



COMMERCIAL DEVELOPMENT OPPORTUNITY

Mileground Road Roundabout Frontage

1644 MILEGROUND ROAD · MORGANTOWN, WV 26505

THE OPPORTUNITY Property Overview

A rare, high-visibility land assemblage on one of Morgantown's busiest commercial corridors

Positioned directly along the **Mileground Road Roundabout**, this 6.4± acre offering combines **2.96 acres** of prime, road-fronting land (Tracts 1 & 2) with the option to purchase an additional **3.44 acres** of cleared land to the rear (Tract 3) — giving a buyer exceptional flexibility for retail, mixed-use, or redevelopment.

The site commands **590 feet of frontage** along the roundabout corridor, one of the highest-traffic intersections feeding Morgantown's retail core, and sits within view of established national and regional retailers, a school campus, and dense surrounding neighborhoods.

Because the property sits **outside city limits with no zoning** in place, a buyer has broad latitude to shape the site to its highest and best use. All utilities are already available on the property, and an existing **7,500± SF building** offers the option to renovate for immediate use or clear the site for new construction.

ASKING PRICE

\$3,400,000

TOTAL LAND AREA
2.967± Acres

ZONING
None/Unincorporated

EXISTING BUILDING
7,500 sq.ft.

ROAD FRONTAGE
590 ft

UTILITIES
On Property

ADDITIONAL LAND AVAILABLE
3.44 Acres



Aerial View Mileground Roundabout



Aerial View Mileground Roundabout

Tract Breakdown & Improvements

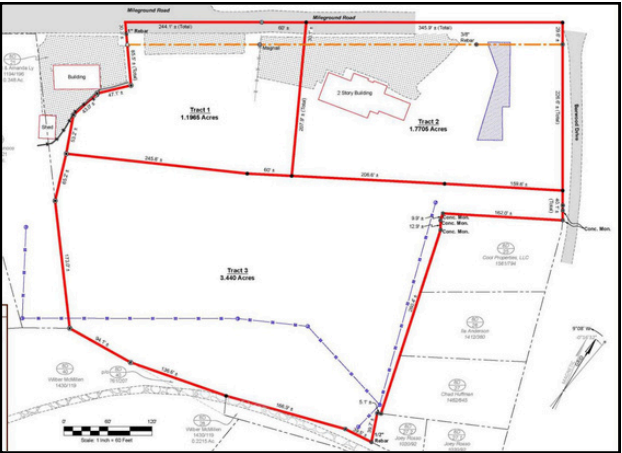
Three surveyed tracts totaling 6.4± acres, with an existing structure ready to renovate or replace

TRACT	ACREAGE	NOTES
TRACT 1	1.20± Acres	Road frontage along Mileground Road. Included in asking price with Tract 2.
TRACT 2	1.77± Acres	Road frontage, includes 2-story building footprint. Included in asking price with Tract 1.
TRACT 3	3.44± Acres	Cleared land to the rear of the primary parcels. Not included in sale price but available to purchase at additional price.

7.5K

7,500± SF Building on Site

An existing two-story structure sits on the property and can be renovated for immediate use, leased, or removed to make way for ground-up development — offering a buyer flexibility to move quickly or start fresh.



BUILDING SIZE 7,500± SF Existing two-story structure	SITE COVERAGE 3 Tracts Surveyed and recorded separately	REAR ACREAGE 3.44± Acres Cleared and ready behind Tracts 1 & 2	BUYER PATH Renovate or Build Use, lease, or clear for new construction
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Positioned for Visibility

Direct frontage on the Mileground roundabout, moments from Morgantown's retail corridor, multiple access points.

The site sits at the heart of the Mileground Road roundabout — a high-traffic gateway connecting neighborhoods, schools, and Morgantown's retail corridor. Surrounding uses include national and regional retailers, service businesses, and established residential neighborhoods, making this an ideal location for retail, mixed-use, or service-commercial development.

- Direct frontage on the Mileground roundabout
- Minutes from Morgantown's established retail corridor
- Near school campus and dense residential surroundings
- Easy regional access via WV-705 / Mileground Road
- Multiple options for access points



Trade Area Snapshot

Population and income figures for the surrounding ZIP code, city, and county

DEMOGRAPHICS

GEOGRAPHY	POPULATION	HOUSEHOLDS	MEDIAN HH INCOME	MEDIAN AGE
ZIP 26505 (MORGANTOWN)	37,492	18,841	\$45,772	-
CITY OF MORGANTOWN	30,236	11,900	\$44,727	23.9
MONONGALIA COUNTY	108,697	47,146	\$65,346	32.7

Home of WVU
West Virginia University

The county's largest institution awarded 6,327 degrees in 2024, anchoring a steady base of students, faculty, and staff spending nearby.

+55.2%
Daytime Population Swing

Morgantown's daytime population rises by roughly 16,900 people as commuters and students move in during business hours.

55. 6K
County Employment

Monongalia County employment grew 1.7% year-over-year, led by health care, education, and retail trade.

Median Household Income in Context



Sources: U.S. Census Bureau, American Community Survey (2024 5-Year Estimates for city, ZIP, and county population, households, income, and age; 2024 1-Year Estimate for county and state/national income comparisons); U.S. Census Bureau daytime population and commuting data; Data USA, West Virginia University degree completions (2024). Figures reflect the named ZIP code, city, county, state, and nation as whole geographies and are not calculated for a specific mile-radius ring around the property. A licensed radius-specific demographic report (e.g., ESRI Business Analyst) can be provided upon request.

LOCATION

WVU COLISEUM

**MON HEALTH
MEDICAL CENTER**

**MILAN PUSKAR
STADIUM**

**RUBY MEMORIAL
HOSPITAL**

**SUNCREST TOWNE
CENTRE**

**DOWNTOWN
MORGANTOWN**

**1644 MILEGROUND
ROAD**



CHEAT LAKE

MORGANTOWN
AIRPORT

MILEGROUND
ROAD

1644 MILEGROUND
ROAD

7







The Extra Mile Team

PRIMARY CONTACT

EVE LEOMBRUNO

SALESPERSON

M. (304) 692-1042

EVE.LEOMBRUNO@THEAGENCYRE.COM

SECONDARY CONTACT

MICHELLE OATES

SALESPERSON

M. (304) 376-3311

MICHELLE.DUDA@THEAGENCYRE.COM

SECONDARY CONTACT

ZACK PELL

SALESPERSON/ASSOCIATE BROKER

M. (304) 376-9778

ZACK.PELL@THEAGENCYRE.COM

THE AGENCY MORGANTOWN
ALLAN COLLINS, BROKER
(304) 212-2500
67 LAKEVIEW DRIVE, MORGANTOWN, WV 26508

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