



365, 369, 371 S. MOUNT VERNON AVE
UNIONTOWN, PA 15401

RETAIL INVESTMENT

UNIONTOWN MALL

LOWE'S

GABE'S

40

119

UNIONTOWN HOSPITAL

UNIONTOWN

40

119

UNION AREA YMCA

DOLLAR GENERAL

365, 369, 371 S. MOUNT VERNON AVE



TABLE OF CONTENTS

Investment Overview

Introduction of the property including building specifications, utilities, zoning, parcel map, location and amenities.

02

Tenant Locations / Interior Photos

Interior photos of each tenants space.

04

Exterior Photos

Exterior photos of the property.

08

Location Overview

Google Earth image of the property and its proximity to Weston.

10

Demographics/ Key Facts

Demographics and key facts pertaining to the property within a three, five and ten mile radius.

12

Aerial Photos

Aerial photos of the property from various heights and angles.

14

INVESTMENT OVERVIEW

365, 369, 371 S. MOUNT VERNON AVE

UNIONTOWN, PA 15401

SALE PRICE / \$350,000

GROSS BUILDING SIZE / 5,544 (+/-) SQ FT

NUMBER OF TENANTS / 3

GROSS LOT SIZE / 0.3 (+/-) ACRE

ZONING / GENERAL BUSINESS

PERCENTAGE LEASED / 100%

Black Diamond Realty is pleased to present 365, 369, and 371 S. Mount Vernon Avenue in Uniontown, PA, an outstanding retail investment opportunity featuring three attached buildings with three established tenants in place.

This fully leased, income-producing asset offers investors immediate cash flow and the stability of diversified tenancy, making it an attractive addition to any investment portfolio. The laundromat (all FF&E) and business are being sold as part of this sale. It is currently owner run and owned and is a turn key operation. The configuration of three separate storefronts within one connected structure provides strong tenant retention potential while minimizing vacancy risk through multiple revenue streams.



40 119



INVESTMENT HIGHLIGHTS

Strategically located within approximately two miles of Route 40/119, the property benefits from excellent accessibility, strong daily traffic counts (8,456 VPD, 2025), and convenient connectivity to Uniontown’s primary commercial and medical corridors.

Its close proximity to downtown Uniontown places the asset near the city’s central business district, while nearby access to major employers and destinations such as Uniontown Hospital and Uniontown Mall further strengthens the property’s long-term investment appeal. Surrounding shopping centers, plazas, and established retail users contribute to consistent consumer activity and support continued tenant success.

INGRESS / EGRESS / PARKING

The property offers convenient direct access to a parking area located immediately in front of the building, providing easy entry for both tenants and customers. The shared parking area can accommodate approximately 14 vehicles among the tenants.

UTILITIES

All public utilities are available to the site.

UTILITY	PROVIDER
Electric	West Penn
Natural Gas	Columbia Gas
Water	Pennsylvania American Water
Sewer	City of Uniontown
Trash	City of Uniontown
Cable/Internet	Breezeline, Verizon, Hughes Net & Others

LEGAL DESCRIPTION / ZONING / PARCEL MAP (WESTON ONLY)

- Inside City Limits of Uniontown
- Parcel 16, Tax Map 16, South Union District, Fayette County
- Deed Book RB3258-6
- Zoned General Business





Tenant Locations.

NO PARKING

NO PARKING

NO PARKING





Dance Studio - Exterior.



Dance Studio - Interior.



Dance Studio - Interior.



Dance Studio - Interior.



Laundromat - Exterior.



Laundromat - Interior.



Laundromat - Interior.



Laundromat - Interior.





Laundromat - Interior.



Laundromat - Interior.



Laundromat - Interior.



Laundromat - Interior.



Fay-West Glass Company - Exterior.



Fay-West Glass Company - Interior Office.



Fay-West Glass Company - Interior Office.



Fay-West Glass Company - Interior Office.





Fay-West Glass Company - Interior.



Fay-West Glass Company - Interior Shop.



Fay-West Glass Company - Interior Shop.



Fay-West Glass Company - Interior Shop.

LOCATION OVERVIEW

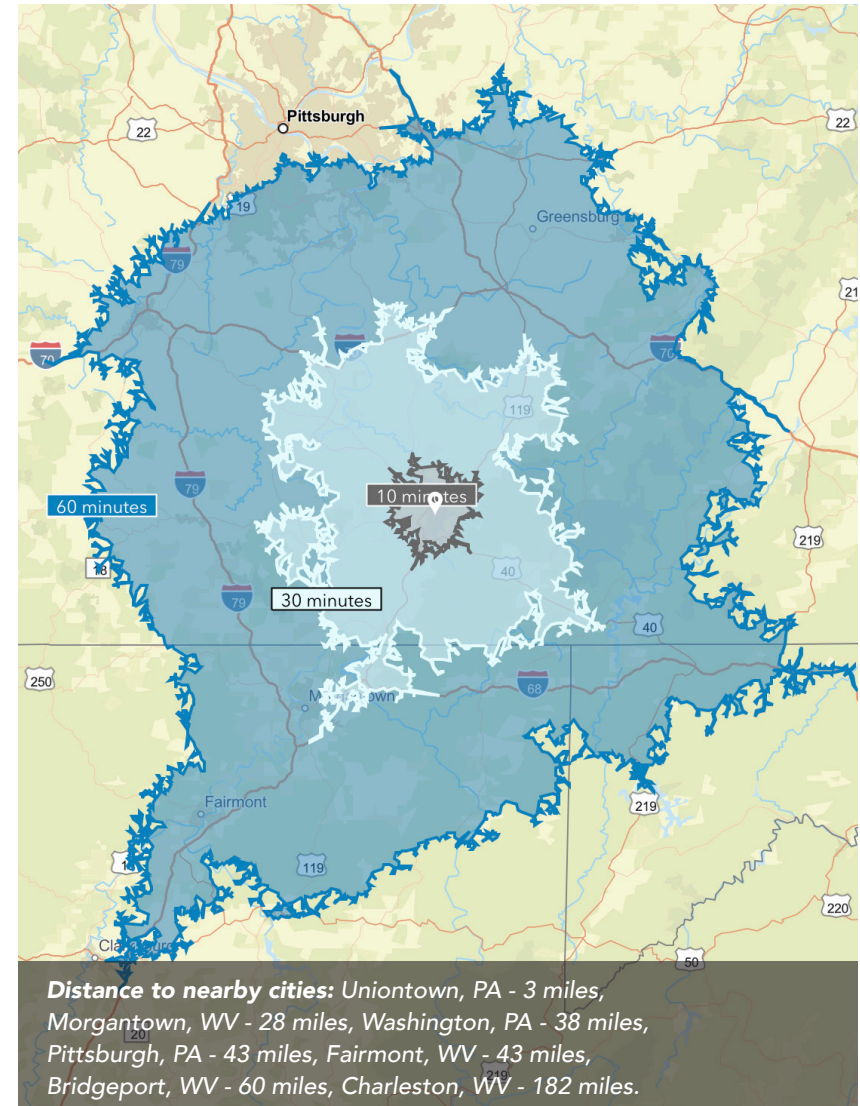
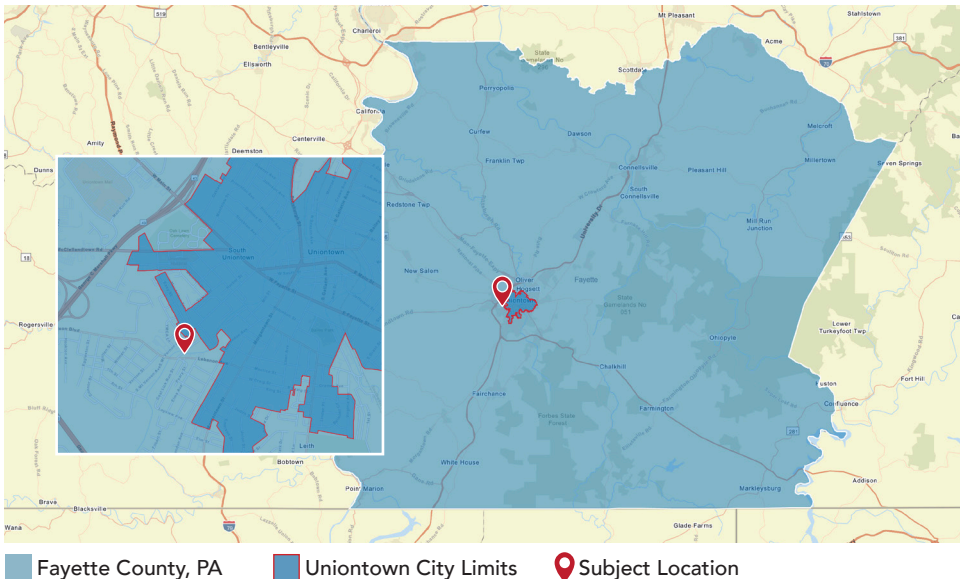
LOCATION GROWTH / STATS

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 south-east 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.





The Google Earth aerial above highlights several of the most popular surrounding locations. The subject property 365, 369, 371 S. Vernon Ave has been referenced with a yellow star.

- 1 Dollar General
- 2 Uniontown Area YMCA
- 3 Uniontown Hospital- WVU Medicine
- 4 Oak Park
- 5 Allegheny Podiatry Management, Uniontown Health Center, SWGI Specialists, Oliverio Ear, Throat & Nose, Pish Medical Associates
- 6 Cherry Tree Nursing Center
- 7 Pizza Hut, Advance Auto Parts
- 8 Taco Bell
- 9 Harbor Freight Tools
- 10 Speedway Gas Station
- 11 Gabe's, MedExpress Urgent Care
- 12 Quality Inn & Suites, Dollar General
- 13 Monro Auto Service & Tire Centers
- 14 McDonald's
- 15 Staples
- 16 Lowe's
- 17 Timeless Furniture
- 18 Panera Bread
- 19 Wendy's
- 20 Michael's, T.J. Maxx, The Home Depot, Penske Truck Rental, Five Below
- 21 Uniontown Mall
- 22 Goodwill
- 23 Red Lobster, Olive Garden, Eat'in Park, Dairy Queen, Community Bank, Aspen Dental, McDonald's
- 24 Sheetz
- 25 Aldi, Hampton Inn, Texas Roadhouse
- 26 Chli's, Comfort Suites, Fayette County Heath Center, Super 8
- 27 Ford of Uniontown, Tri-Star Motors
- 28 Hobby Lobby, Dick's Sporting Goods
- 29 Walmart Supercenter
- 30 IHOP, Arby's, Applebee's, Hilton Garden Inn, Holiday inn Express, Fayette County Children's Services, Sonic, PC Bank

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



26,888

Total Population



1,436

Businesses



31,186

Daytime Population



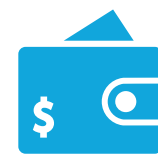
\$169,300

Median Home Value



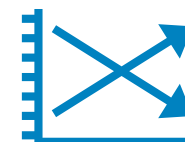
\$31,881

Per Capita Income



\$50,887

Median Household Income



-0.6%

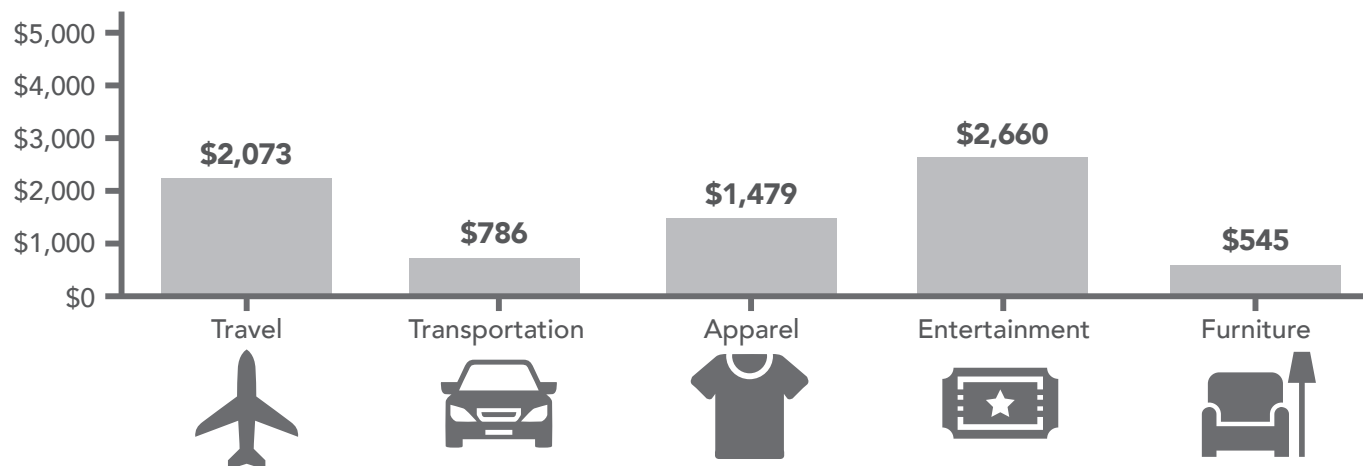
2025-2030 Pop Growth Rate



13,681

Housing Units (2020)

KEY SPENDING FACTS



5 MILE RADIUS



36,427

Total Population



1,736

Businesses



39,519

Daytime Population



\$172,618

Median Home Value



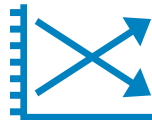
\$31,875

Per Capita Income



\$53,645

Median Household Income



-0.7%

2025-2030 Pop Growth Rate



18,332

Housing Units (2020)

10 MILE RADIUS



67,135

Total Population



2,477

Businesses



63,042

Daytime Population



\$171,308

Median Home Value



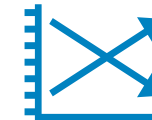
\$31,725

Per Capita Income



\$55,811

Median Household Income



-0.7%

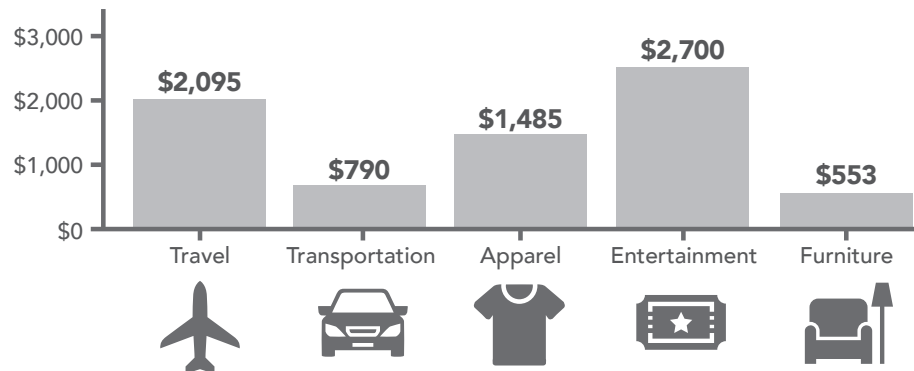
2025-2030 Pop Growth Rate



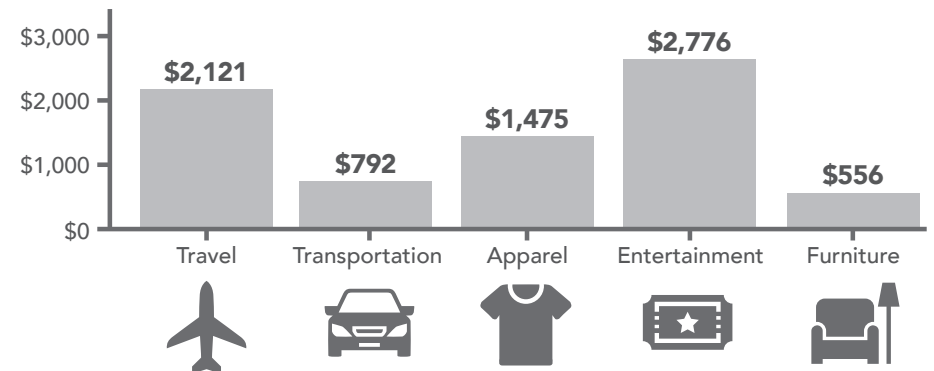
33,702

Housing Units (2020)

KEY SPENDING FACTS



KEY SPENDING FACTS





Aerial of the Property Facing South.



Aerial of the Property Facing Southeast.



Aerial of the Property Facing Southeast.



Aerial of the Property Facing East.





UNIONTOWN HOSPITAL

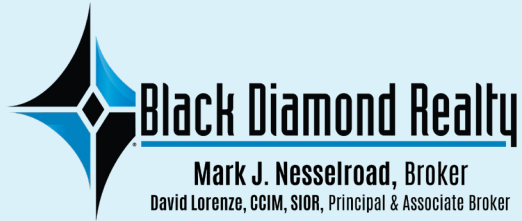
UNIONTOWN

UNION AREA YMCA

DOLLAR GENERAL

365, 369, 371 S. MOUNT VERNON AVE

Aerial of the Property Facing North.



FINANCIAL INFORMATION

Financial information is available upon request and receipt of a signed Confidentiality & Non-Disclosure Agreement.

CONTACT

BLACK DIAMOND REALTY

1399 Stewartstown Road, Suite 150
Morgantown, WV 26505

P. 304.413.4350 F. 304.599.3285

BlackDiamondRealty.net

PRIMARY CONTACTS

Kim Licciardi, CCIM, SIOR

Partner & Business Development Leader / Salesperson

M. 304.685.0891

klicciardi@blackdiamondrealty.net

** All information is believed to be accurate but not guaranteed. More information is available upon request.*