



**Black Diamond Realty**

**Mark J. Nesselroad, Broker**  
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**FOR SALE**  
RETAIL / INDUSTRIAL  
MARKETING FLYER



**600 PITTSBURGH ROAD**  
**UNIONTOWN, PA 15401**

ROUTE 119

43

SHEETZ

10,317 VPD (2025)

600 PITTSBURGH ROAD



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## RETAIL / INDUSTRIAL FOR SALE

## 600 PITTSBURGH ROAD UNIONTOWN, PA 15401

**SALE PRICE / \$1,799,000**

**GROSS BUILDING SIZE / 12,000 (+/-) SQ FT**

**GROSS LOT SIZE / 4.138 (+/-) ACRES**

**PARKING / 40 (+/-) SPACES**

**CITY LIMITS / OUTSIDE**

**ZONING / B1 BUSINESS COMMERCIAL**

**PROPERTY TYPE / RETAIL, INDUSTRIAL,  
FORMER DEALERSHIP**

**PROPERTY HIGHLIGHTS / LARGE PAVED  
PARKING LOT, SIGNAGE, SPRINKLER  
SYSTEM, SECURITY SYSTEM, THREE-PHASE  
ELECTRIC, EXCEPTIONAL VISIBILITY,  
FENCED YARD**

Positioned along the highly traveled Route 51 corridor in Uniontown, Pennsylvania, 600 Pittsburgh Road presents a versatile commercial opportunity with a combination of retail, office, warehouse, and industrial functionality. Situated on 4.138 (+/-) acres with approximately 270 feet of road frontage, the property benefits from excellent visibility and accessibility, making it well-suited for a variety of owner-user, investment, or redevelopment scenarios.

Strategically located less than one-half mile from Interstate 43 with convenient access toward Pittsburgh and surrounding regional markets, the property benefits from traffic counts of approximately 10,317 vehicles per day. The flat, developable acreage, strong visibility, and prime commercial location make 600 Pittsburgh Road a compelling opportunity for businesses seeking a high-exposure location with room to grow.

**FOR SALE**

**RETAIL / INDUSTRIAL PROPERTY - LOCATED 1 MILE TO ROUTE 43 / ROUTE 119**  
**600 PITTSBURGH ROAD · UNIONTOWN, PA 15401 · 12,000 (+/-) SQ FT · 4.138 (+/-) ACRE LOT**

# PROPERTY SPECIFICATIONS

## PROPERTY HIGHLIGHTS

The property is improved with a 12,000 (+/-) square foot commercial building constructed in 1960. The building includes approximately 4,560 (+/-) square feet of office and showroom space complemented by approximately 7,440 (+/-) square feet of warehouse and garage area. The warehouse portion features multiple overhead doors, varying ceiling heights with substantial clear heights in the warehouse sections, and three-phase electric service to accommodate a wide range of operational needs. Additional building amenities include a security system and sprinkler system.

The expansive site offers more than 40 parking spaces, a fenced rear yard area for outdoor storage or equipment staging, and significant excess land that provides opportunities for future expansion or redevelopment. Located outside Uniontown city limits and zoned B-1 Business Commercial, the property offers flexibility for numerous commercial uses.

- 12,000 (+/-) square foot commercial building
  - 4,560 (+/-) square feet of office/showroom space
  - 7,440 (+/-) square feet of warehouse/garage space
- 4.138 (+/-) acre site
- B-1 Business Commercial zoning
- Approximately 270 feet of Route 51 frontage
- Traffic counts of 10,317 vehicles per day
- Less than 0.5 mile from Interstate 43
- 40+ parking spaces
- Multiple overhead doors
- Three-phase electric service
- Security and sprinkler systems
- Fenced rear yard area
- Flat, developable acreage
- Expansion and redevelopment potential
- Located outside city limits
- High-visibility commercial corridor

## UTILITIES

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

UTILITY	PROVIDER
Electric	West Penn Power (First Energy Corp)
Natural Gas	Columbia Gas
Water	North Union Township
Sewer	North Fayette Municipal Authority
Trash	Multiple Providers
Cable/Internet	Multiple Providers

## MAJOR EQUIPMENT INVENTORY

- 6 Automotive Vehicle Lifts
- Hunter Computerized Wheel Alignment System
- Tire Mounting Machine (Tire Changer)
- Tire Removal/Demount Machine
- Wheel Balancer
- R-123 Automotive A/C Recovery, Recycling, and Recharge Machine
- Snap On Automotive Diagnostic Scan Tools
- Air Compressor and Compressed Air System Throughout
- Hydraulic Floor Jacks
- Jack Stands
- Transmission Jack
- Hydraulic Shop Press
- Battery Charging and Testing Equipment
- Waste Oil Storage System
- Workbenches and Tool Storage Cabinets

## COLLISION AND BODY SHOP

- Full-Service Collision Repair Facility
- Downdraft Automotive Paint Booth
- Paint Spray Guns
- Air Sanding and Body Preparation Equipment
- Dent Pulling Equipment
- Welding Equipment
- Body Repair Tools

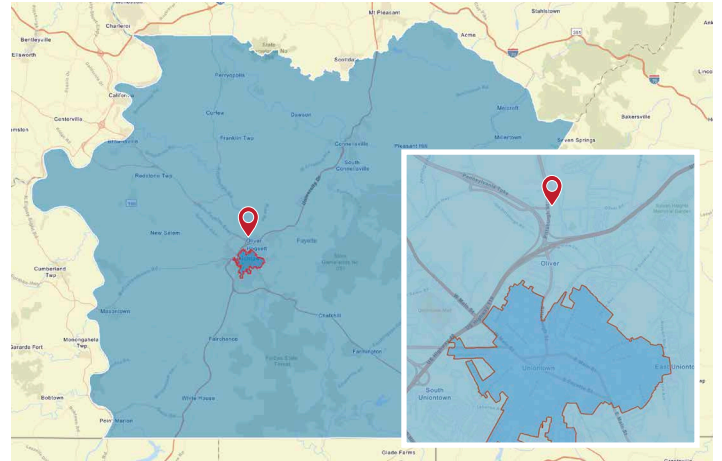
# LOCATION ANALYSIS

Fayette County lies in the southwest region of Pennsylvania with Uniontown as the county seat and home of Penn State at Fayette, The Eberly Campus. The 100-acre main campus is a key part of the county's growing corridor. Situated 40 miles southeast of Pittsburgh, Uniontown benefits from easy access to the nearby cities and towns with which it shares the Pittsburgh metropolitan area.

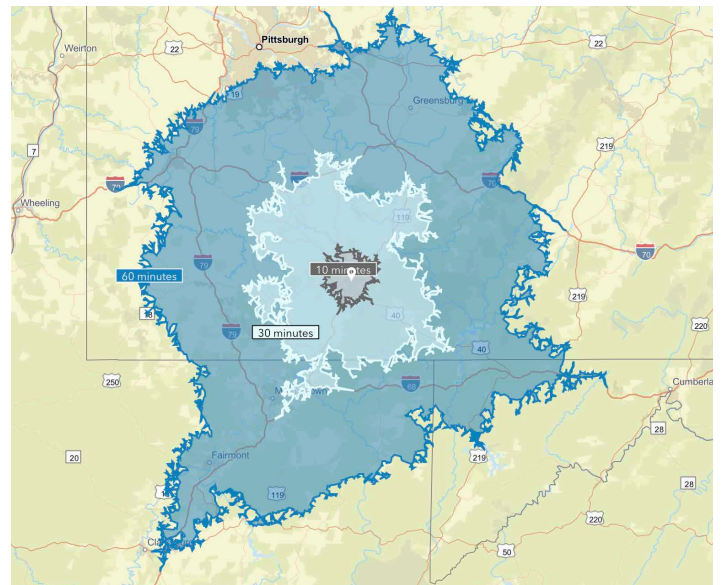
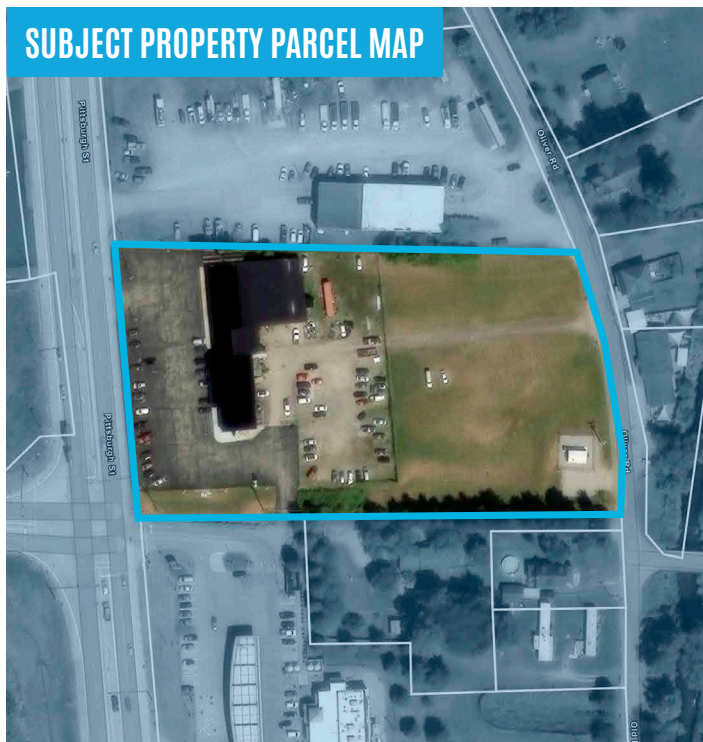
**Fayette County** has a total population of 124,710 and a median household income of \$54,651. Total number of businesses is 4,025.

The **City of Uniontown** has a total population of 9,713 and a median household income of \$35,620. Total number of businesses is 637.

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



Fayette County, PA   Uniontown City Limits   Subject Location



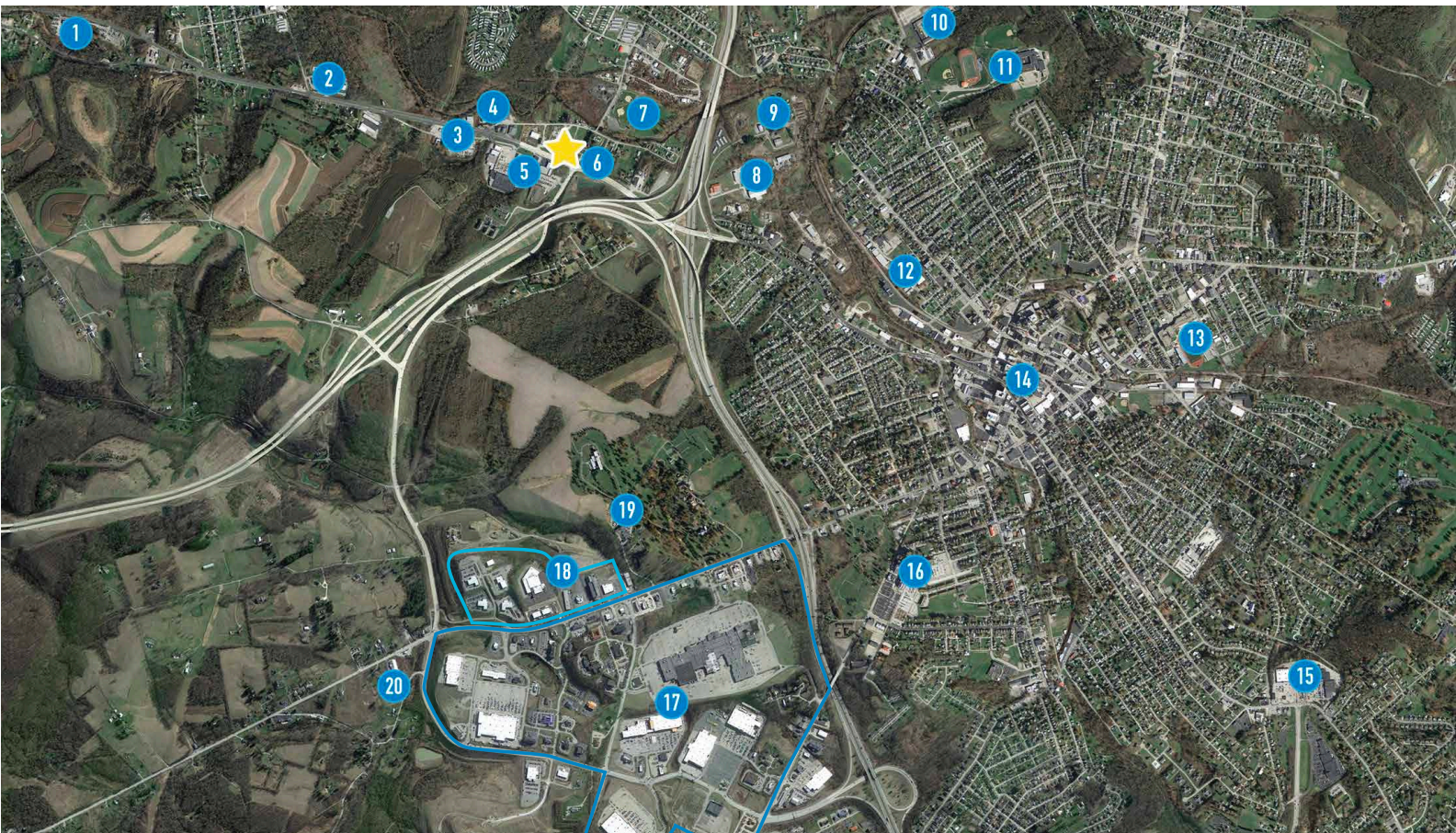
**Distance to nearby cities:** Uniontown, PA - 3 miles, Morgantown, WV - 28 miles, Washington, PA - 38 miles, Pittsburgh, PA - 43 miles, Fairmont, WV - 43 miles, Bridgeport, WV - 60 miles, Charleston, WV - 182 miles.

# FOR SALE

## RETAIL / INDUSTRIAL PROPERTY - LOCATED 1 MILE TO ROUTE 43 / ROUTE 119

600 PITTSBURGH ROAD · UNIONTOWN, PA 15401 · 12,000 (+/-) SQ FT · 4.138 (+/-) ACRE LOT

# GOOGLE AERIAL



The aerial photo above highlights several of the most popular surrounding locations. The subject property, 600 Pittsburgh Road has been referenced with a yellow star.

- ① Tri Star Chevrolet of Uniontown, INC
- ② Jim Shorkey Kia/Mitsubisji of Uniontown
- ③ Middletown Tractor Sales
- ④ Pizza Hut
- ⑤ Fayette Plaza: Giant Eagle, Ollie's Bargain Outlet, Planet Fitness, Dollar General, Subway, GetGo Gas Station, Social Security Administration
- ⑥ Sheetz
- ⑦ Uniontown Ballfield
- ⑧ 84 Lumber
- ⑨ Uniontown Joint Sewage Authority
- ⑩ Sensus
- ⑪ Laurel Highlands High School
- ⑫ Koval Building Supply
- ⑬ Uniontown Area High School
- ⑭ Uniontown
- ⑮ Tractor Supply Co, Rite Aid, Subway, McDonald's
- ⑯ Uniontown Hospital
- ⑰ Uniontown Mall, Lowes, Walmart Supercenter, Dollar General, Staples, The Home Depot, TJ Maxx, Widewater Commons, Fine Wine and Good Spirits, Hobby Lobby, Dick's Sporting Goods Hilton Garden Inn, IHOP, Applebee's, Comfort Suites, Arby's Dairy Queen, Aspen Dental, Goodwill, Olive Garden
- ⑱ Starbucks, Aldi, Texas Roadhouse, Primanti Bros
- ⑲ Mt Macrina Manor
- ⑳ All Around Fence Company

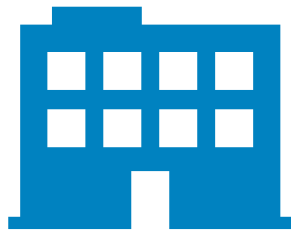
# DEMOGRAPHICS / KEY FACTS

## 3 MILE RADIUS



20,652

Total  
Population



1,311

Businesses



27,608

Daytime  
Population



\$150,996

Median Home  
Value



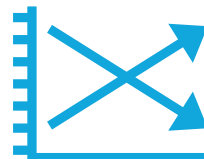
\$28,179

Per Capita  
Income



\$46,442

Median Household  
Income



-0.7%

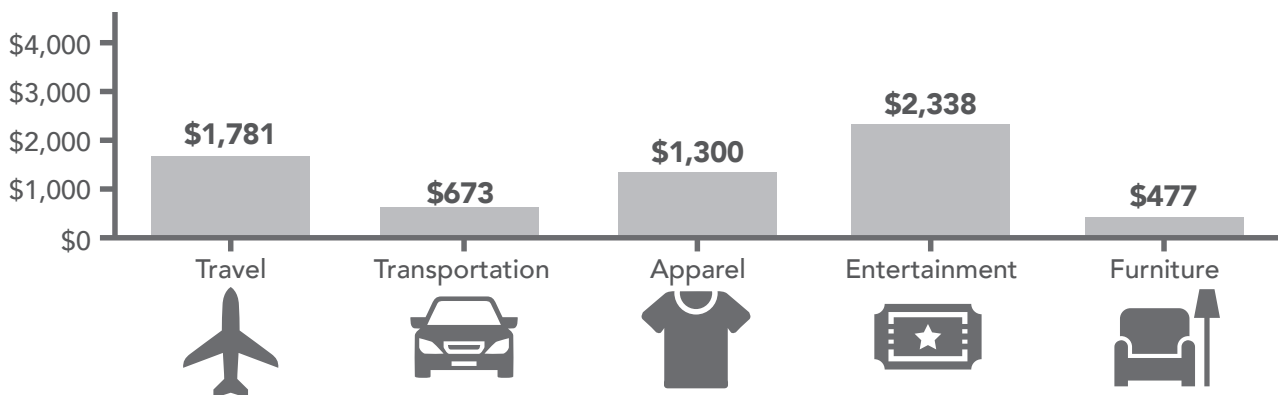
2025-2030  
Pop Growth Rate



10,901

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



**35,367**

Total Population



**1,724**

Businesses



**39,824**

Daytime Population



**\$172,488**

Median Home Value



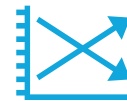
**\$31,567**

Per Capita Income



**\$53,020**

Median Household Income



**-0.6%**

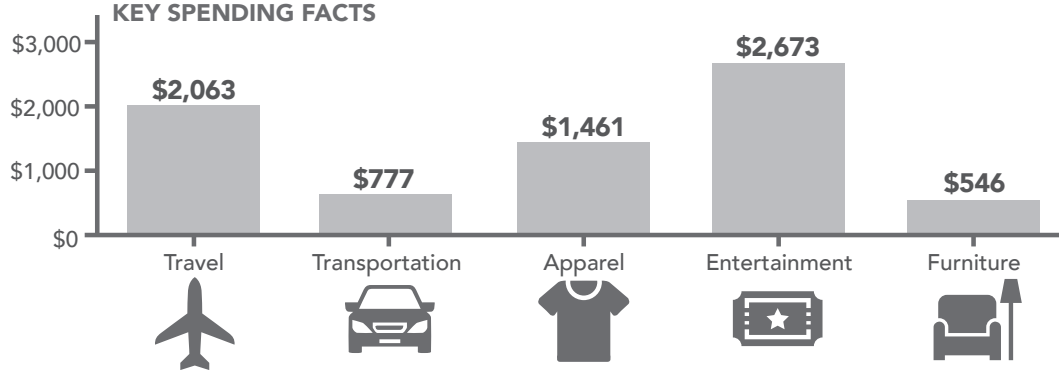
2025-2030 Pop Growth Rate



**17,951**

Housing Units (2020)

### KEY SPENDING FACTS



## 10 MILE RADIUS



**74,854**

Total Population



**2,889**

Businesses



**70,605**

Daytime Population



**\$165,700**

Median Home Value



**\$31,667**

Per Capita Income



**\$54,976**

Median Household Income



**-0.7%**

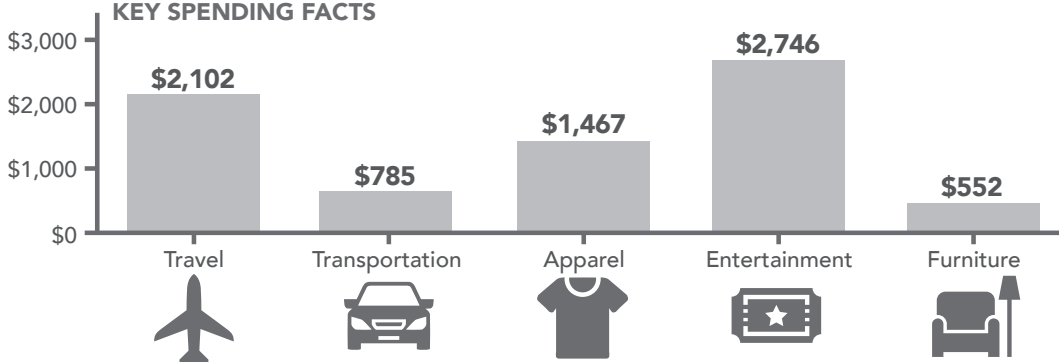
2025-2030 Pop Growth Rate



**37,872**

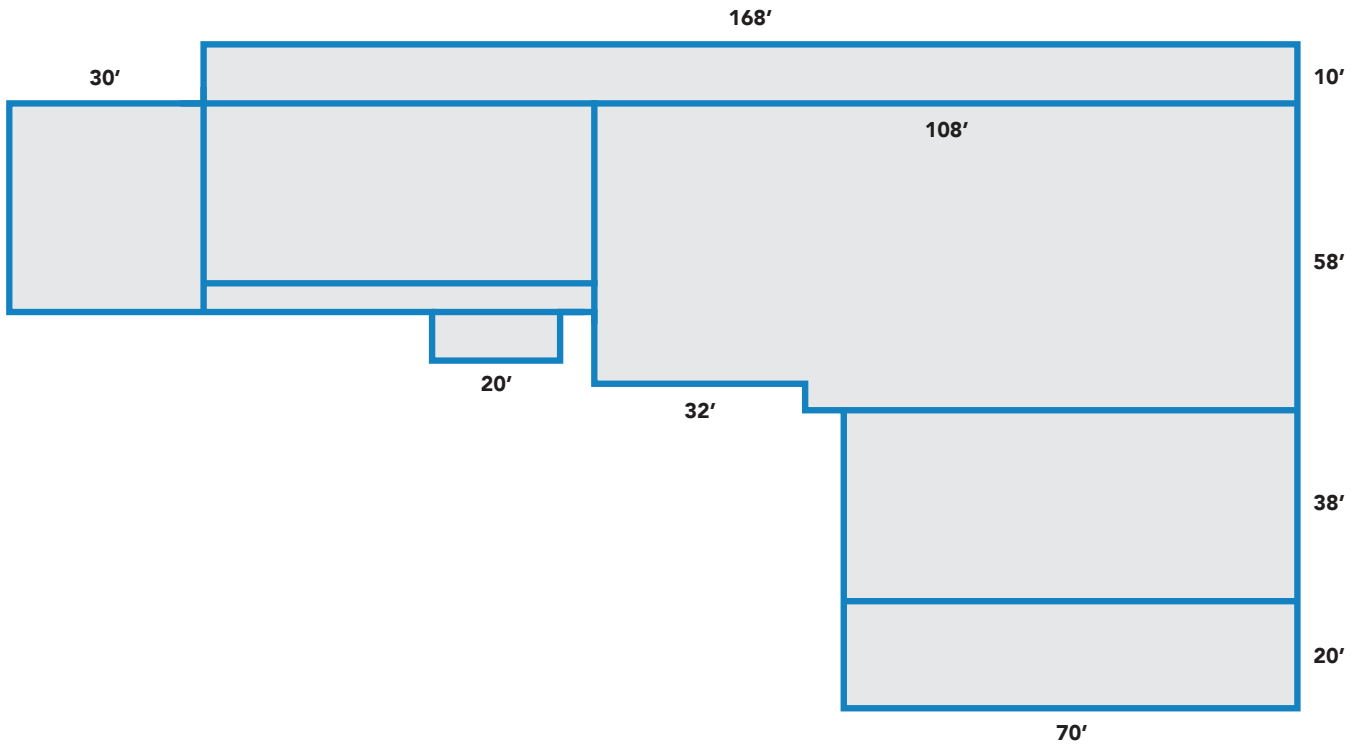
Housing Units (2020)

### KEY SPENDING FACTS



# FLOOR PLAN

12,000 (+/-) SQUARE FEET



**FOR SALE**

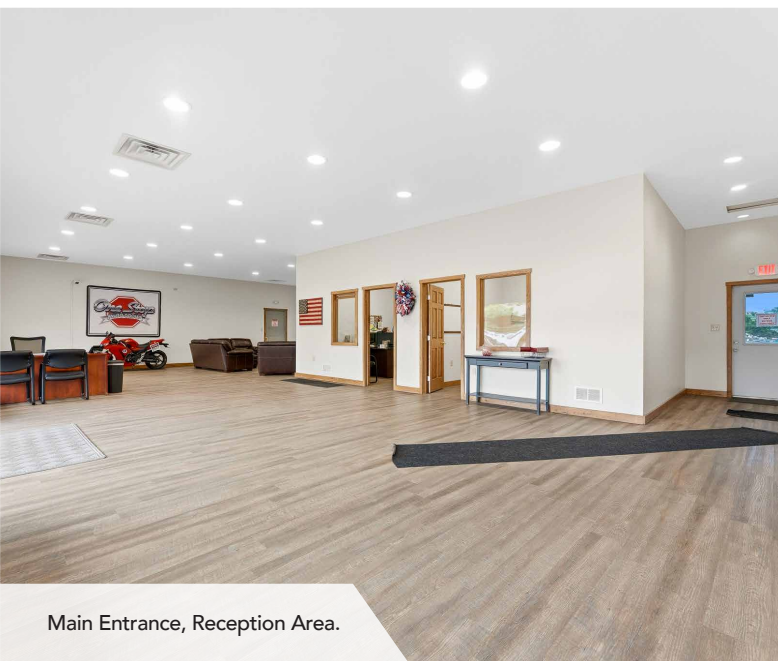
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# INTERIOR PHOTOS



Main Entrance, Reception Area.



Main Entrance, Reception Area.

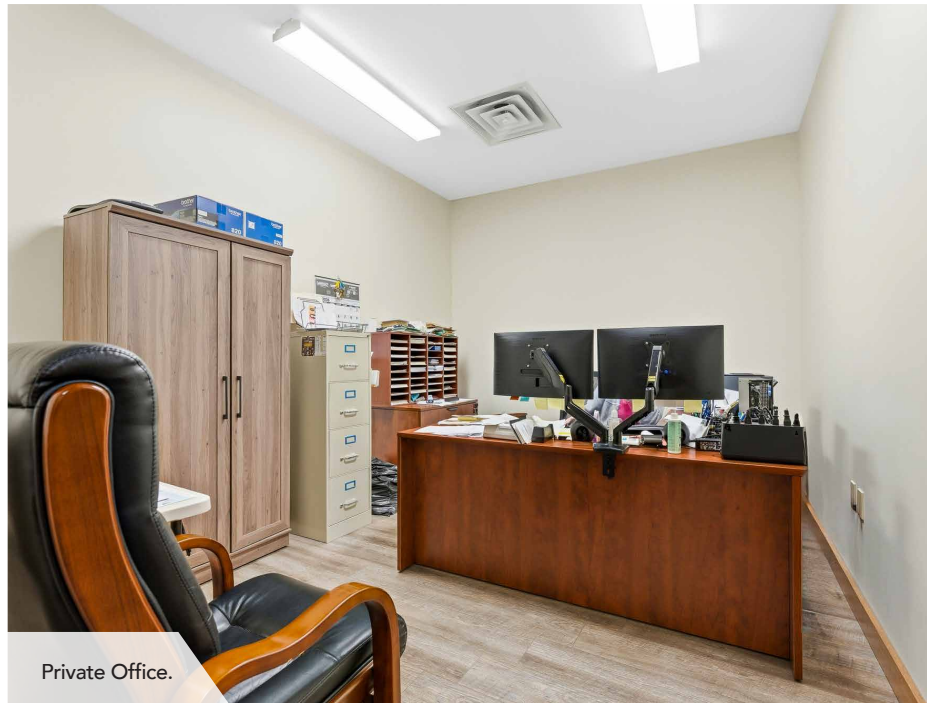


Lounge Area.

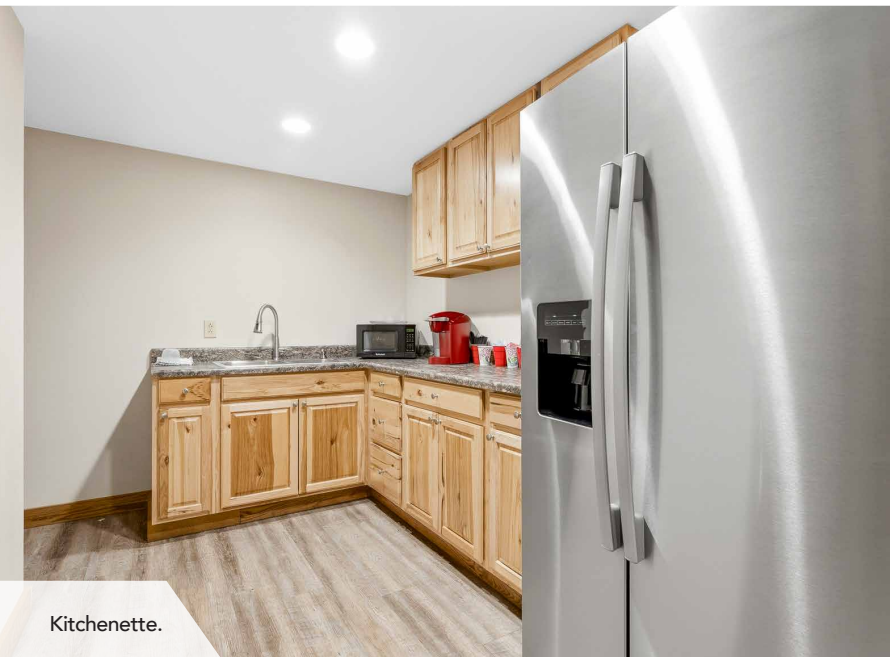
# INTERIOR PHOTOS



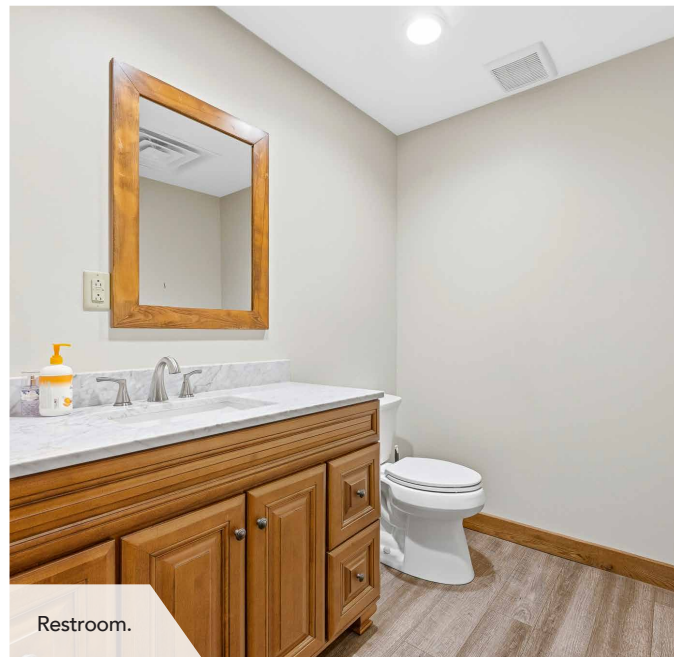
Private Office.



Private Office.



Kitchenette.

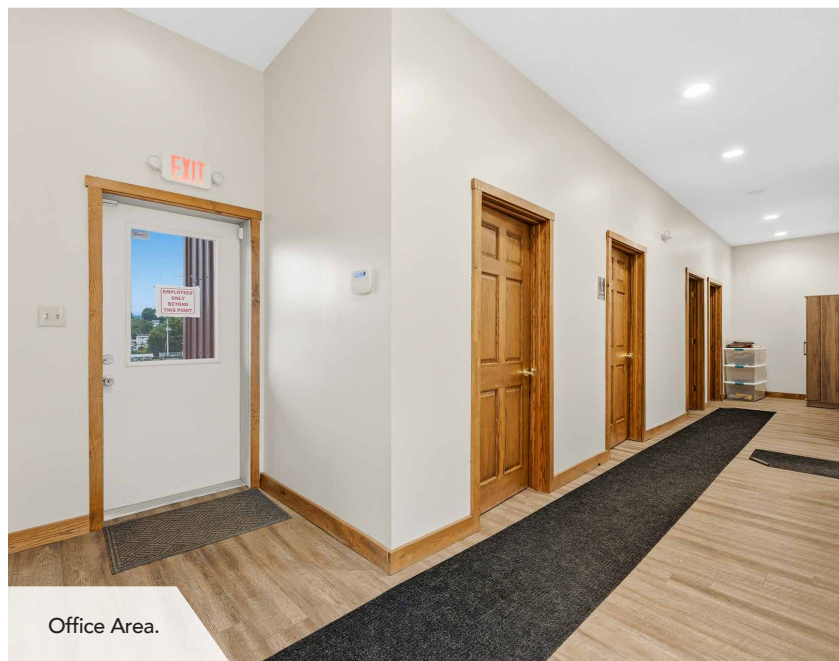


Restroom.

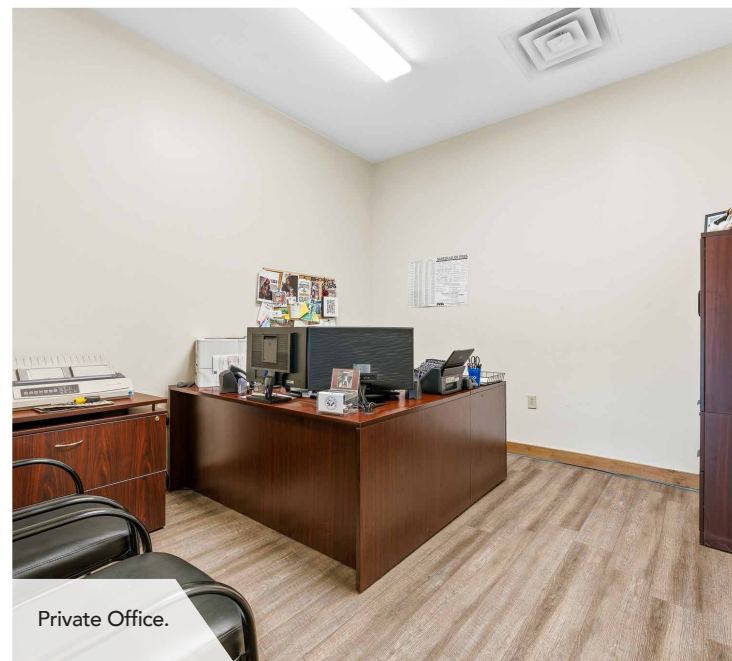
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Office Area.

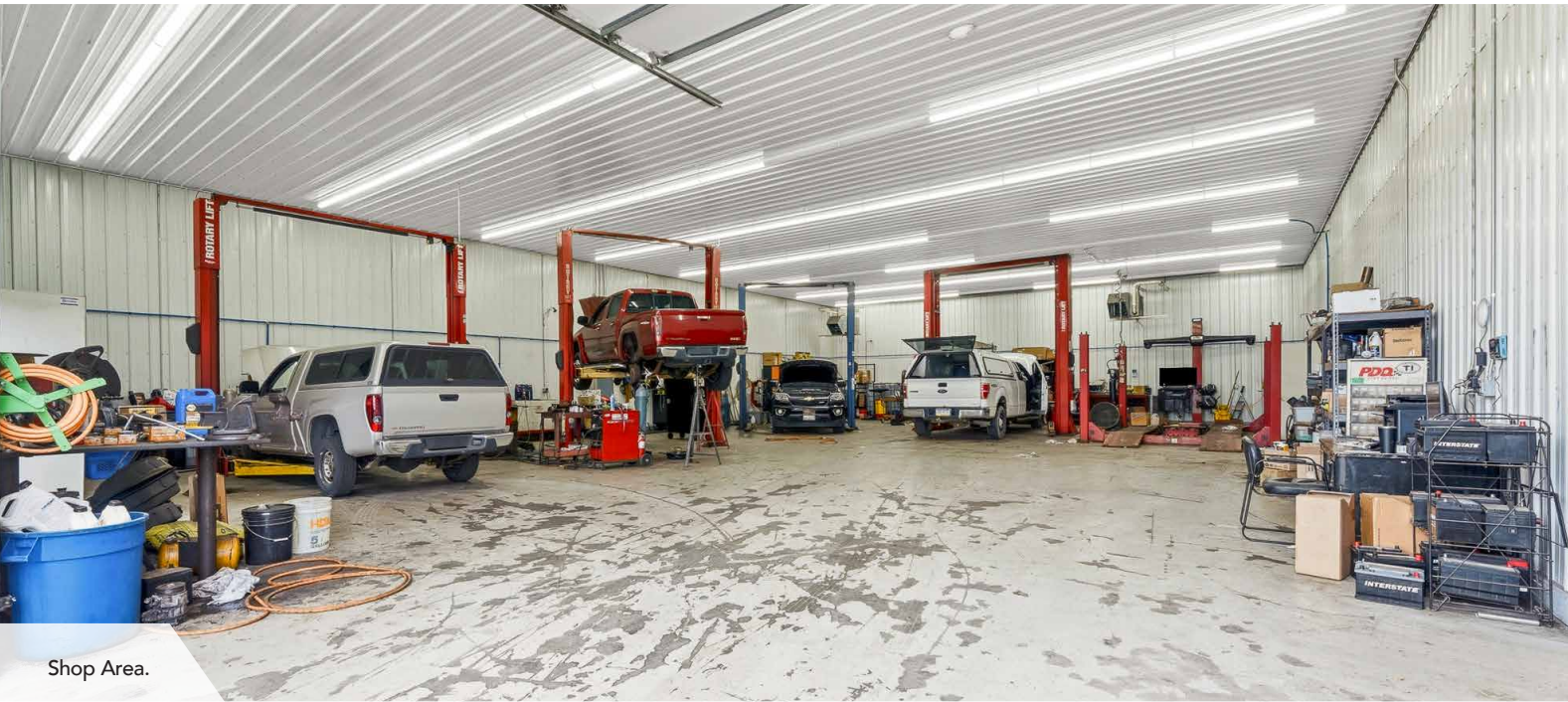


Office Area.

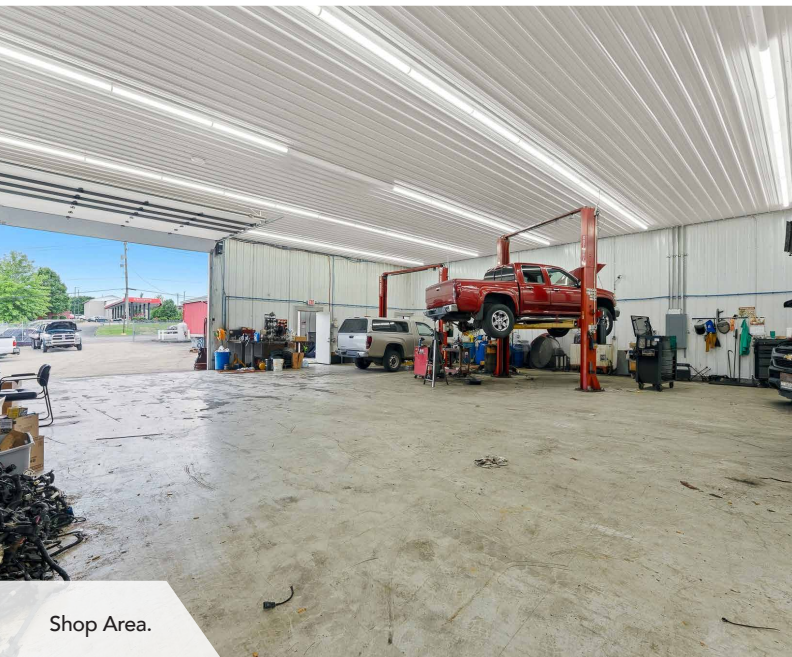


Private Office.

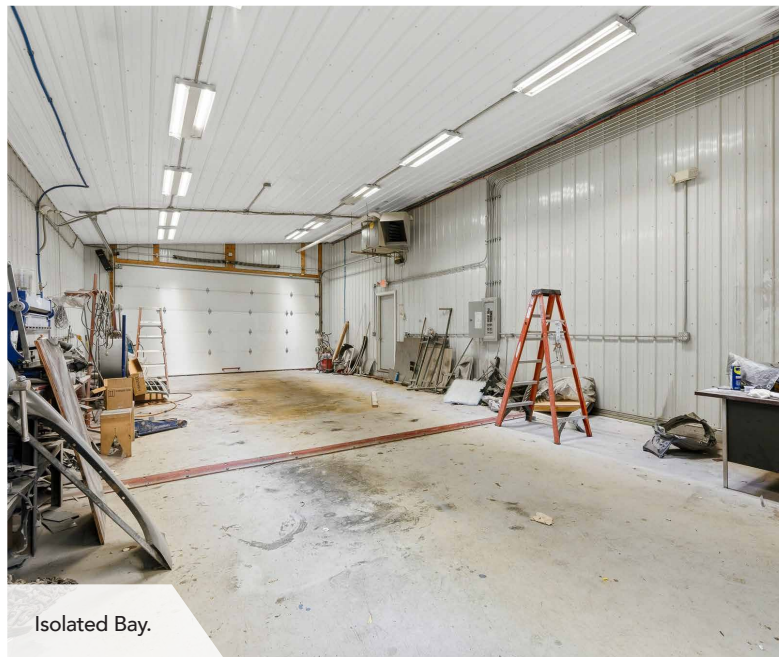
# INTERIOR PHOTOS



Shop Area.



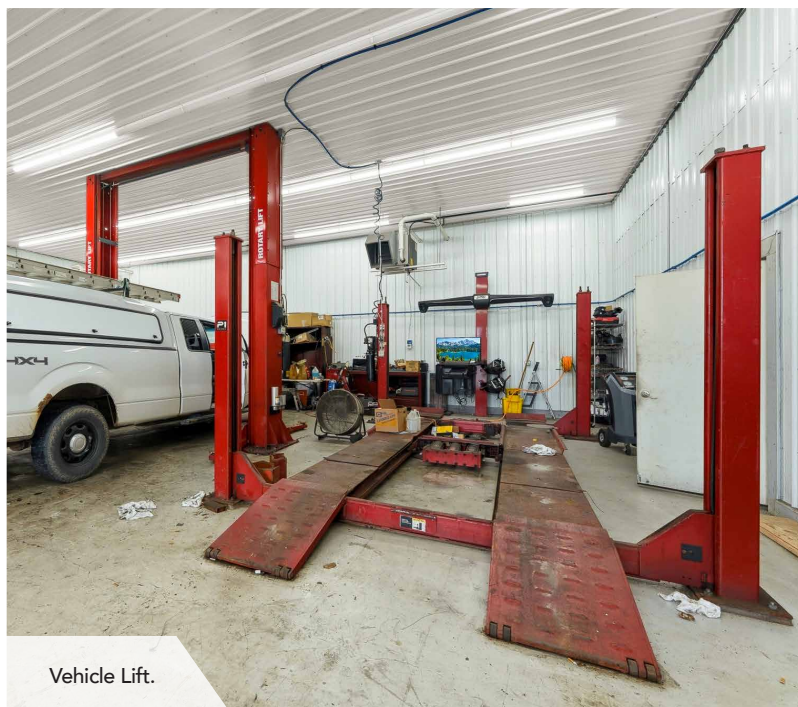
Shop Area.



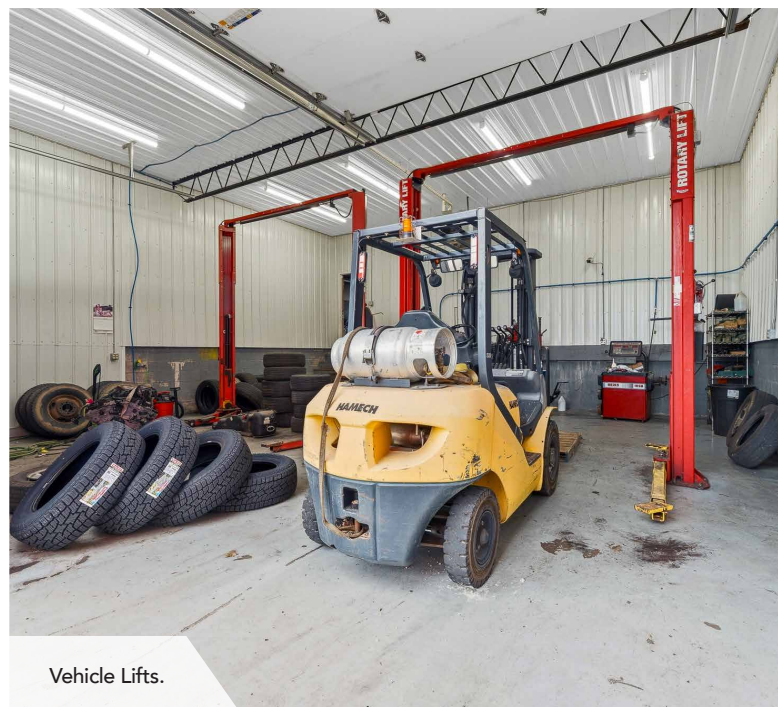
Isolated Bay.

# FOR SALE

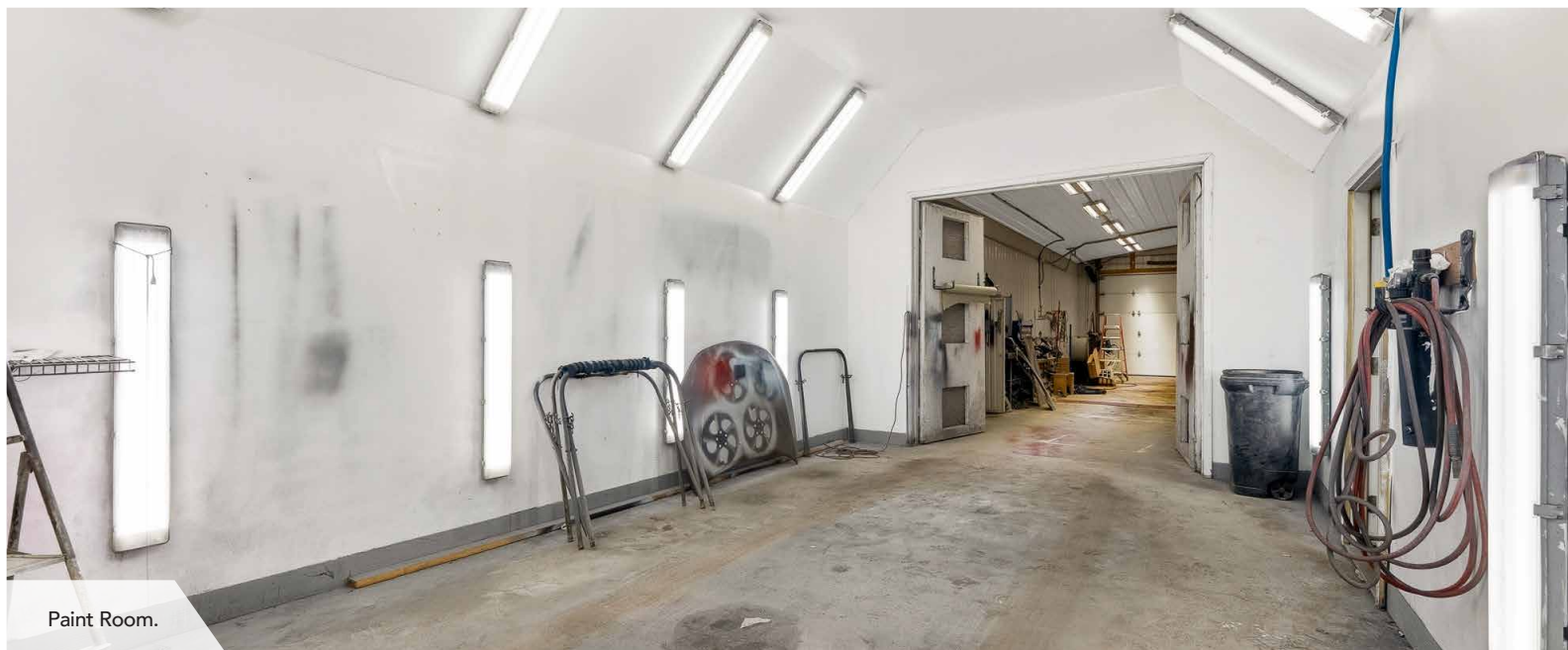
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Vehicle Lift.



Vehicle Lifts.

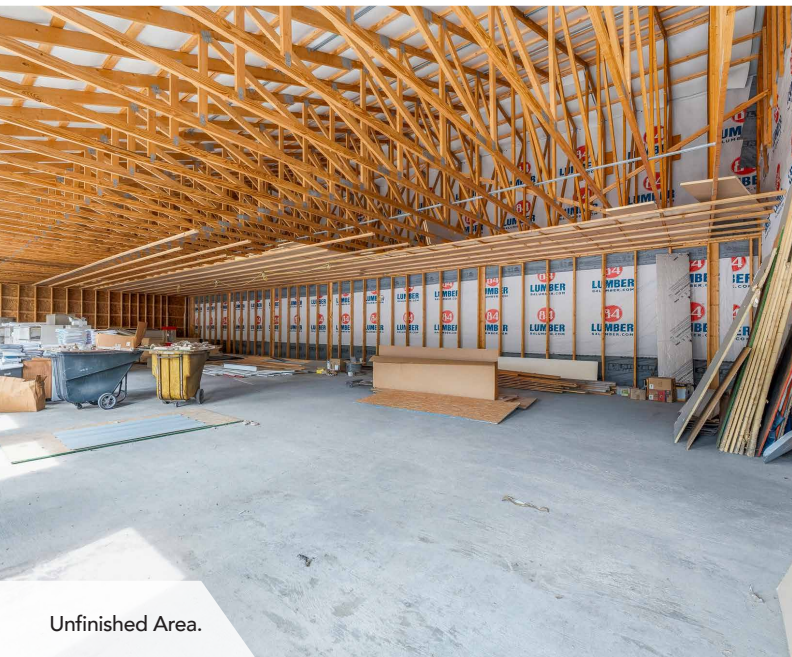


Paint Room.

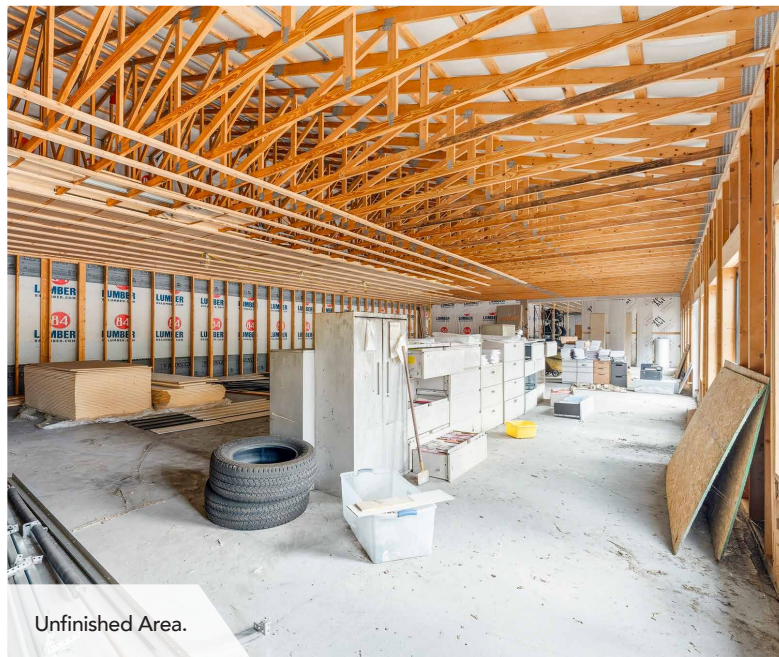
# INTERIOR PHOTOS



Unfinished Area.



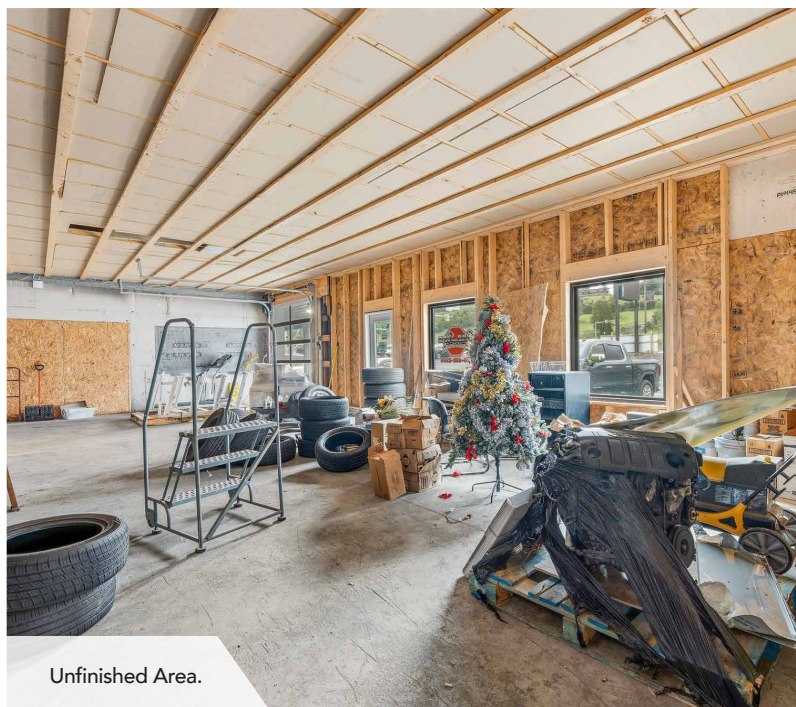
Unfinished Area.



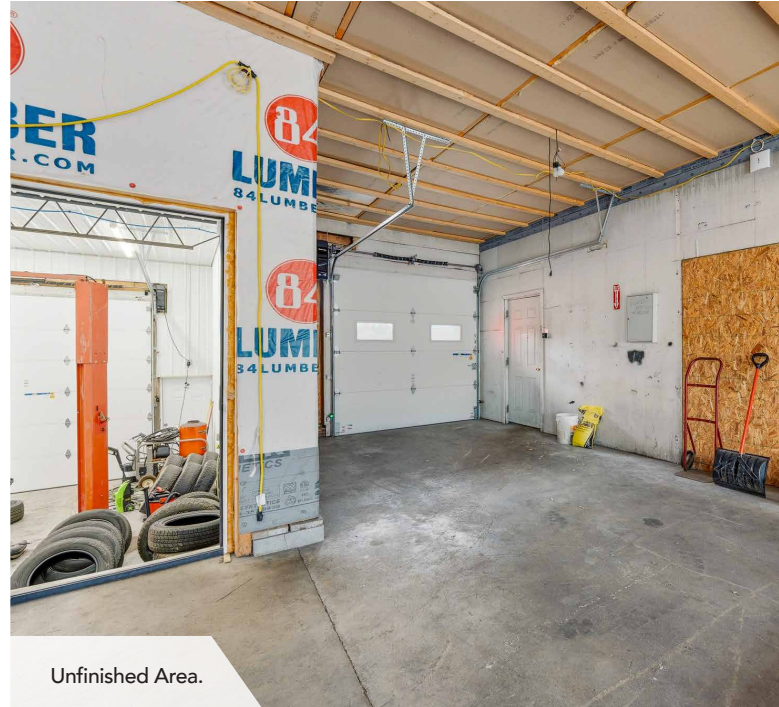
Unfinished Area.

# FOR SALE

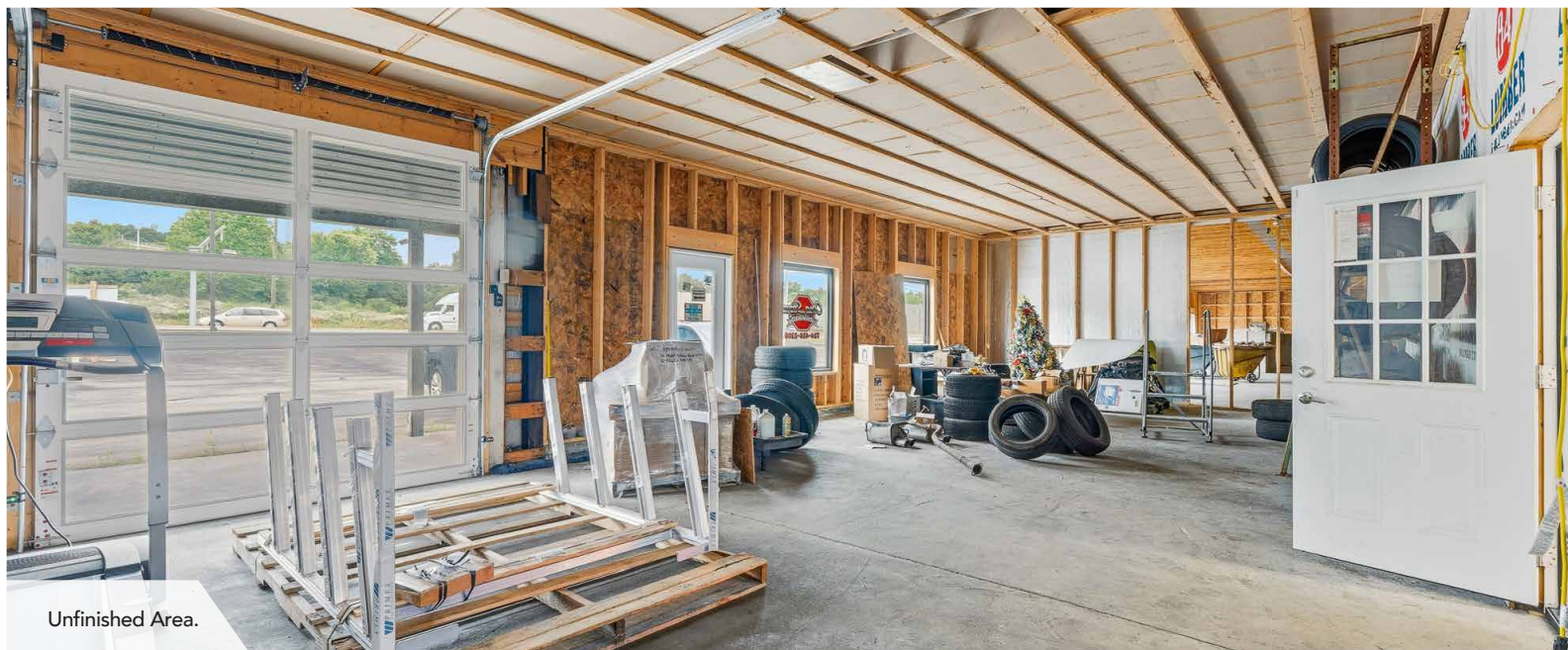
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Unfinished Area.



Unfinished Area.



Unfinished Area.

# EXTERIOR PHOTOS



Front of the Building.



Main Front Entrance.



Back of the Building, Fenced Area.

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Back fo the Building.



Fenced Area.

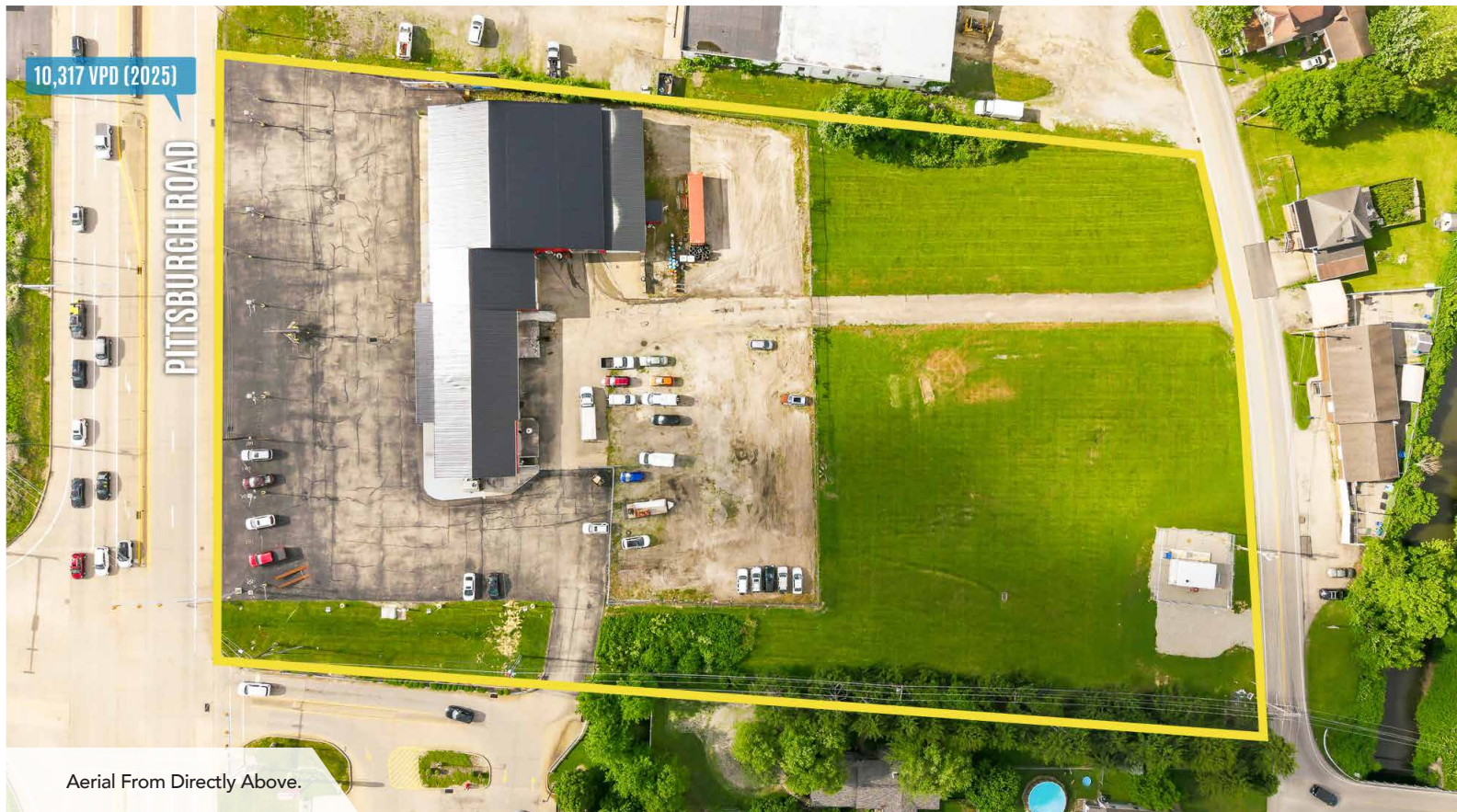
# AERIAL PHOTOS



# FOR SALE

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Aerial From Directly Above.



Aerial Facing Northwest.



Aerial Facing Northeast.

# AERIAL PHOTOS



**600 PITTSBURGH ROAD**

**SHEETZ**

**10,317 VPD (2025)**

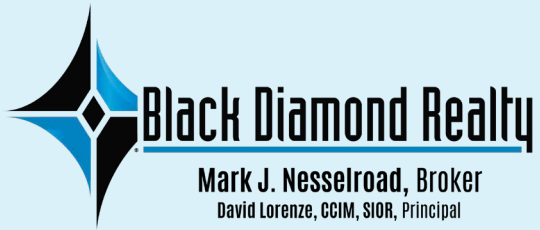
Aerial Facing Southeast.

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Aerial Facing Southwest.



# CONTACT

## BLACK DIAMOND REALTY

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