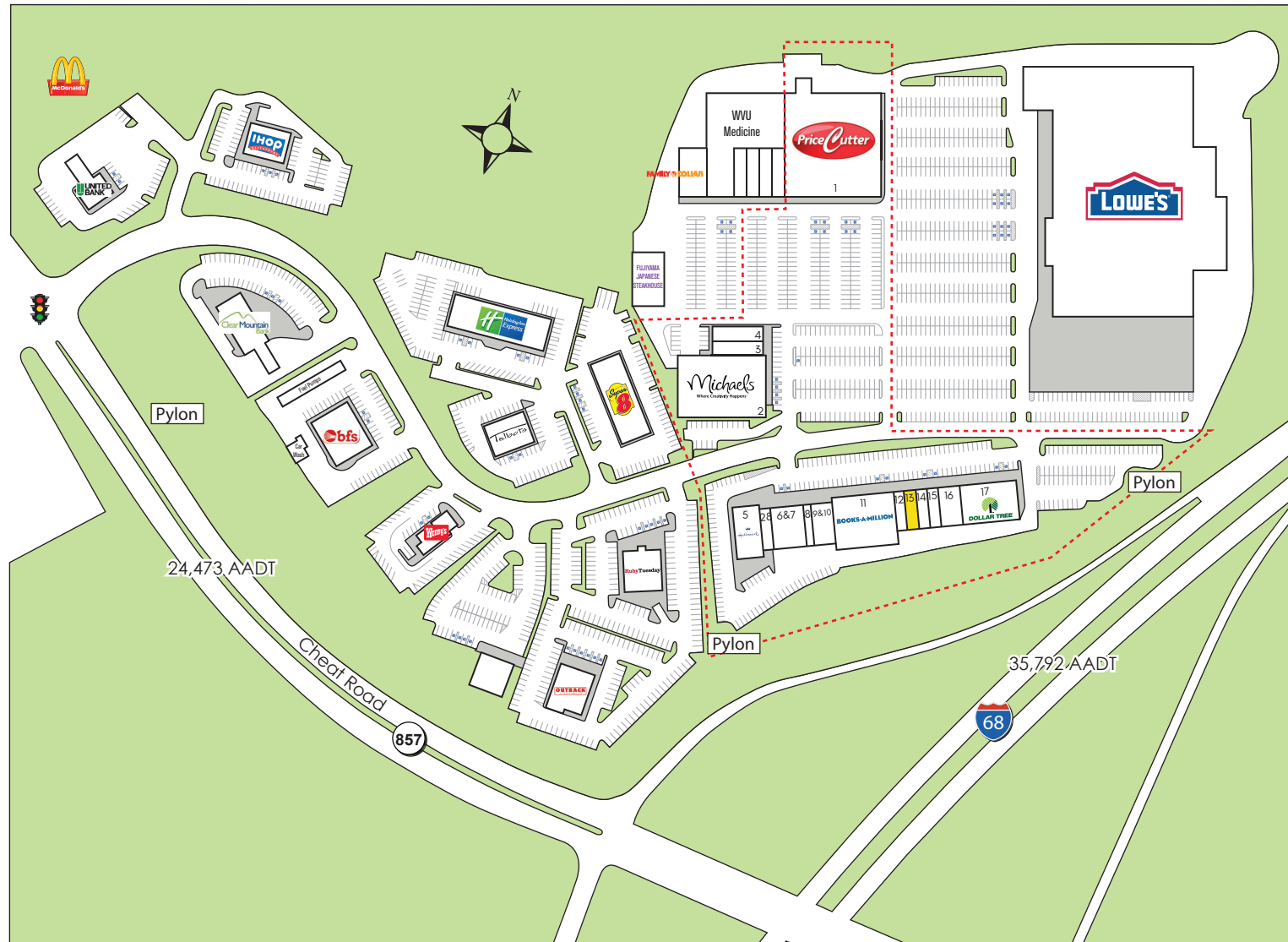
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Suite	Tenants	S.F.
1	Price Cutter	37,500
2	Michaels	20,580
3	Davis Kitchen & Tile	2,646
4	Heavenly Ham	2,646
5	Hallmark	5,020
28	Bella Nails	1,959
6 & 7	Our Family Craft Shop	6,222
8	Mail & More	1,563
9 & 10	Spencer and Kuehn Inc.	3,559
11	Books-A-Million	11,920
12	Eye to Eye Optical	1,436
13	AVAILABLE - Hair Salon Ready	1,725
14	Elie's Cafe	1,598
15	Smoker Friendly	1,598
16	Comcast	3,045
17	Dollar Tree	8,145
TOTAL CENTER SIZE		111,162

Not Owned By Wheeler Real Estate Investment Trust	Clear Mountain Bank	13,500
	BFs	7,500
	Wendy's	3,350
	AVAILABLE	5,037
	Outback Steakhouse	5,608
	Ruby Tuesday	5,489
	Talbots	4,200
	Super 8 Motel	26,500
	Holiday Inn Express	36,000
	Lowe's	135,000





Old Cheat Road

68

35,792 AADT

Price Cutter

Lowe's

Pylon

FAMILY DOLLAR

Michaels

BOOKS-A-MILLION

H

8

Hallmark

McDonald's

IHOP

Talbots

Ruby Tuesday

Ritas

BB&T

Venture Drive

Clear Mountain Bank

cbs

Wendy's

OUTBACK STEAKHOUSE

UNITED BANK

Pylon

Cheat Road - 24,473 AADT

857

EXXON

68