



RETAIL / OFFICE FOR LEASE IN MORGANTOWN

3345 University Boulevard, Morgantown, WV 26505



STUDENT PROFILE

Fall 2019 WVU System enrollment is 29,933

MORGANTOWN CAMPUS - 26,839

Students at the Morgantown campus come from 107 nations, all 50 U.S. states (plus D.C.) and all 55 West Virginia counties. Fifty-one percent (14,544) are West Virginia residents.

CONTACT

Z. SCOTT SMITH zsmith@HannaLWE.com

412.261.2200



- 4,400 SF with drive-thru endcap available
- 2,000 SF second floor available
- Premier office / retail space - quality new construction
- Extremely well constructed - high end finishes
- Located less than a mile from the Evansdale Campus of West Virginia University
- Ample parking

	1 mile	3 mile	5 mile
Population	6,827	52,743	71,199
Households	3,230	23,020	30,875
Daytime Population	8,501	65,212	84,137
Average HH Income	\$86,216	\$62,666	\$66,435
Median HH Income	\$54,315	\$38,446	\$42,699

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Langholz Wilson Ellis will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.



WVU EVANSDALE CAMPUS

LYELL B CLAY
CONCERT THEATRE

WVU COLISEUM

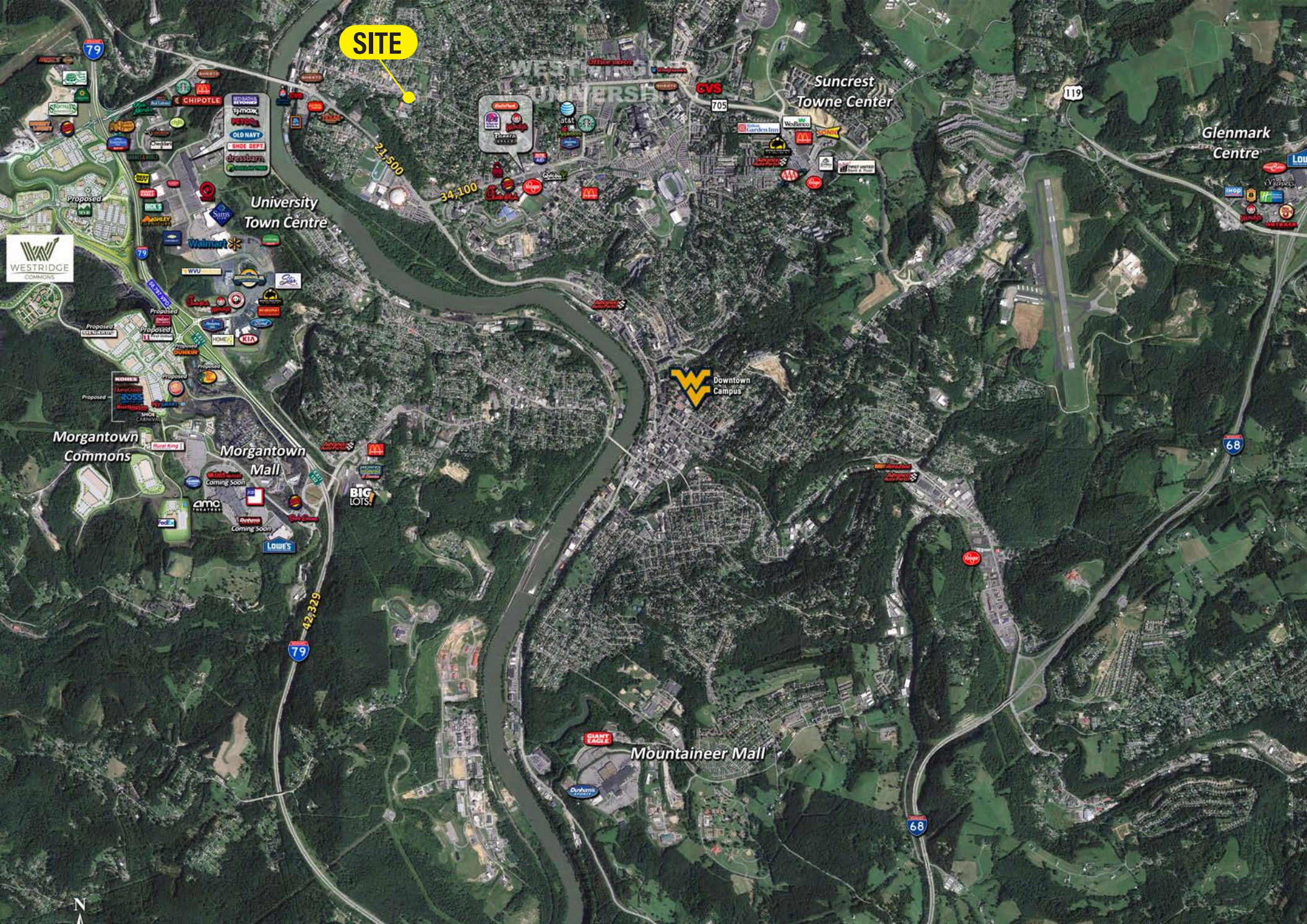
UNIVERSITY BLVD



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SITE

24-500

34-100

42-329