

OFFERING MEMORANDUM
Marcus & Millichap



MORGANTOWN, WV

EXECUTIVE SUMMARY



1867 Mileground Rd,
Morgantown, WV 26505

ADDRESS



Morgantown, WV

MARKET



1.73 Acres

LOT SIZE



15 YEARS

TERM REMAINING



LEASE TYPE



30,000 STUDENTS

THE OFFERING

Price	\$3,183,673
Cap	4.90%
GLA	4,906 SF
Lot Size	1.73 Acres
Year Built	2020
Lease Type	NNN Ground Lease
Rent Commencement	2/7/2020
Lease Expiration	1/31/35
Increases	10% Every 5 Years
Options	Six; Five-Year Terms
Debt	Free & Clear

ANNUALIZED OPERATING DATA ANNUAL RENT % INCREASE

Years 1-15	\$156,000	
Option 1 (Years 16-20)	\$171,600	10.00%
Option 2 (Years 21-25)	\$188,760	10.00%
Option 3 (Years 26-30)	\$207,636	10.00%
Option 4 (Years 31-35)	\$228,400	10.00%
Option 5 (Years 36-40)	\$251,240	10.00%
Option 6 (Years 41-45)	\$276,363	10.00%
Option 7 (Years 46-50)	\$304,000	10.00%

INVESTMENT HIGHLIGHTS

**NEW 15-YEAR NNN GROUND
LEASE**

**ENTRANCE LOCATION TO
MORGANTOWN REGIONAL
AIRPORT WITH 30,000
PASSENGERS PER YEAR**

**HIGH RESIDUAL VALUE; 1.73
ACRE SIGNALLED CORNER
LOCATION**

**COUNTY SEAT LOCATION;
TENANT HAS LEADING
MARKETSHARE IN
MORGANTOWN**

MAJOR TENANT COMMITMENT - Sheetz invested over \$2.5M in this new location, featuring six multi-product dispensers.

COLLEGE TOWN LOCATION - The property is less than 4 miles to West Virginia University (WVU) with approximately 30,000 students that are not counted on demographic reports. It is strategically positioned to capture incoming traffic from I-68, a key artery for WVU fans travelling to and from Milian Puskar Football Stadium (capacity of 60,000 fans) for sporting events.

NEAR KEY DRIVERS - This location selection brings together two key traffic drivers: a major educational institution and a regional airport; in aggregate at least 60,000 people not counted on demographic reports.

DOMINATE GAS BRAND IN MORGANTOWN - There are 6 Sheetz locations within Morgantown, more than any other major brand.

EXCELLENT TRAFFIC COUNTS AT THE SITE - Due to the added benefit of being adjacent to Morgantown Regional Airport, combined traffic at the intersection exceeds 24K VPD.

FRESH FOOD
SHEETZ
MADE TO ORDER

UNLD 87	2.13	9:10
UNLD 88	1.93	9:10
AUTO DIESEL	2.29	9:10

NOW OPEN





TENANT INFORMATION

Sheetz is a family owned convenience store chain that has been operating for over 60 years. Since their founding, Sheetz's mission has been to meet the needs of customers on the go. If you need to refuel your car or refresh your body, they have what you need to keep moving on to whatever comes next. One thing that has not changed since Sheetz was founded is their commitment to their customers, their employees and the communities in which they operate.

They put thought into every aspect of their business. From their highest quality gasoline at the lowest prices to their endless selection of food and drinks. Sheetz closely monitors the fuel that they are selling to their customers in order to give them the best. While you are fueling your car, you can go inside and fuel your body. Sheetz has recreated the way that people look at food from a convenience store by developing a food program that rivals any quick-serve restaurant that you have ever visited. Their famous menu is made to order, which they call MTO, is available for your convenience 24/7. They have everything from chicken fingers to donuts and everything in between. Their convenience goes beyond food, into drinks from hot coffee to sodas.



REVENUE
\$7.5B (2019)



NET INCOME
\$1.9B (Private Held)



HEADQUARTERS
Altoona, PA

NO. OF EMPLOYEES
21,000



NO. OF LOCATIONS
600+



YEAR FOUNDED
1952

REGIONAL MAP

\$82K

Within a 5-mile radius, the average household income is \$82,474

29K VPD

An average of 29,000 vehicles per day drive by Mileground Road & Airport Blvd

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MORGANTOWN

PROPERTY DESCRIPTION • 7

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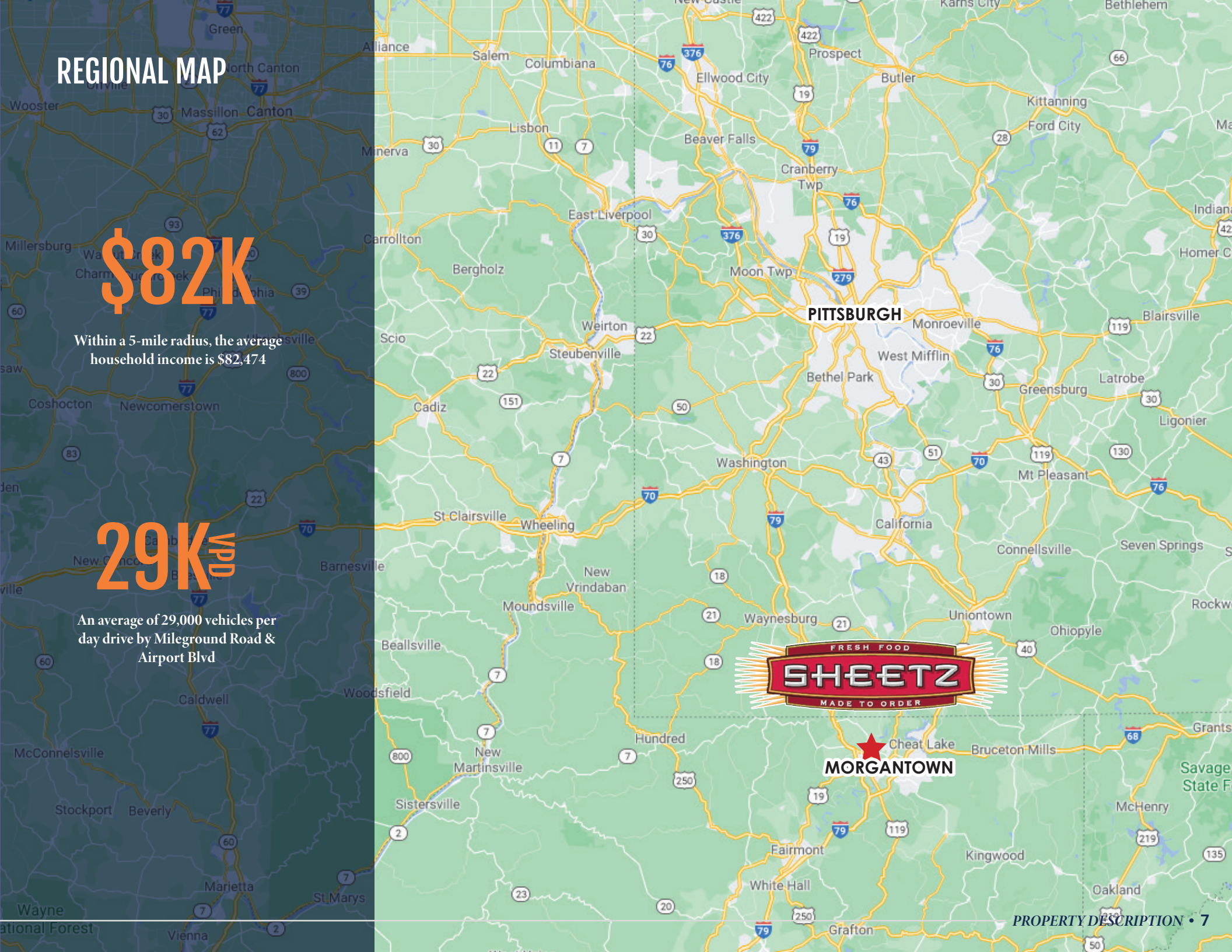
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MORGANTOWN

PROPERTY DESCRIPTION • 7



North Elem School

Mon Health Medical Center

New Retail Strip
Coming Soon



West Virginia University

30,000 STUDENTS

Suncrest Towne Centre



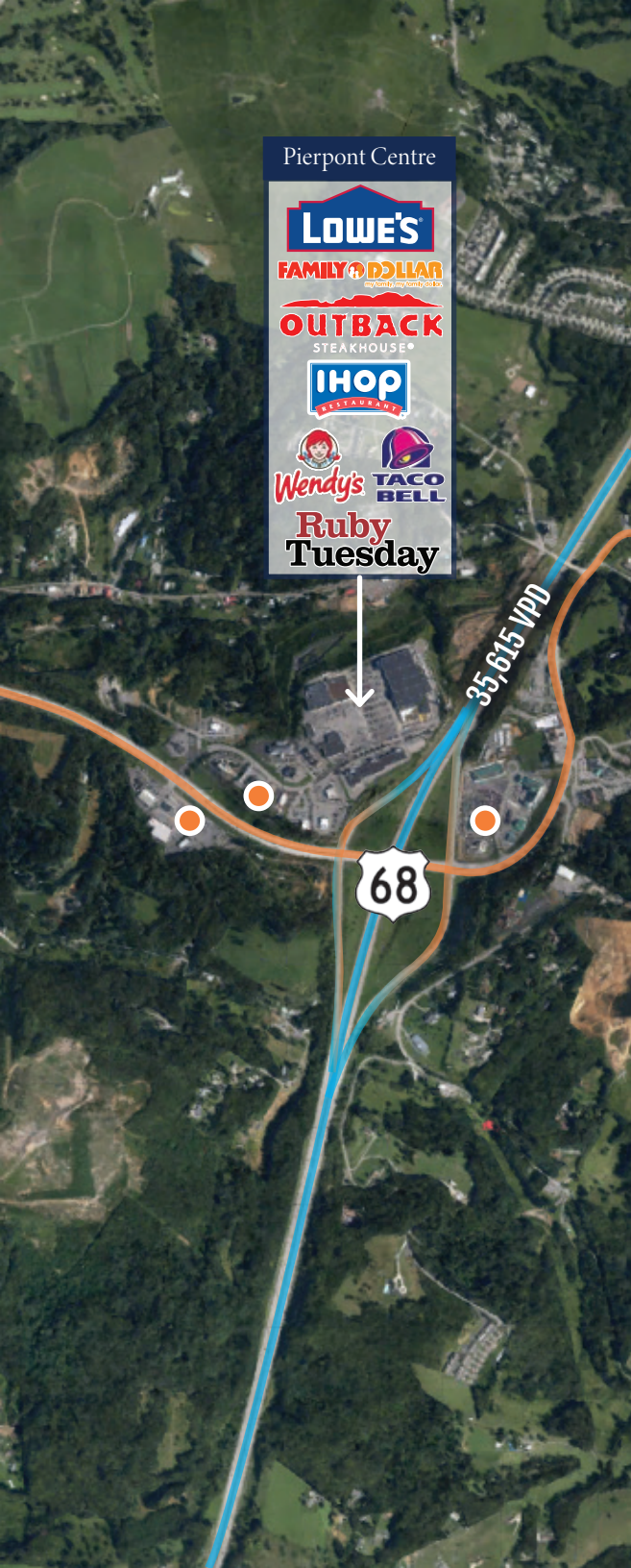
Eastwood Elem School

Mountaineer Middle School

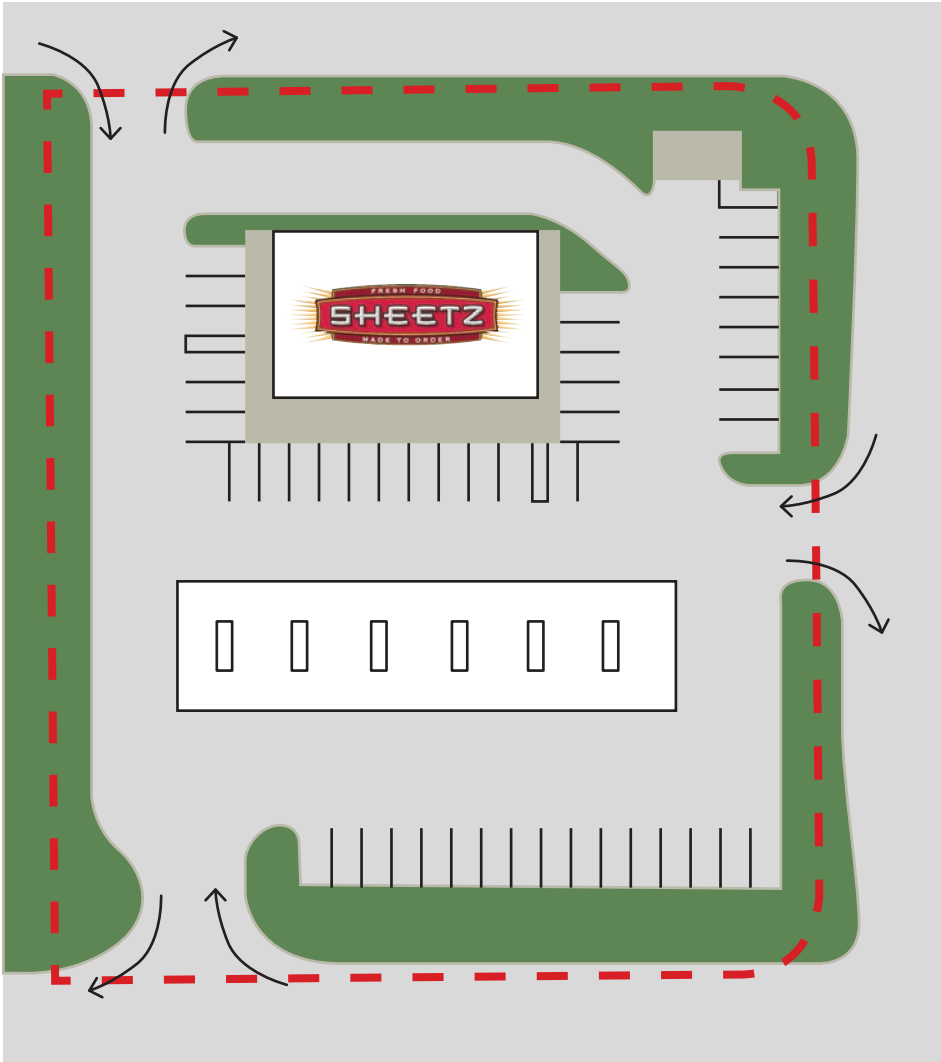


Morgantown Municipal Airport

○ = GAS STATION COMPETITION



SITE PLAN



LEASE ABSTRACT

Guarantor	Sheetz, Inc.
Notification Period to Exercise Options	120 Days
Landlord Obligations	None
Tenant Obligations	Tenant shall maintain the demised premises
Percentage Rent	No
Sales Reporting	No
Assignment & Subletting	Landlord consent required. Tenant shall remain liable. This Lease is fully assignable and transferable by Landlord, subject to Tenant's right of First Refusal hereof competitor is defined as convenience store business with gasoline sales such as those conducted by 7-11, Wawa, Quik Trip, Royal Farms, Circle K, Speedway, Kangaroo, Murphy USA, BP America, Snnoco, Exxon, Mobil, and similar operators).
First Right of Refusal	15 Days
Termination Rights	None
Restricted Uses	Landlord covenants that Landlord will not permit any property owned or controlled by Landlord and situate within a one (1) mile radius of the Demised Premises to be occupied or used, in whole or in part, for: (a) the retail sale of gasoline and other motor fuels; or, (b) a store which derives 50% or more of its income from the sale of tobacco, e-cigarettes, or related products; or (c) a Convenience Store (for purposes of this section, a "Convenience Store" is defined as a retail business with primary emphasis on providing the public a convenient location to quickly purchase a wide variety of products (predominantly food, gasoline or tobacco products) and services, such as, by way of example, a BP Express, WAWA, 7-Eleven, Royal Farms, Kangaroo, or similar retail operators); (d) a fast food or quick service restaurant, by way of example only, such as Chick-fil-A, McDonald's, Burger King, Five Guys, Chipotle Mexican Grill, Subway, Jersey Mike's, Firehouse Subs, Panera Bread, Jimmy John's, Taco Bell, or KFC.

DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILES	5 MILES
2024 Projection	4,187	59,419	80,491
2019 Estimate	4,097	58,205	78,985
2010 Census	3,747	54,574	74,238
2000 Census	1,877	43,138	59,731
Current Daytime Population	3,708	108,395	135,391

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
<u>Population By Age</u>			
2019 Estimate Total Population	4,097	58,205	78,985
Under 20	18.41%	22.01%	21.65%
20 to 34 Years	47.52%	43.85%	38.42%
35 to 39 Years	5.36%	5.47%	6.14%
40 to 49 Years	7.90%	7.81%	9.17%
50 to 64 Years	13.25%	11.73%	14.01%
Age 65+	7.57%	9.13%	10.61%
Median Age	27.18	26.39	28.92
<u>Population 25+ by Education Level</u>			
2019 Estimate Population Age 25+	2,349	31,526	46,794
Elementary (0-8)	0.82%	0.86%	1.07%
Some High School (9-11)	5.54%	4.87%	5.61%
High School Graduate (12)	25.06%	22.34%	25.13%
Some College (13-15)	12.92%	16.09%	16.83%
Associate Degree Only	4.65%	4.31%	4.65%
Bachelors Degree Only	25.76%	25.09%	22.74%
Graduate Degree	23.59%	25.54%	22.84%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Projection	2,055	26,295	35,107
2019 Estimate	1,984	25,364	34,008
2010 Census	1,815	23,074	31,097
2000 Census	828	18,141	25,247

INCOME	1 MILE	3 MILES	5 MILES
<u>2019 Housing Income</u>			
\$150,000 or More	10.70%	11.68%	11.68%
\$100,000 - \$149,000	12.17%	12.90%	13.52%
\$75,000 - \$99,999	13.45%	11.10%	11.19%
\$50,000 - \$74,999	16.99%	14.15%	15.61%
\$35,000 - \$49,999	13.47%	9.81%	10.48%
Under \$35,000	33.23%	40.36%	37.51%
Average Household Income	\$80,827	\$80,602	\$82,474
Median Household Income	\$54,452	\$49,728	\$52,981
Per Capita Income	\$39,155	\$35,934	\$36,174

DEMOGRAPHIC SUMMARY

Geography: 5 Miles



POPULATION

In 2019, the population was 78,985. The population has changed by 32.23% since 2000. It is estimated that the population will be 80,491.00 five years from now, which represents a change of 1.91% from the current year. The current population is 51.93% male and 48.07% female. The median age of the population is 28.92, compared to the US average which is 38.08. The population density is 1,004.26 people per square mile.



HOUSEHOLDS

There are currently 34,008 households. The number of households has changed by 34.70% since 2000. It is estimated that the number of households will be 35,107 five years from now, which represents a change of 3.23% from the current year. The average household size in your area is 2.13 persons.



INCOME

In 2019, the median household income was \$52,981, compared to the US average which is currently \$60,811. It is estimated that the median household income will be \$61,935 five years from now, which represents a change of 16.90% from the current year.

The current year per capita income is \$36,174, compared to the US average, which is \$33,623. The current year average household income is \$82,474, compared to the US average which is \$87,636.



RACE AND ETHNICITY

The current year racial makeup is as follows: 87.44% White, 4.67% Black, 0.04% Native American and 4.33% Asian/Pacific Islander. Compared to US averages which are: 70.07% White, 12.87% Black, 0.19% Native American and 5.66% Asian/Pacific Islander. People of Hispanic origin are counted independently of race and make up 2.65% of the current year population, compared this to the US average of 18.17%.



HOUSING

The median housing value was \$212,863 in 2019, compared to the US average of \$212,058. In 2000, there were 13,606 owner occupied housing units and there were 11,641 renter occupied housing units. The median rent at the time was \$396/month.



EMPLOYMENT

In 2019, there were 42,251 employees, this is also known as the daytime population. The 2000 Census revealed that 68.32% of employees are employed in white-collar occupations, and 31.44% are employed in blue-collar occupations. In 2019, unemployment was 4.11%. In 2000, the average time traveled to work was 21 minutes.

MORGANTOWN OVERVIEW

Named the “#1 Small City in America” by BizJournals.com, Morgantown rests along the Monongahela River in Monongalia County West Virginia, close to the Pennsylvania border. The city has proven to be one of the major growth areas within the state, seeing development in housing, research, manufacturing and other commercial sectors. Major employers like the U.S. Department of Energy, the National Institute of Occupational Safety and Health and West Virginia University are located within the city. Morgantown is the fourth largest city in West Virginia, home to over 30,500 people and a daytime population of around 70,000.

Much of the city’s economy relies on the University of West Virginia (WVU), the largest academic institution in the state. The entire institution consists of 518 buildings on 15,880 acres. WVU in Morgantown’s campus sits on 1,892 acres, with 245 buildings. The college enrolls nearly 30,000 students each year and hosts students from 118 nations and all 50 states. WVU employs nearly 8,000 faculty and Staff, 70% of which are full time. The university offers over 380 majors and was named the ninth best college town in America by Business Insider.

METRO HIGHLIGHTS



Population Growth

Since 2010, Morgantown has grown by over 7%, outpacing the state of West Virginia by nearly 10%. Monongalia County is one of the fastest growing counties in the state.



Quality Higher Education

The local economy benefits from university-related partnership with the University of West Virginia, one of the largest research institutions in the nation.



Employment Trends

Over 3,000 firms are located within Morgantown, including Major employers like the U.S. Department of Energy and National Institute of Occupational Safety and Health (NIOSH). Government, education and health services take over 30% of the workforce.



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