



Black Diamond Realty

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FOR LEASE
OFFICE BUILDING / SPACE
MARKETING FLYER



BUILDING 2

BUILDING 1

1023 PITTSBURGH STREET, BUILDING 1 & 2
UNIONTOWN, PA 15401

UNIONTOWN

ROUTE 119

ROUTE 43

ROUTE 51

1023 PITTSBURGH STREET

BUILDING 2

BUILDING 1

15,853 VPD (2025)



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 BUILDING 2 (UPPER)

 BUILDING 1 (LOWER)



OFFICE BUILDING FOR LEASE

1023 PITTSBURGH STREET UNIONTOWN, PA 15401

RENTAL RATE / \$11.00 / SQ FT / YEAR

LEASE TYPE / NNN

TOTAL SPACE AVAILABLE / 30,000 (+/-) SQ FT

BUILDING 1: 12,000 SQ FT

BUILDING 2: 18,000 SQ FT

PROPERTY TYPE / OFFICE

**PROPERTY HIGHLIGHTS / LARGE PARKING
LOT, TENANT IMPROVEMENT OPPORTUNITY,
PRIVATE OFFICES, SUBDIVIDE OPTIONS,
MULTIPLE BUILDINGS, SIGNAGE
OPPORTUNITIES FOR TENANTS**

Highly Flexible Office / Medical Facility

- Approximately 30,000 (+/-) square feet amongst two single-story buildings designed for office, medical, or institutional users.
- 12,000 (+/-) square feet via Building 1 (lower building), and 18,000 (+/-) square feet via Building 2 (upper building).
- Minimum divisible is 6,000 (+/-) square feet via rear suite of Building 2.
- Multi-suite layout allows for single-tenant or multi-tenant occupancy.

Efficient Layout with Dual Access & Clinical Infrastructure

- Buildings feature large offices, open space, cubicle areas, en-suite restrooms, break rooms, and full men's and women's bathrooms, with multiple access points.

Move-In Ready with Customization Potential

- Quality finishes including carpet, laminate, tile, and concrete flooring, with drop ceilings and fluorescent lighting throughout.
- Landlord willing to provide build-out or tenant improvement allowance to accommodate tenant-specific requirements.

FOR LEASE

OFFICE BUILDINGS - LOCATED 1 MILE FROM ROUTE 119

1023 PITTSBURGH STREET · UNIONTOWN, PA 15401 · 6,000 - 30,000 (+/-) SQ FT · MULTIPLE BUILDINGS

PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

- Concrete block construction on a concrete slab foundation
- Painted brick veneer exterior with durable metal roof
- Aluminum-framed, single-hung windows
- Fully sprinklered building with smoke detection throughout
- Interior finishes include wall-to-wall carpeting, quarry tile, and vinyl sheet flooring
- Drywall walls with a combination of drywall and drop ceilings
- Mix of LED, incandescent, and fluorescent lighting throughout the building
- Landlord willing to build-out or provide tenant improvement allowance to accommodate tenant-specific requirements
- Landlord willing to subdivide space

INGRESS / EGRESS / PARKING DIRECTIONS

The property fronts Pittsburgh Street (Route 51) which is a four lane roadway and is situated 1 mile from Route 119, and 1.7 miles to Route 43. Downtown Uniontown is located only 3.4 miles south of the subject location. Ingress and egress onto the property can be achieved by turning west off of Pittsburgh Street via one entrance. This entrance offers access to a private paved parking lot with 84 (+/-) lined parking spaces which are shared between both buildings and tenants. Parking is available along the front of both buildings. The back building (18,000 square feet) can also be accessed via the back of the building.

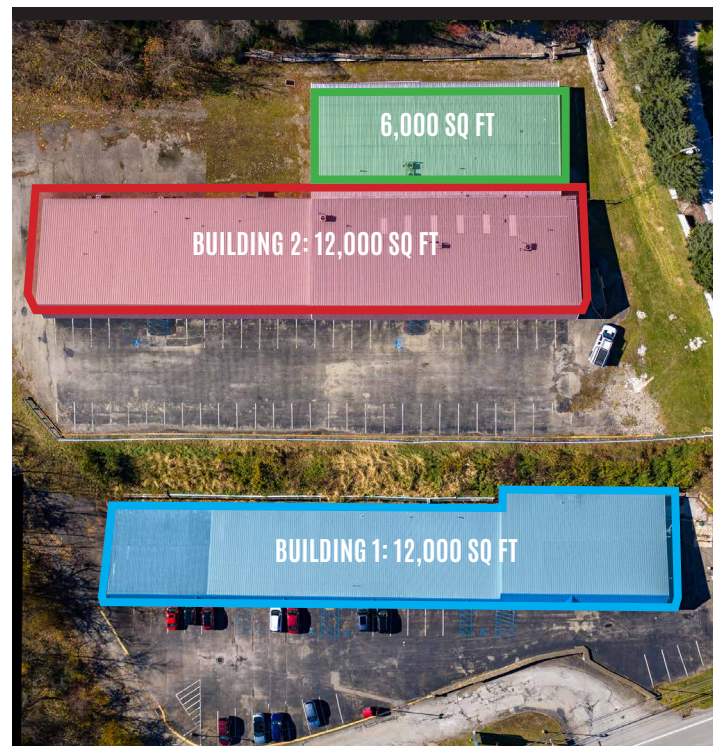
LEGAL DESCRIPTION

- Outside city limits
 - Parcel 139, Tax Map 6, North Union Township
 - Deed Book 1229, Page 27
- Zoning: Commercial

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	Noble
Cable/Internet	Atlantic Broadband



See full floor plans on Page 8 and Page 12.

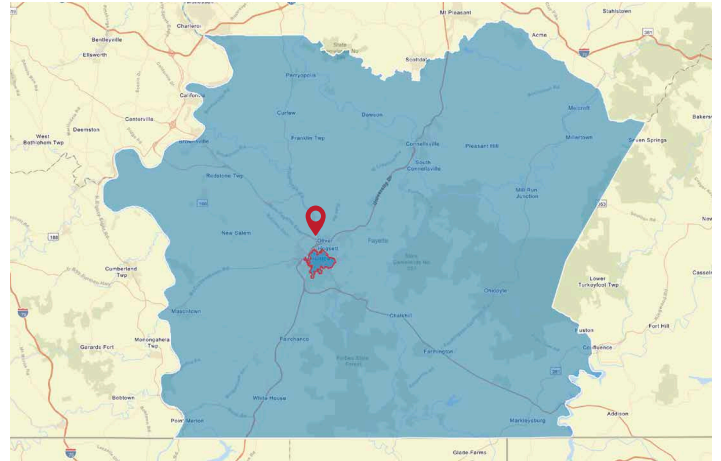
LOCATION ANALYSIS

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.

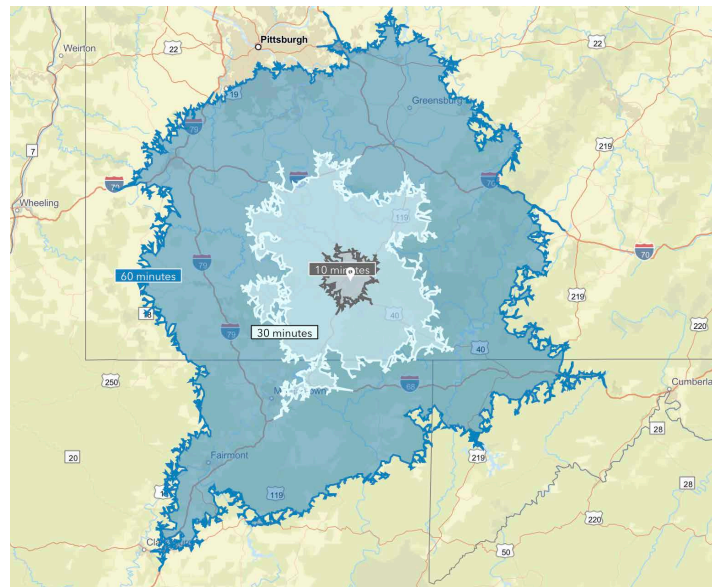
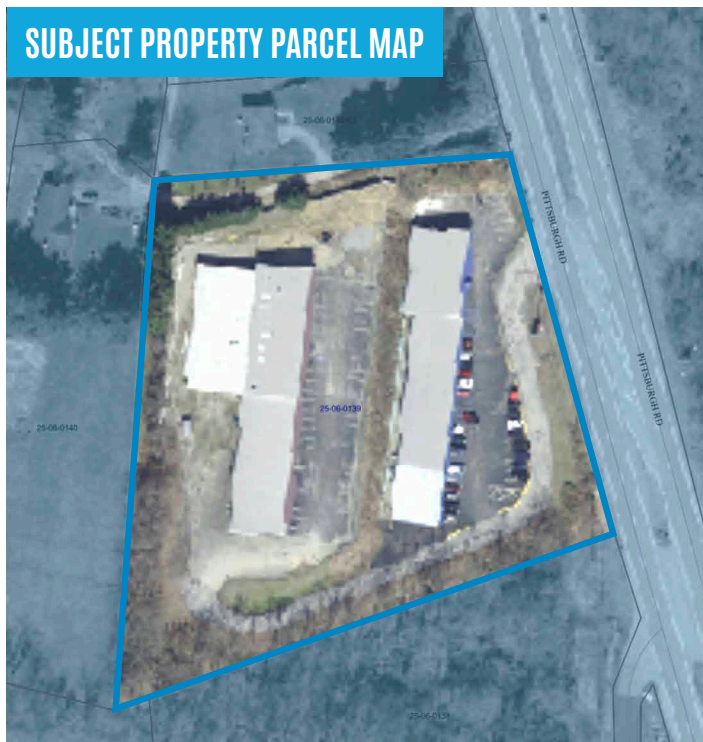
Fayette County has a total population of 124,710 and a median household income of \$54,651. Total number of businesses is 4,025.

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



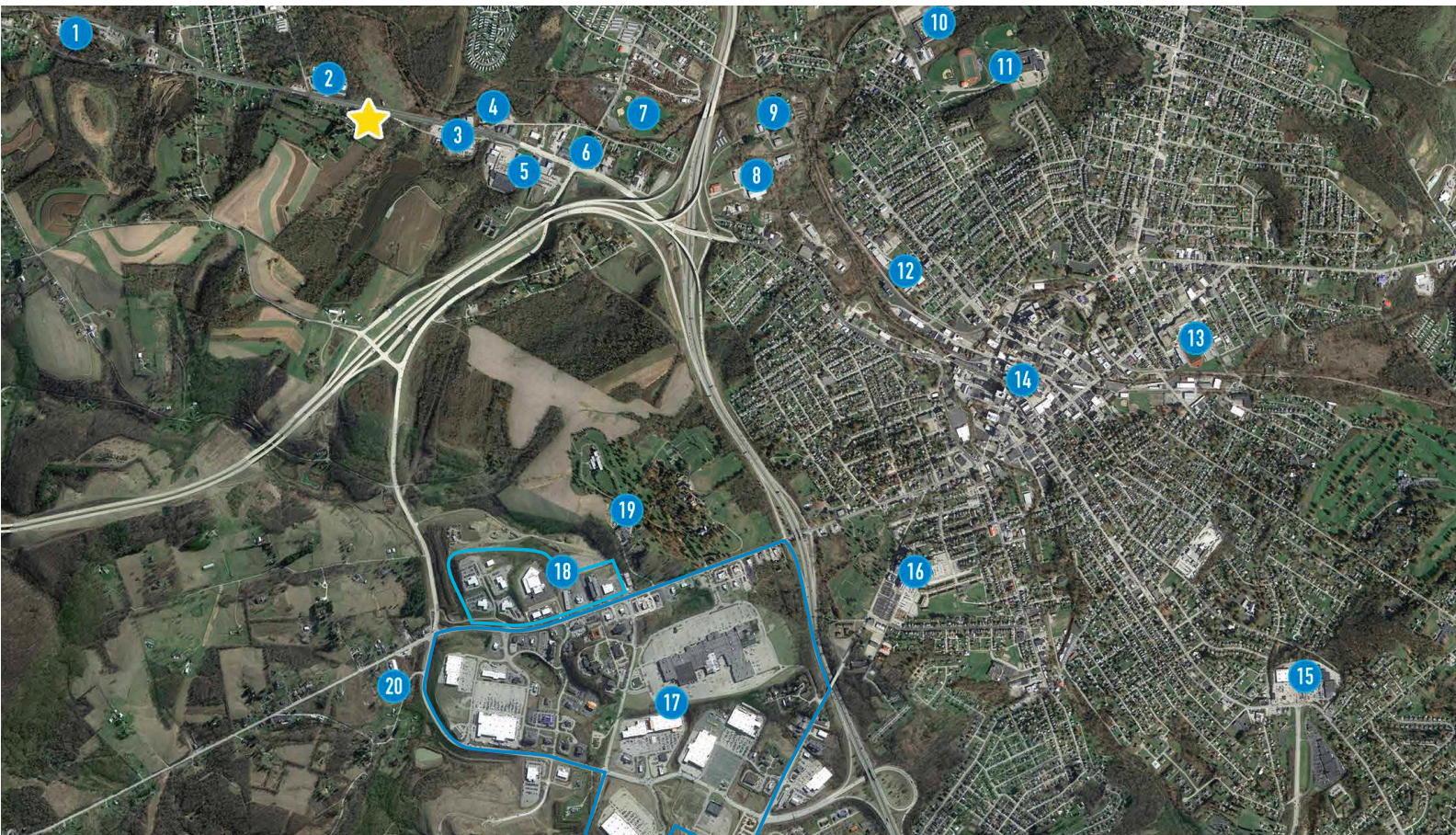
Distance to nearby cities: Uniontown, PA - 3 miles, Morgantown, WV - 28 miles, Washington, PA - 38 miles, Pittsburgh, PA - 43 miles, Fairmont, WV - 43 miles, Bridgeport, WV - 60 miles, Charleston, WV - 182 miles.

FOR LEASE

OFFICE BUILDINGS - LOCATED 1 MILE FROM ROUTE 119

1023 PITTSBURGH STREET · UNIONTOWN, PA 15401 · 6,000 - 30,000 (+/-) SQ FT · MULTIPLE BUILDINGS

GOOGLE AERIAL



The aerial photo above highlights several of the most popular surrounding locations. The subject property, 1023 Pittsburgh Street 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

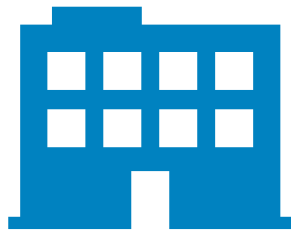
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



20,652

Total Population



1,311

Businesses



27,608

Daytime Population



\$150,996

Median Home Value



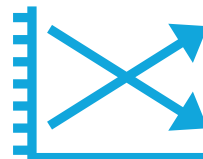
\$28,179

Per Capita Income



\$46,442

Median Household Income



-0.7%

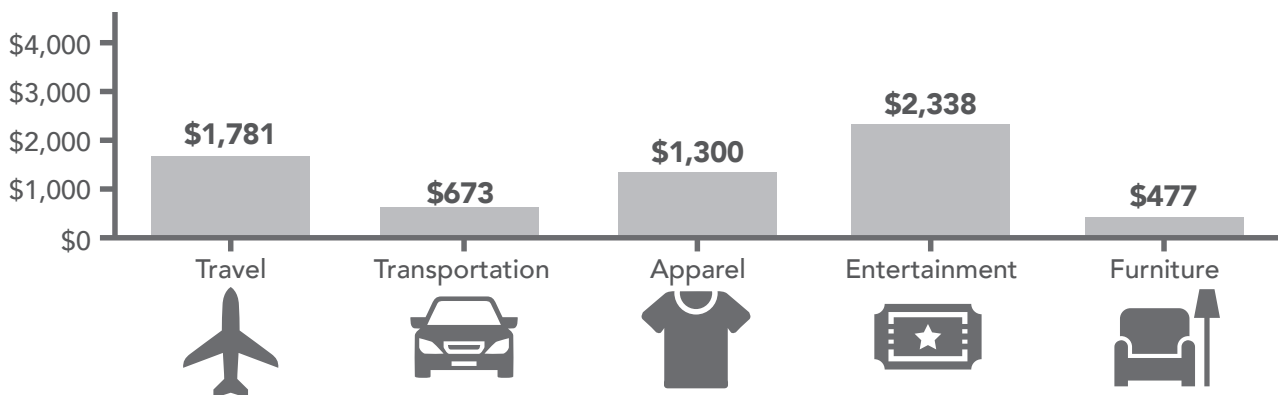
2025-2030 Pop Growth Rate



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%

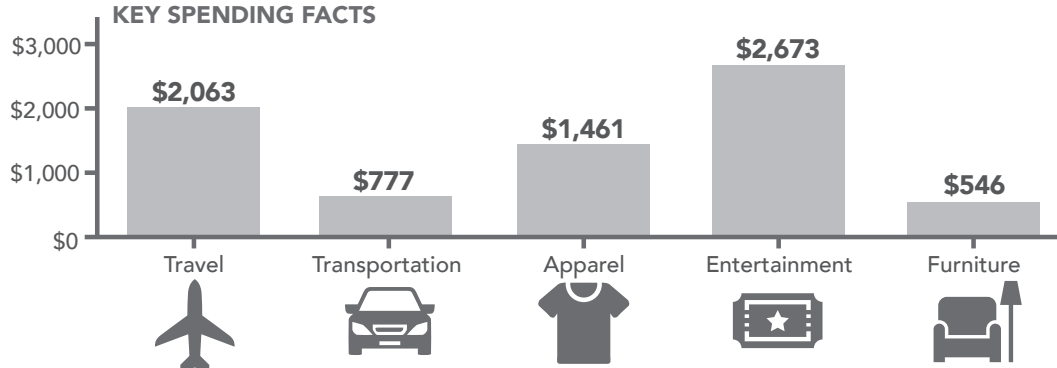
2025-2030 Pop Growth Rate



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%

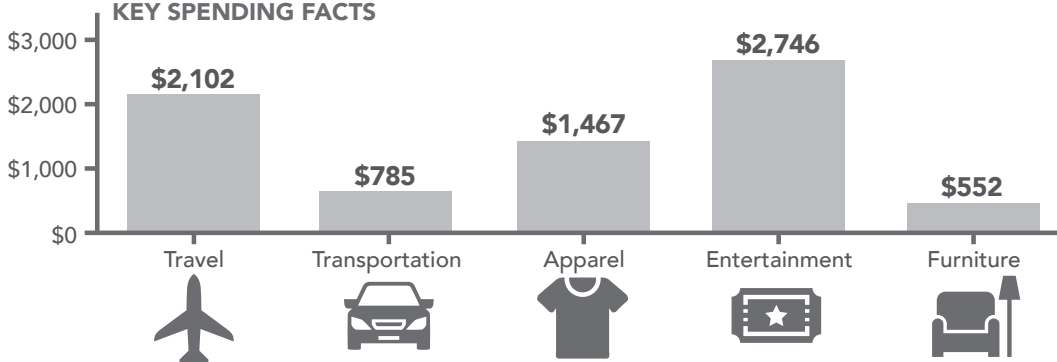
2025-2030 Pop Growth Rate



37,872

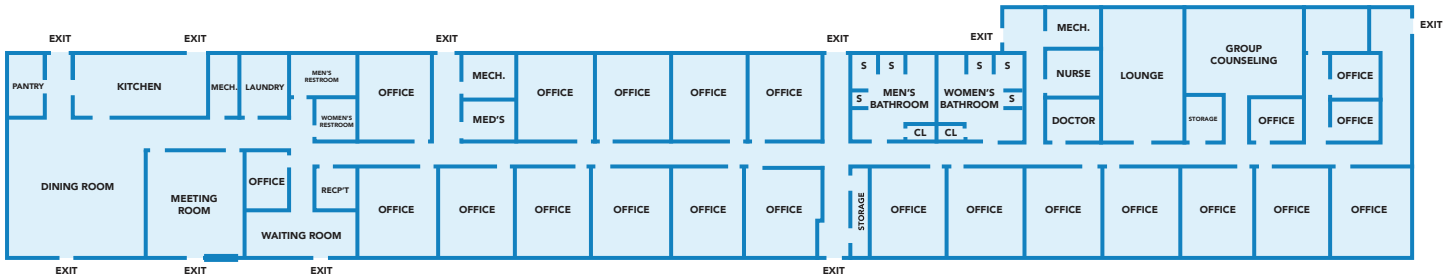
Housing Units (2020)

KEY SPENDING FACTS

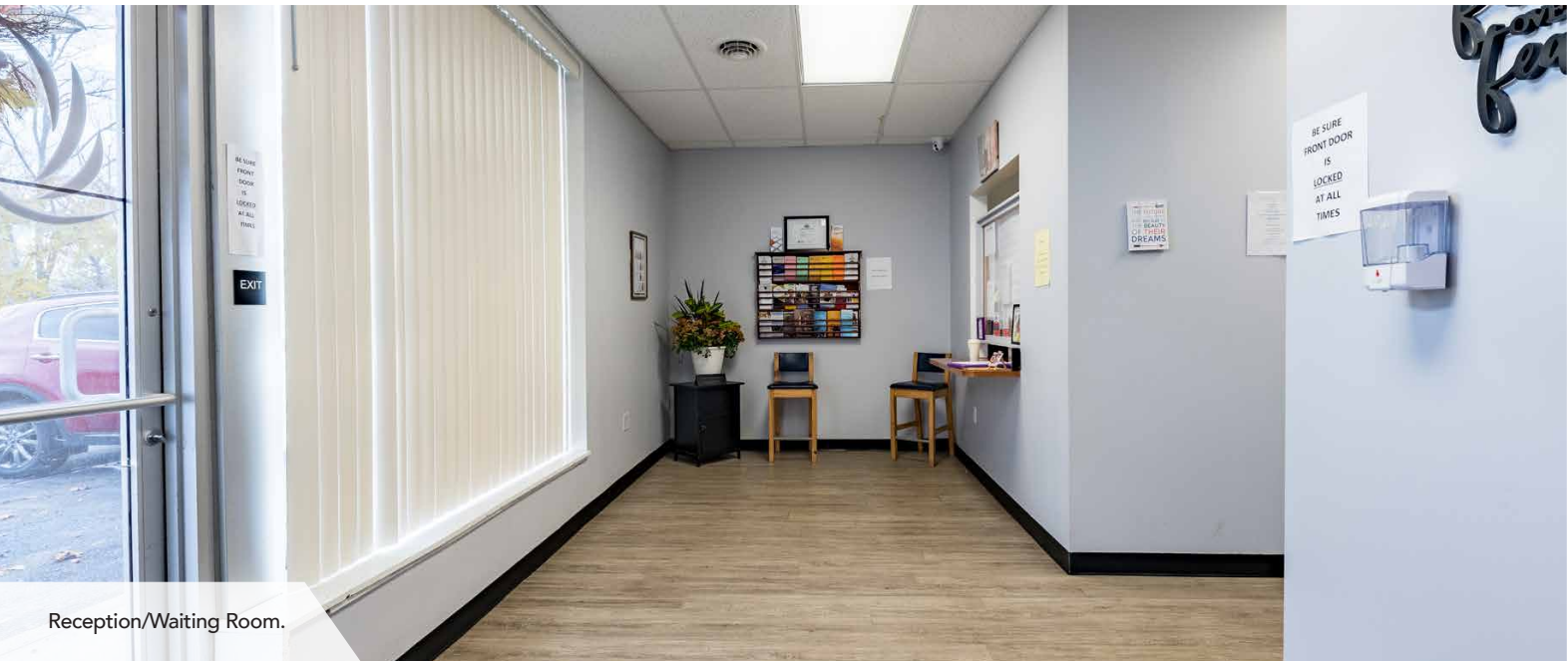


BUILDING 1: FLOOR PLAN

12,000 (+/-) SQUARE FEET



S - SHOWER
CL - CLOSET



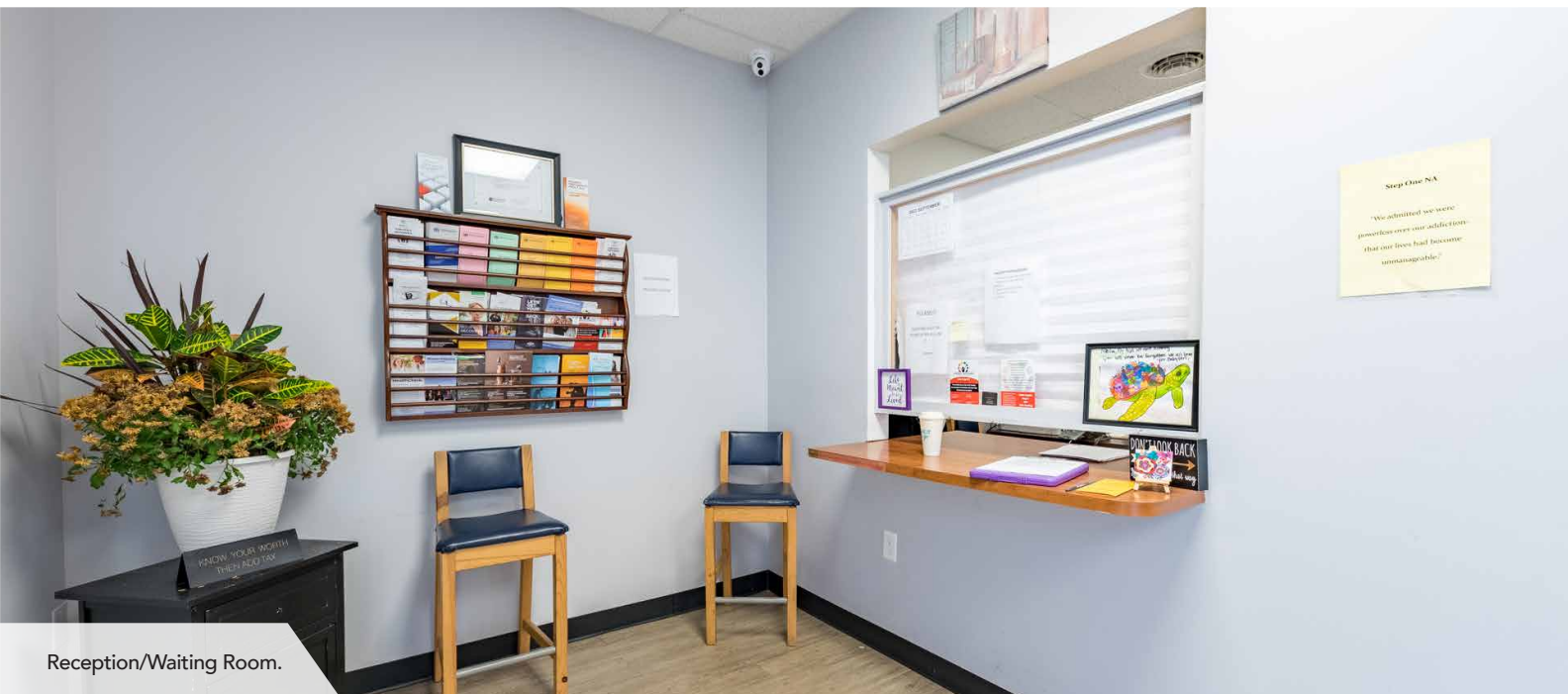
Reception/Waiting Room.

FOR LEASE

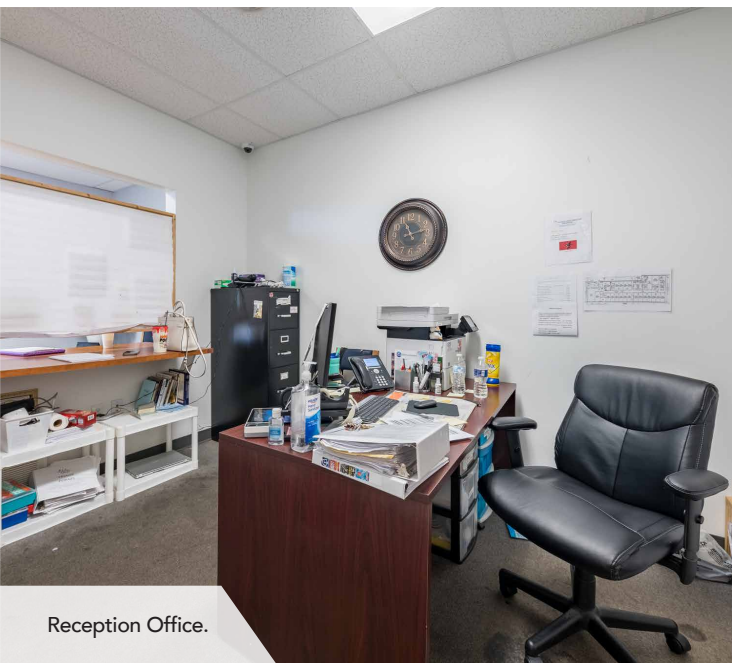
OFFICE BUILDINGS - LOCATED 1 MILE FROM ROUTE 119

1023 PITTSBURGH STREET · UNIONTOWN, PA 15401 · 6,000 - 30,000 (+/-) SQ FT · MULTIPLE BUILDINGS

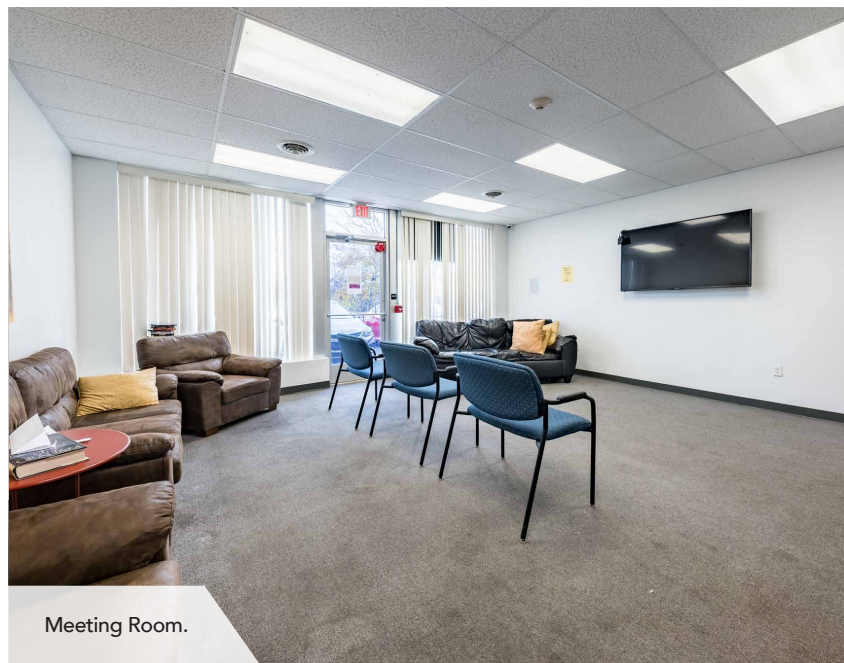
BUILDING 1: INTERIOR PHOTOS



Reception/Waiting Room.

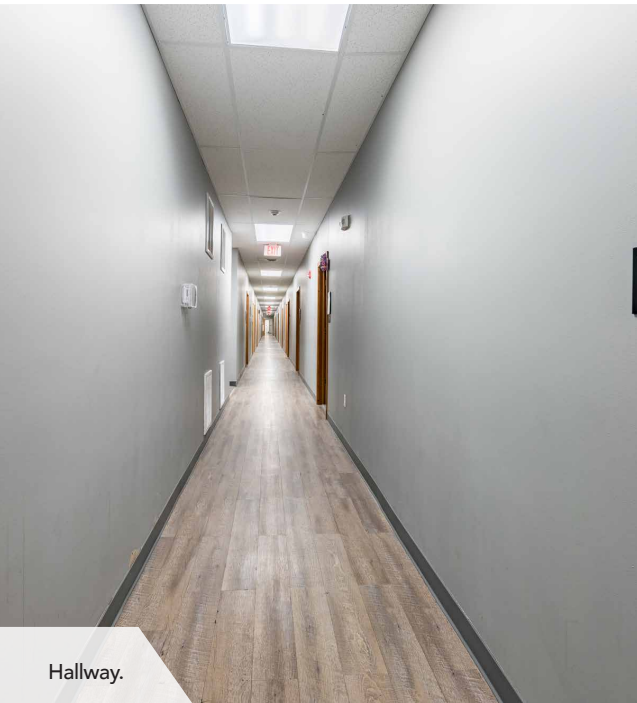


Reception Office.

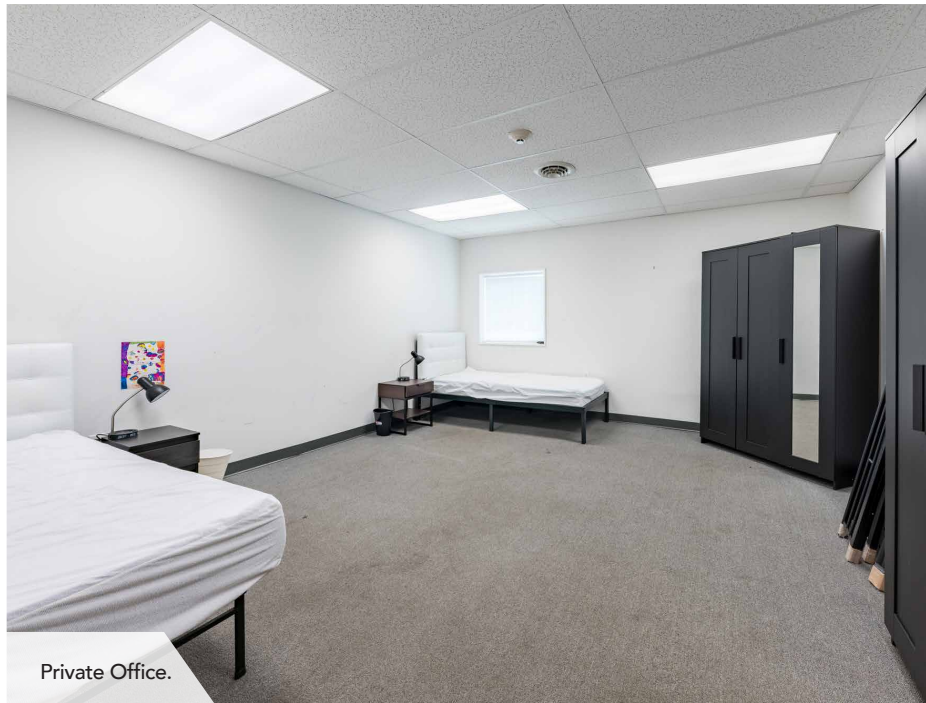


Meeting Room.

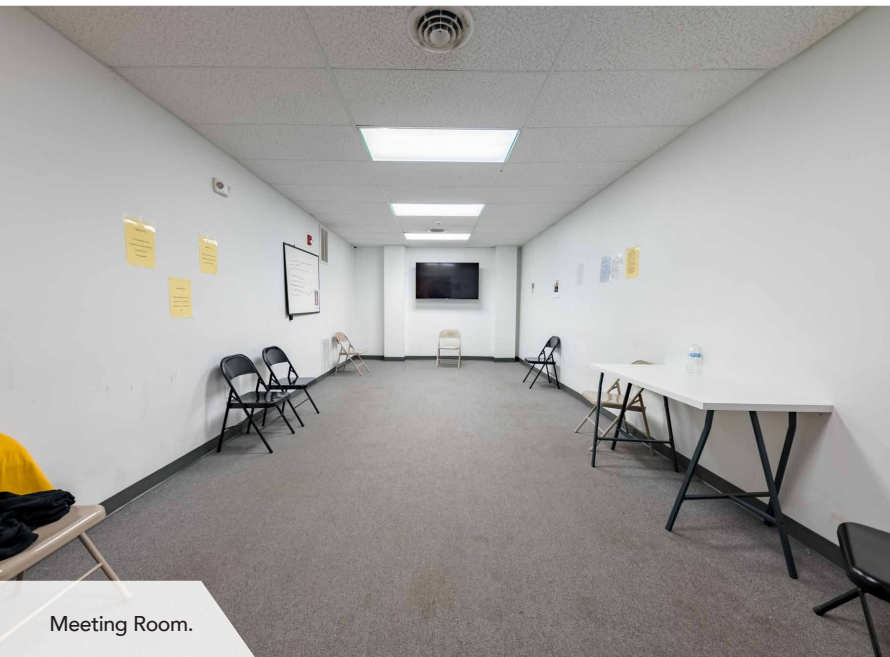
BUILDING 1: INTERIOR PHOTOS



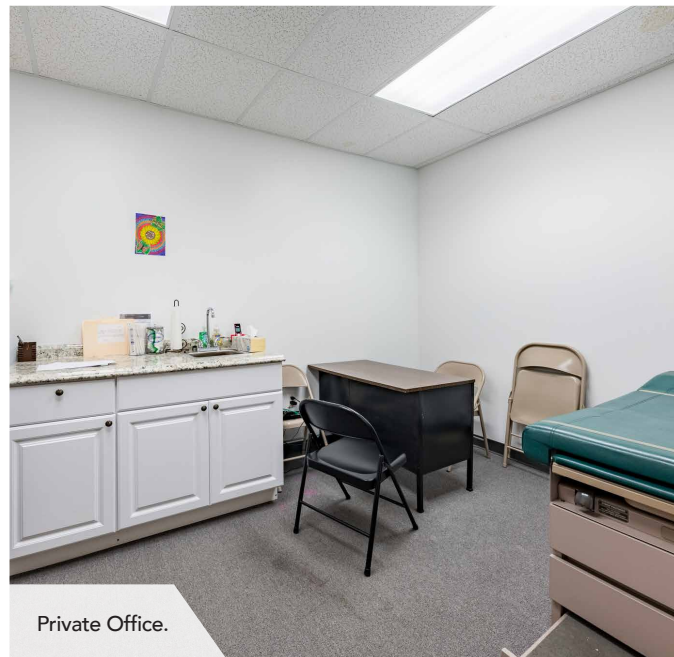
Hallway.



Private Office.



Meeting Room.

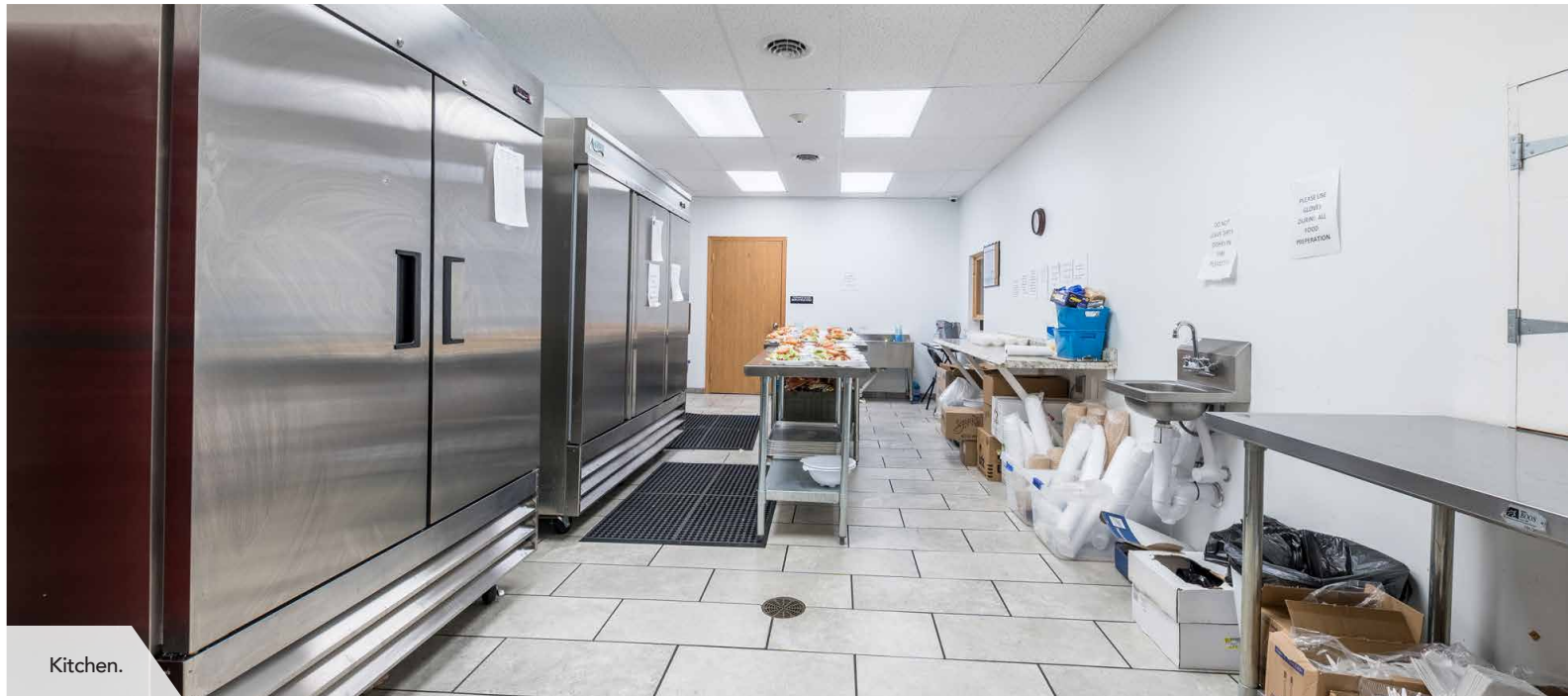


Private Office.

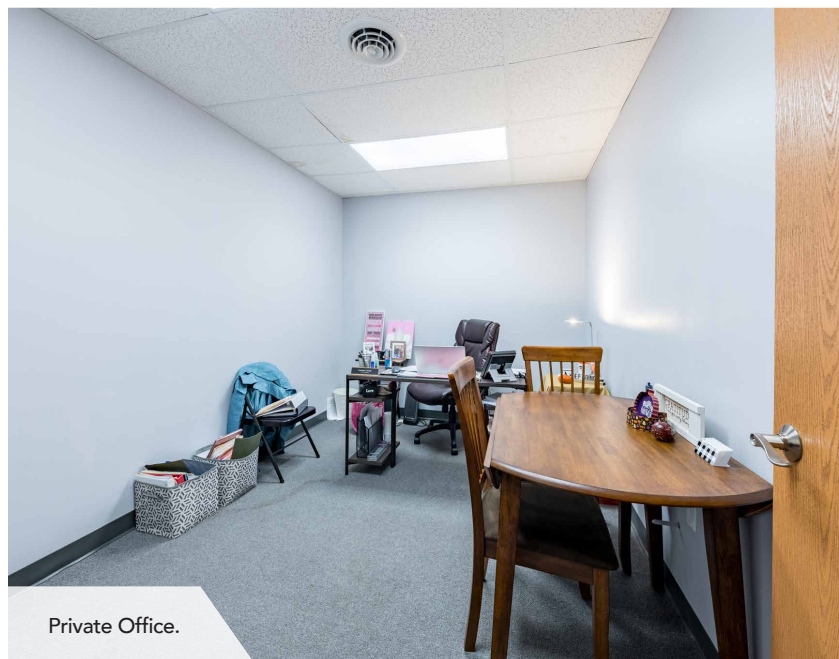
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OFFICE BUILDINGS - LOCATED 1 MILE FROM ROUTE 119

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Kitchen.



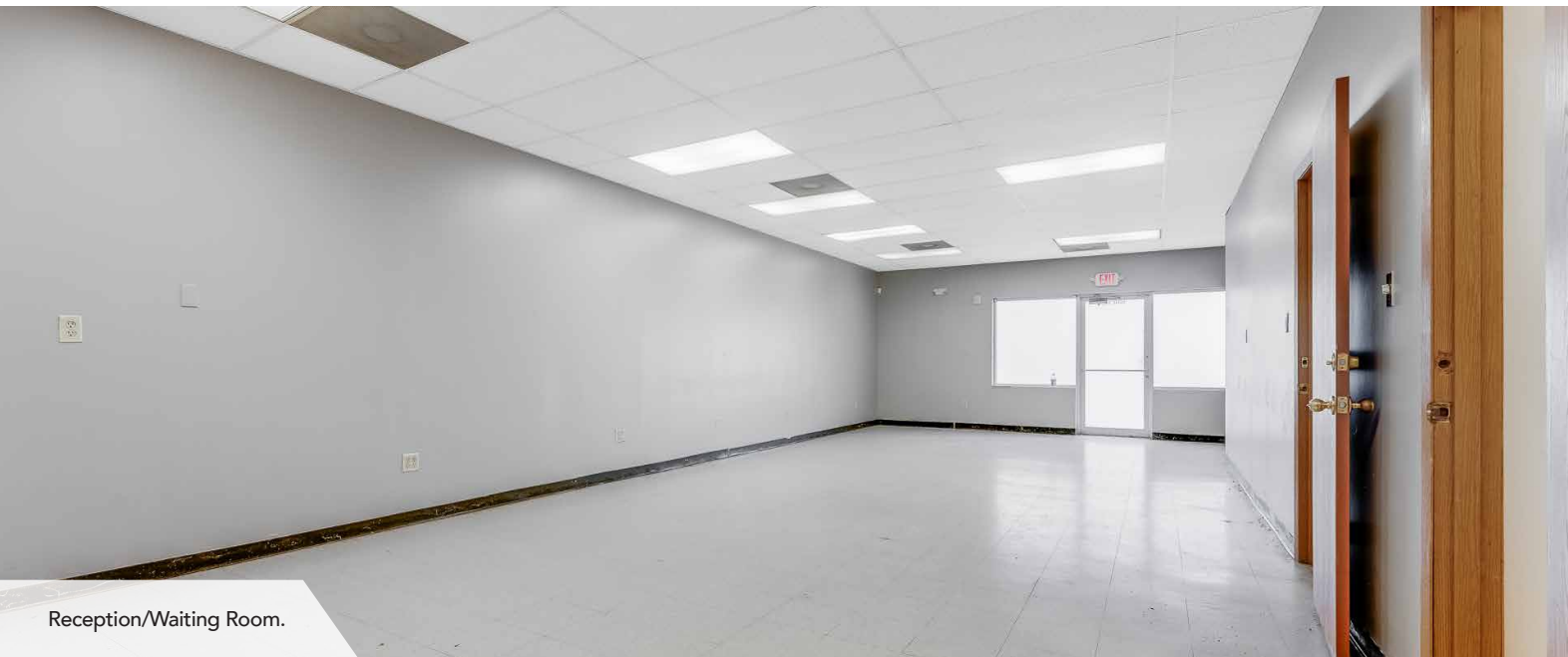
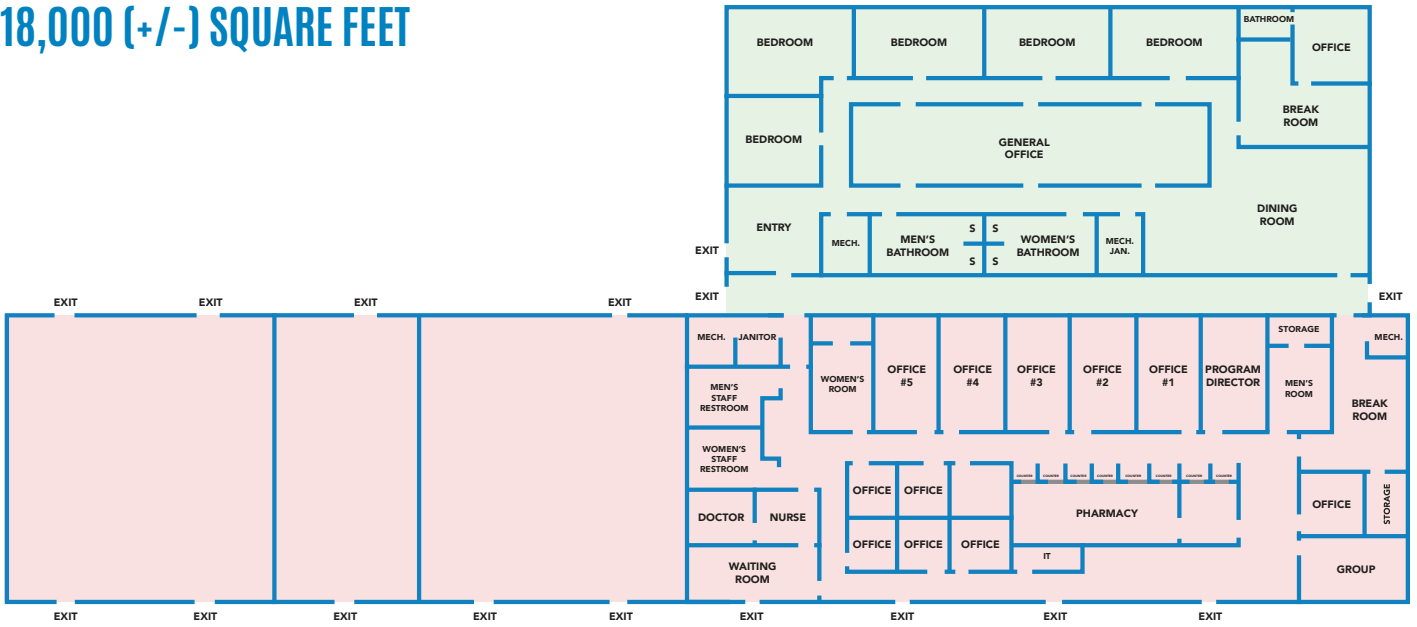
Private Office.



Dining Room.

BUILDING 2: FLOOR PLAN

18,000 (+/-) SQUARE FEET



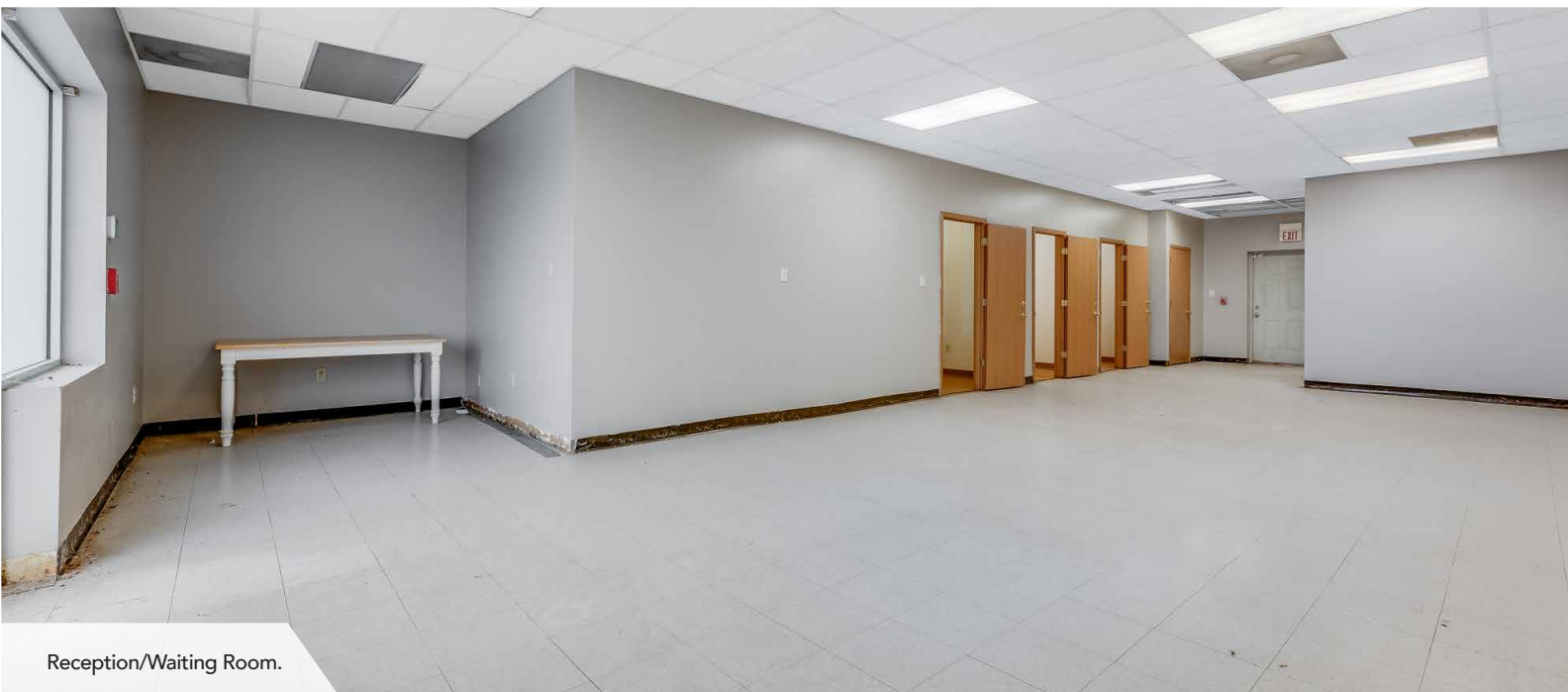
Reception/Waiting Room.

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OFFICE BUILDINGS - LOCATED 1 MILE FROM ROUTE 119

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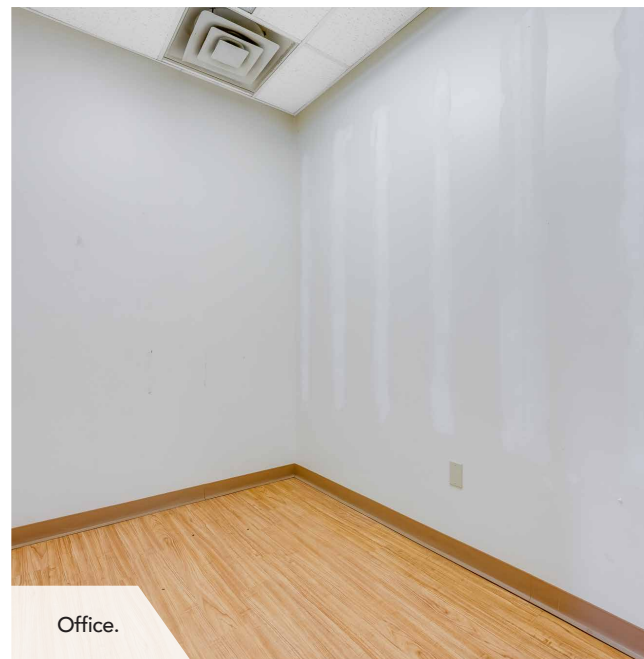
BUILDING 2: INTERIOR PHOTOS



Reception/Waiting Room.

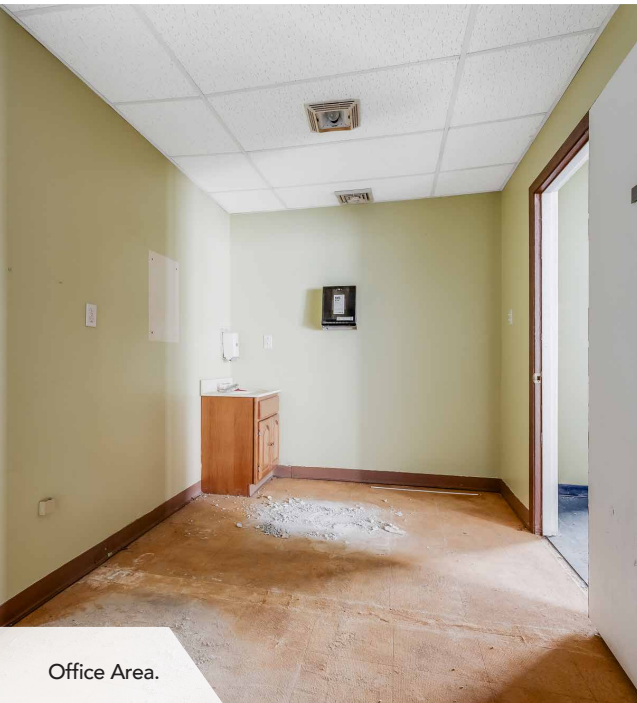


Office.

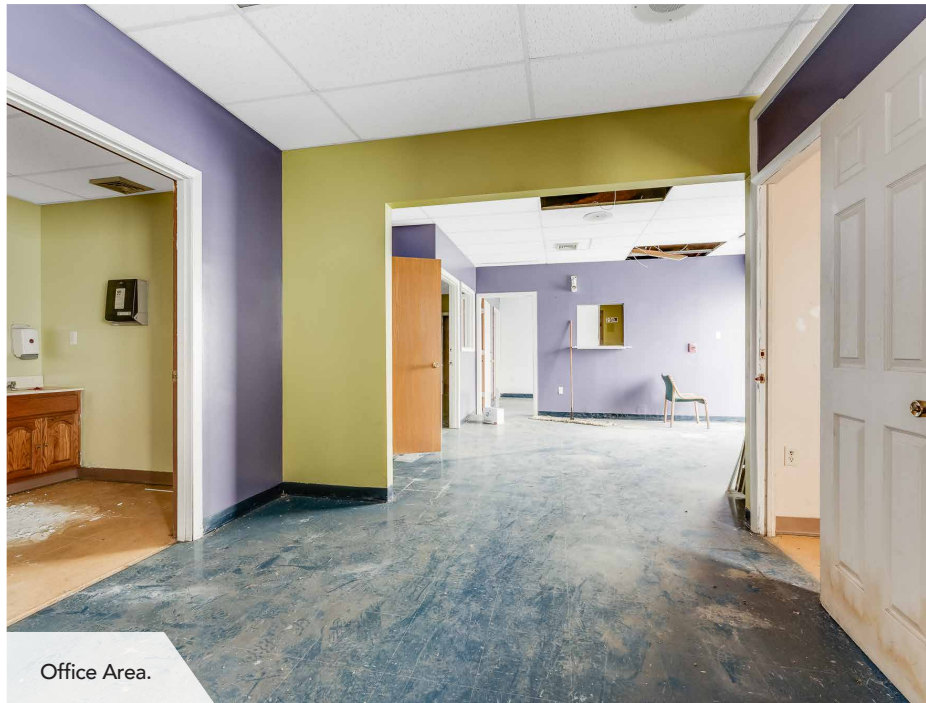


Office.

BUILDING 2: INTERIOR PHOTOS



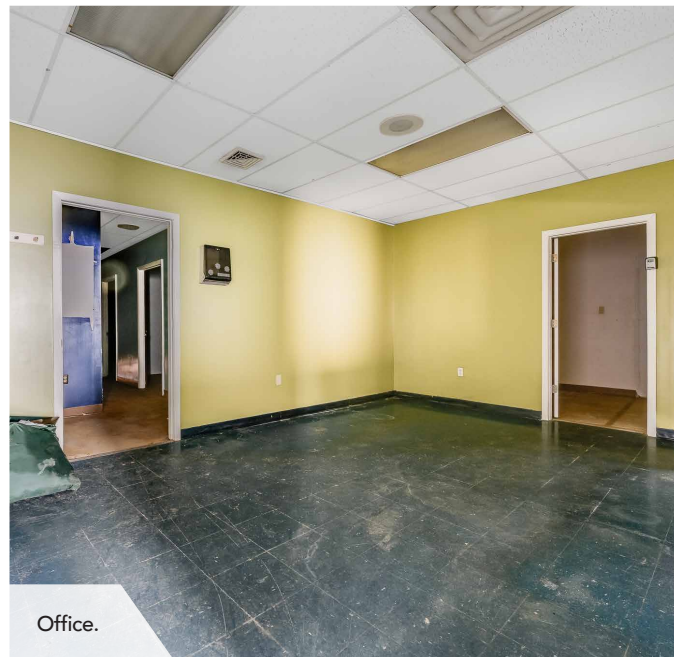
Office Area.



Office Area.



Reception.



Office.

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OFFICE BUILDINGS - LOCATED 1 MILE FROM ROUTE 119

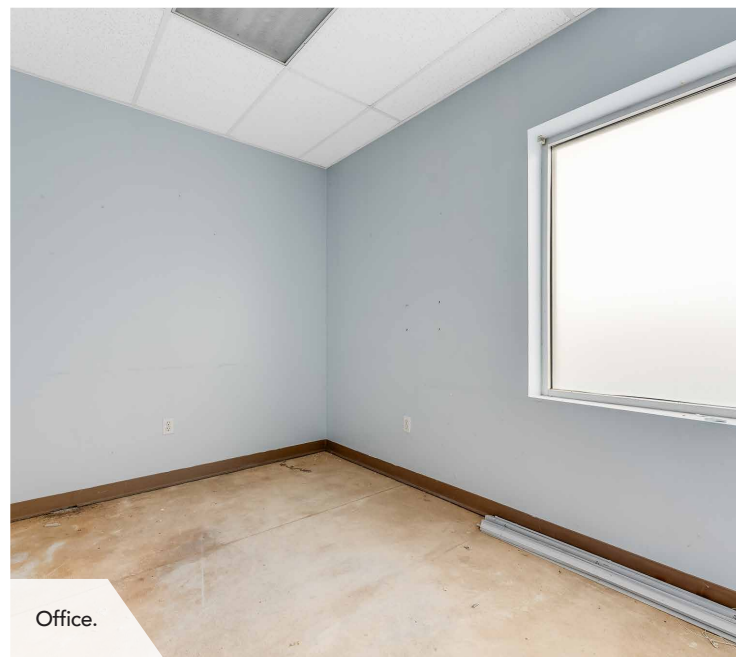
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Hallway/Waiting Room.



Reception/Waiting Room.

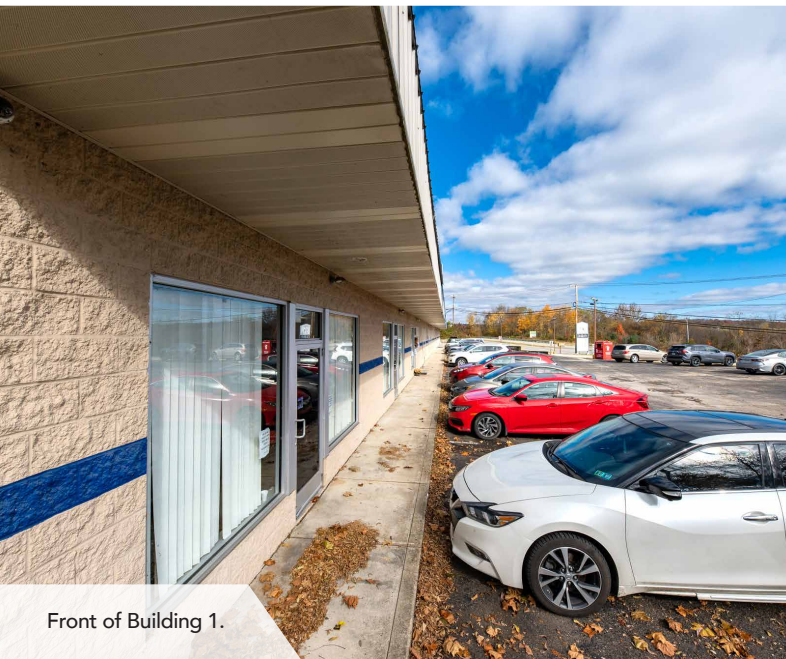


Office.

EXTERIOR PHOTOS



Front of Building 1.



Front of Building 1.



Front of Building 1.

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OFFICE BUILDINGS - LOCATED 1 MILE FROM ROUTE 119

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Front of Building 2.



Back of Building 2.

AERIAL PHOTOS



Front of Building 1 and 2.

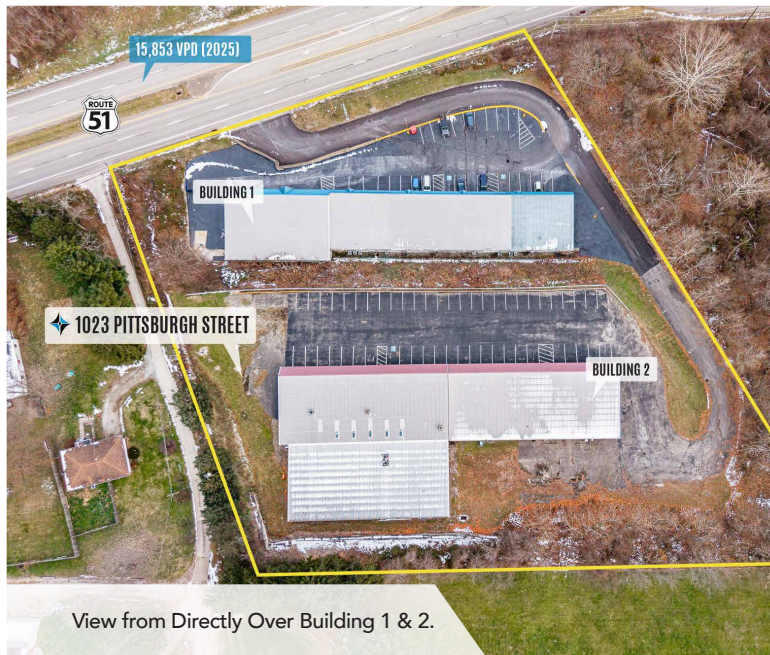
FOR LEASE

OFFICE BUILDINGS - LOCATED 1 MILE FROM ROUTE 119

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Front of Building 2.



View from Directly Over Building 1 & 2.



Back of Building 2.

AERIAL PHOTOS



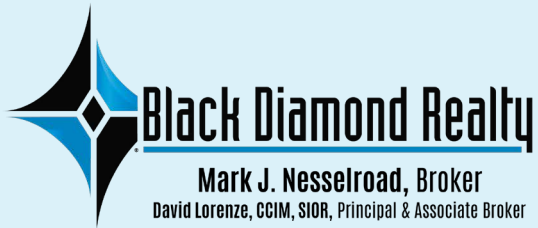
Aerial Facing South.

FOR LEASE

TWO OFFICE BUILDINGS - LOCATED 1 MILE FROM ROUTE 119

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