



FOR LEASE
OFFICE / RETAIL /
GARAGE SUITES
MARKETING FLYER



Multiple Suites Available for Immediate Lease

OLIVER SQUARE

6 OLIVER ROAD • UNIONTOWN, PA 15401



43

 **OLIVER SQUARE**

119

UNIONTOWN CITY

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OFFICE / RETAIL GARAGE / SUITES FOR LEASE

RENTAL RATES /

\$8.00 - \$12.00 / SQ FT / YEAR (OFFICE / RETAIL)

\$8.00 / SQ FT / YEAR (GARAGE / INDUSTRIAL)

\$350 - \$625 / MONTH (GARAGE WITH ELECTRIC)

TOTAL AVAILABLE SPACE / 600 - 3,300 SQ FT

LEASE STRUCTURE / NNN

PARKING / 200 (+/-) SPACES

CITY LIMITS / OUTSIDE

ZONING / B1 BUSINESS COMMERCIAL

**PROPERTY TYPE / OFFICE, RETAIL,
INDUSTRIAL / GARAGE, STORAGE**

**PROPERTY HIGHLIGHTS / SIGNAGE,
AMPLE PARKING, DIVERSE TENANT MIX,
SITE WIDE SECURITY**

OLIVER SQUARE 6 OLIVER ROAD • UNIONTOWN, PA 15401

Retail, Office & Storage Units, All in One Destination

Black Diamond Realty is pleased to present Oliver Square, an 88,400 (+/-) square foot shopping plaza located at 6 Oliver Road in Uniontown, PA. Conveniently situated just off Route 51 and only 1.3 (+/-) miles from PA Route 43 (Mon-Fayette Express way) and Route 119, Oliver Square offers flexible leasing opportunities for retail, office, restaurant, professional service, contractor, and storage users. The plaza features upper level office, retail, and restaurant suites, as well as lower level garage, contractor, and storage bays with a variety of suite sizes and lease rates.

For decades, Oliver Square has served the Fayette County community with a diverse tenant mix of restaurants, salons, family entertainment, healthcare, and professional services that generate steady daily traffic. The property also offers premium contractor and storage bays equipped with automatic overhead doors, LED lighting, electrical service, secure pin pad access, and site-wide security cameras, providing an ideal solution for businesses and individuals seeking secure, high-quality storage.

FOR LEASE

OFFICE / RETAIL / GARAGE SUITES - LOCATED 1.3 MILES TO ROUTE 43 / ROUTE 119

6 OLIVER ROAD · UNIONTOWN, PA 15401 · 600 - 3,300 (+/-) SQ FT · MULTIPLE SUITES

PROPERTY SPECIFICATIONS

PROPERTY HIGHLIGHTS

- 88,400 (+/-) SF multi-tenant shopping plaza
- Ideal for retail, restaurants, offices, healthcare, professional services, contractors, equipment storage, boats, RVs, and classic vehicles
- Multiple suite sizes and lease rates available
- Located just off Route 51, 1.3 (+/-) miles from PA Route 43 and Route 119
- B-1 zoning outside Uniontown city limits
- Approximately 200 (+/-) on-site parking spaces
- Monument and building signage available
- Diverse mix of 15+ established tenants generating daily traffic
- Site-wide security camera system
- Premium storage and contractor bays featuring automatic overhead doors with openers, LED lighting and electrical service, secure pin pad keyless entry

UTILITIES

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

UTILITY	PROVIDER
Electric	West Penn Power (First Energy Corp)
Natural Gas	UGI Utilities
Water	Pennsylvania American Water
Sewer	North Fayette Municipal Authority
Trash	Private Hauler
Cable/Internet	Comcast & Frontier

OLIVER SQUARE AVAILABLE INVENTORY

SUITE	SQ FT	PRICE PER SQ FT	SUITE TYPE	AVAILABILITY
108	3,300	\$12.00	Office/Retail	AVAILABLE
113	3,300	\$12.00	Office/Retail	AVAILABLE
114	3,300	\$12.00	Office/Retail	AVAILABLE
115	3,300	\$12.00	Office/Retail	AVAILABLE
119	1,200	\$12.00	Office/Retail	AVAILABLE
120	2,400	\$8.00	Office/Retail	AVAILABLE
Lower Suite	5,500	\$8.00	Office with Interior Garage Access to Unit 1	AVAILABLE
Garage Unit 1	920	\$625/Month	Garage/Industrial	AVAILABLE
Garage 6LL	870	\$500/Month	Garage with Electric	AVAILABLE
Garage 7LL	870	\$500/Month	Garage with Electric	AVAILABLE
Garage 9LL	870	\$500/Month	Garage with Electric	AVAILABLE
Garage 10LL	870	\$500/Month	Garage with Electric	AVAILABLE
Garage 14LL	600	\$350/Month	Garage with Electric	AVAILABLE

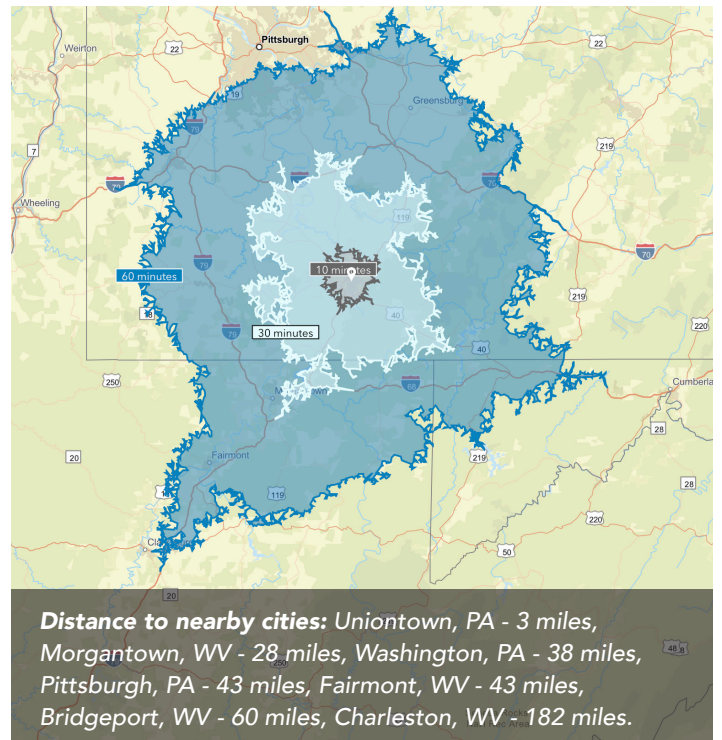
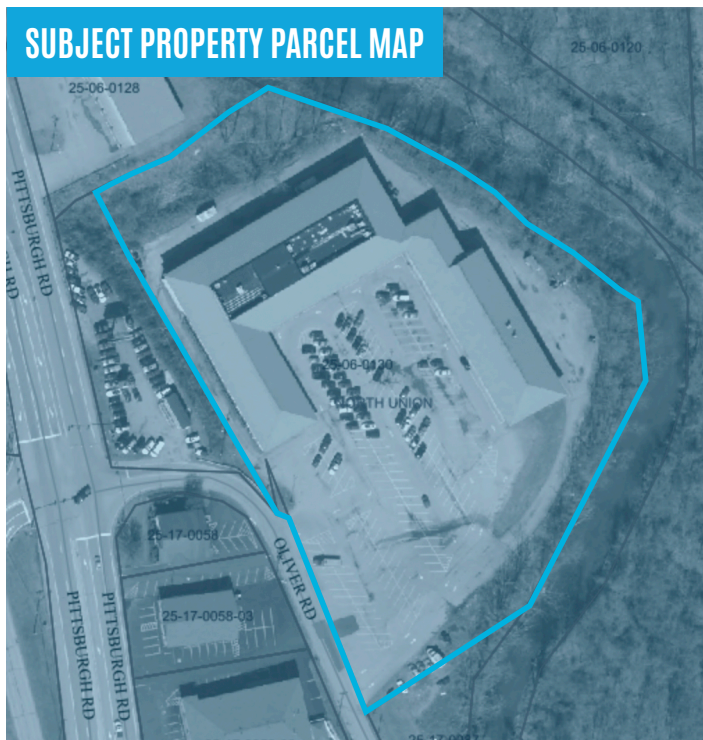
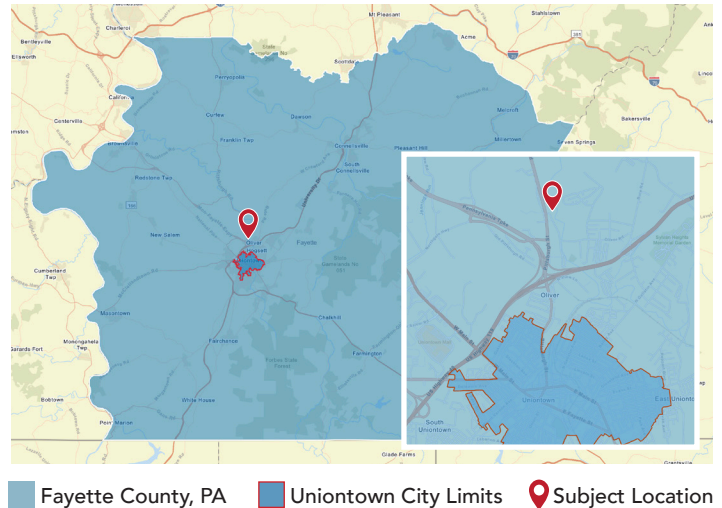
LOCATION ANALYSIS

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.

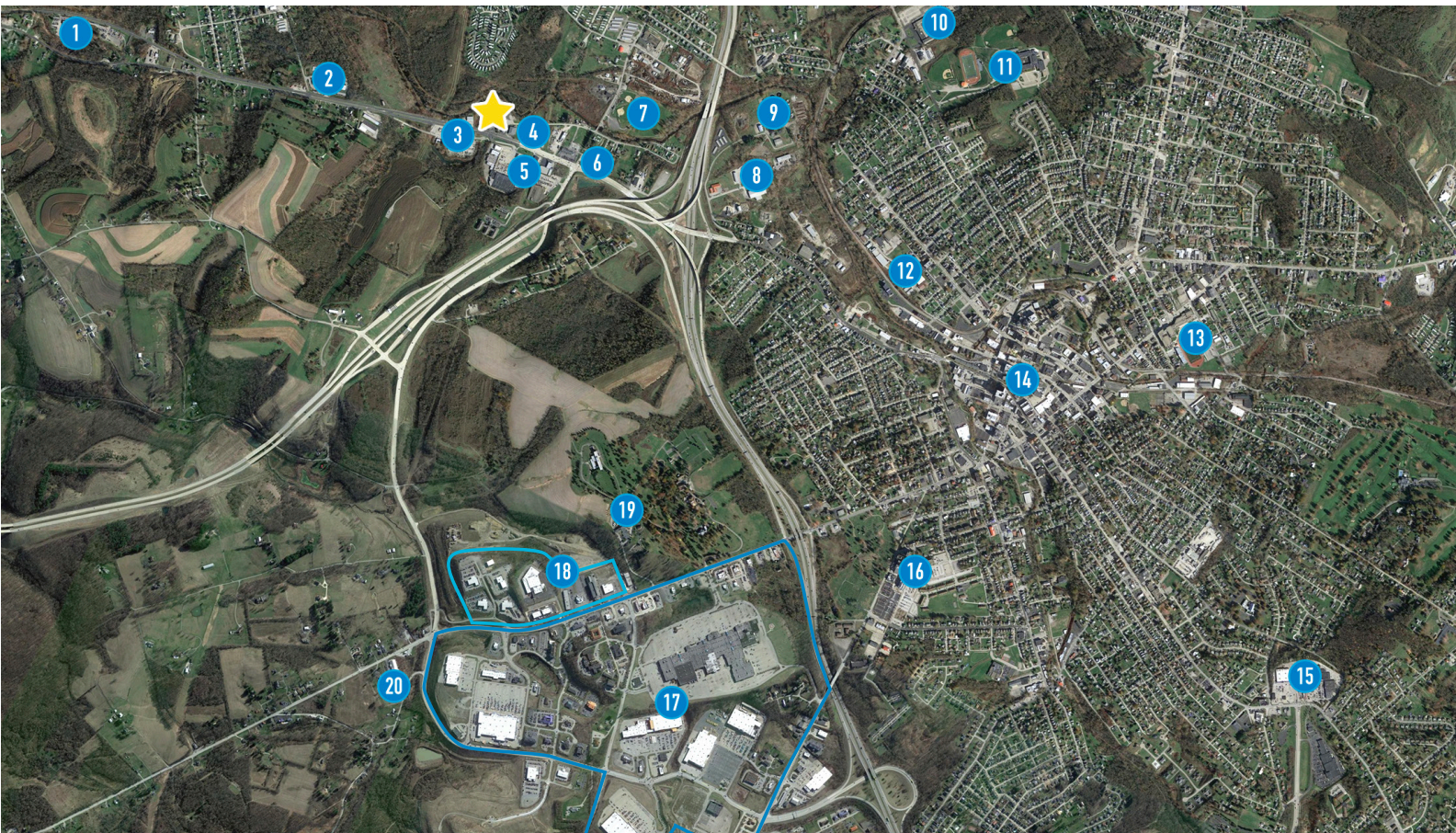


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GOOGLE AERIAL



The aerial photo above highlights several of the most popular surrounding locations. The subject property, 6 Oliver 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 Dollar General
- 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



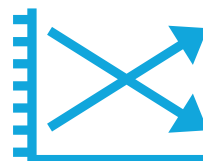
\$28,179

Per Capita
Income



\$46,442

Median Household
Income



-0.7%

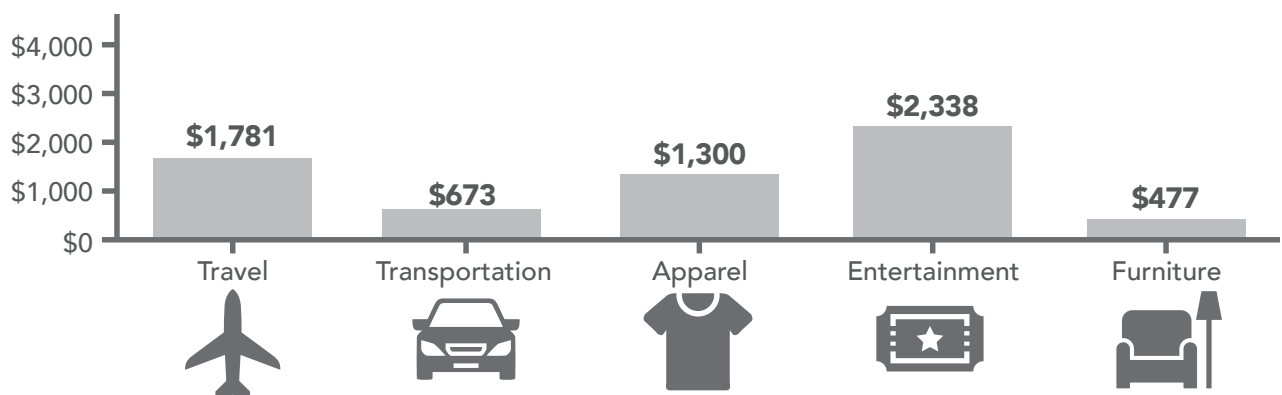
2025-2030
Pop Growth Rate



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



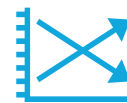
\$31,567

Per Capita
Income



\$53,020

Median
Household
Income



-0.6%

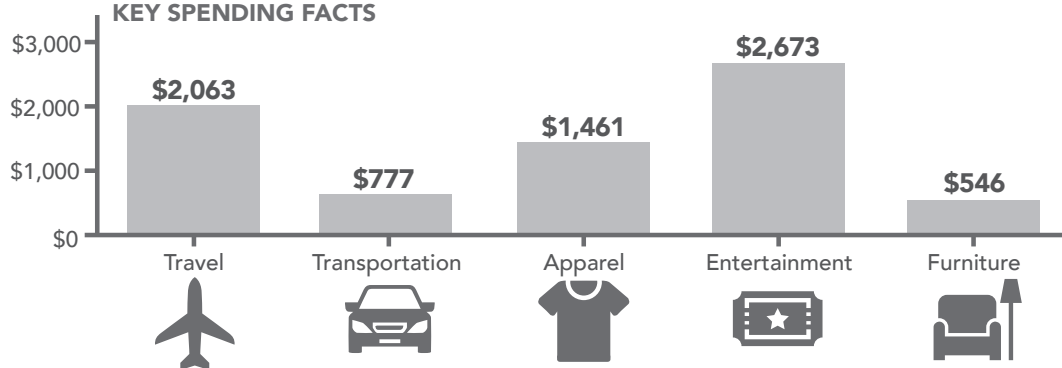
2025-2030
Pop Growth
Rate



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%

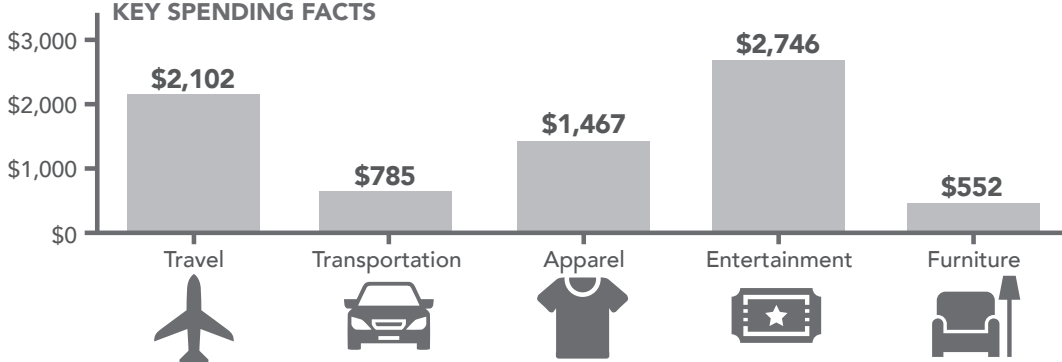
2025-2030
Pop Growth
Rate



37,872

Housing Units
(2020)

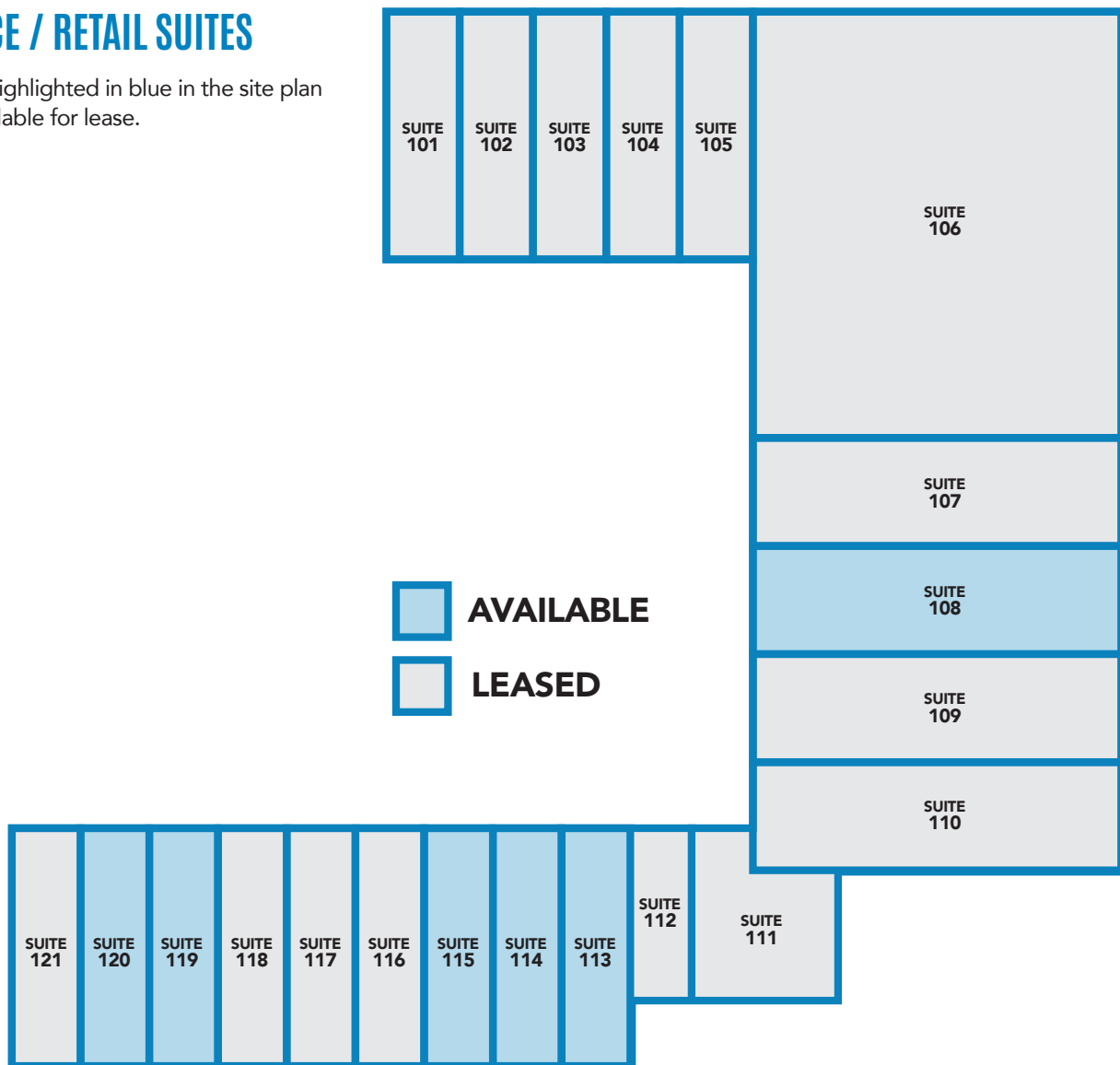
KEY SPENDING FACTS



SITE PLAN (UPPER LEVEL)

OFFICE / RETAIL SUITES

Suites highlighted in blue in the site plan are available for lease.



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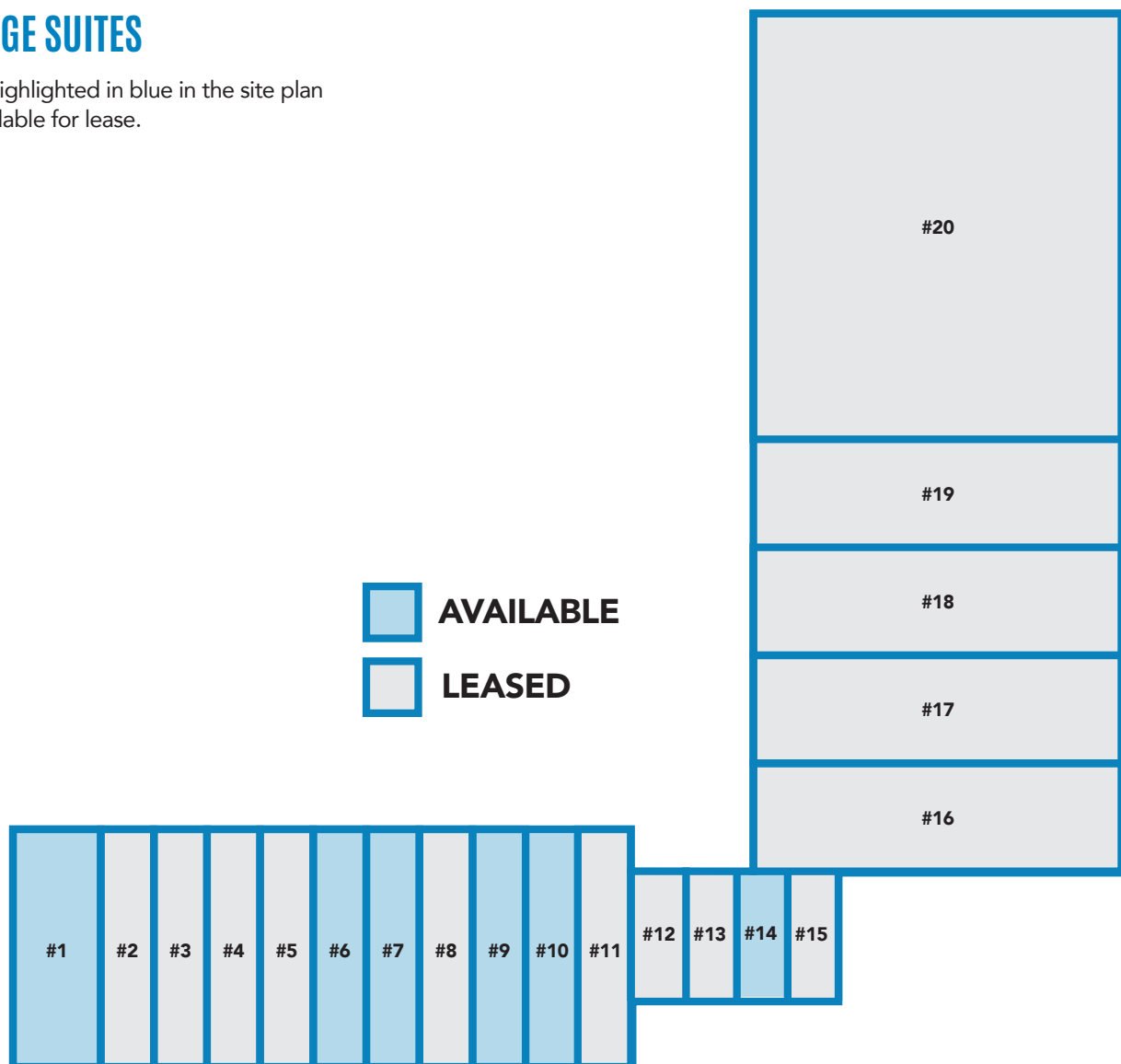
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SITE PLAN (LOWER LEVEL)

GARAGE SUITES

Suites highlighted in blue in the site plan are available for lease.



INTERIOR PHOTOS (SUITE 108)



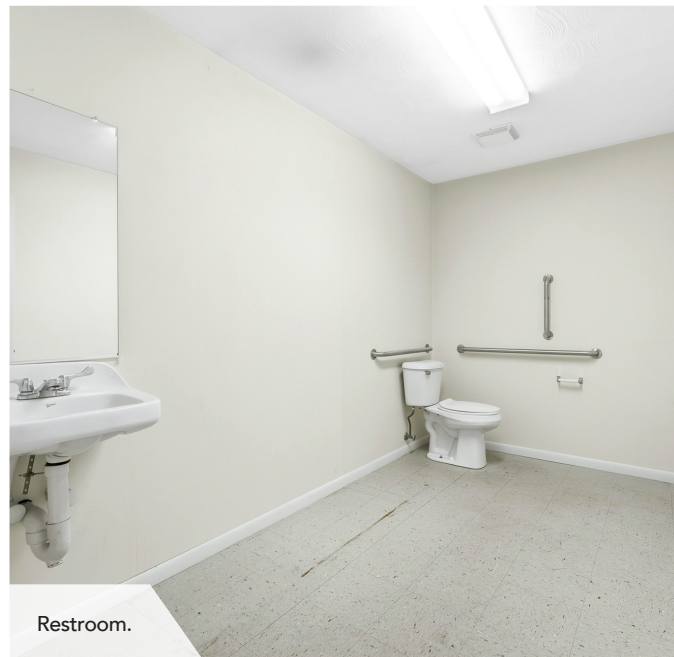
Main Entrance/Waiting Area.



Reception Office.



Reception Office/Hallway.



Restroom.

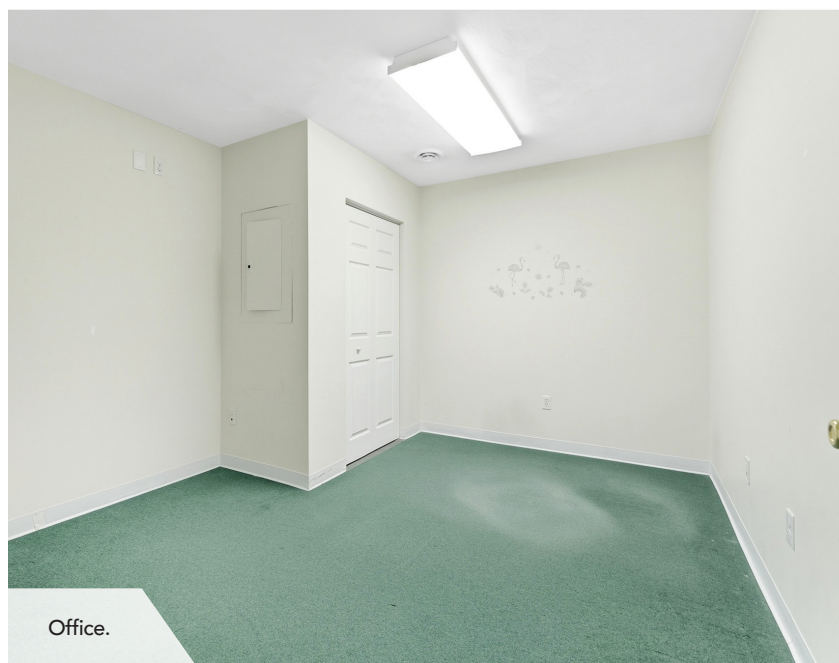
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Open Area.



Office.



Office/Exam Room.

INTERIOR PHOTOS (SUITE 119)



Main Entrance/Waiting Area.



Main Entrance/Waiting Area.

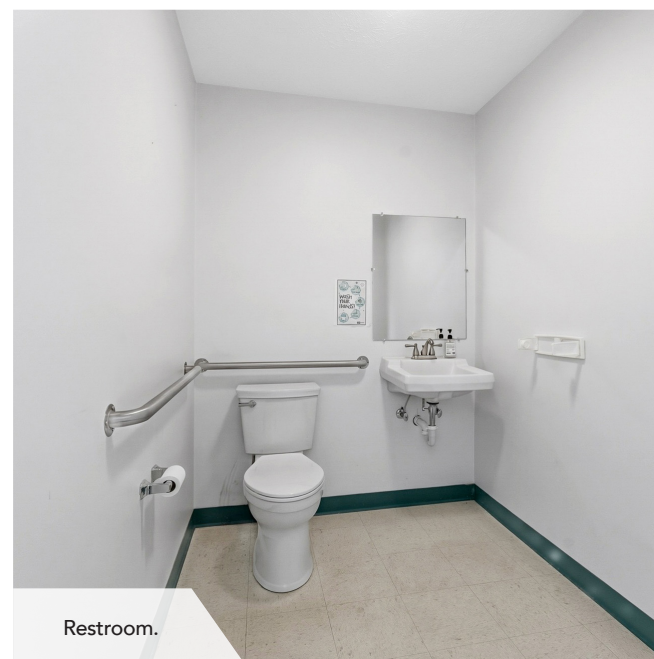
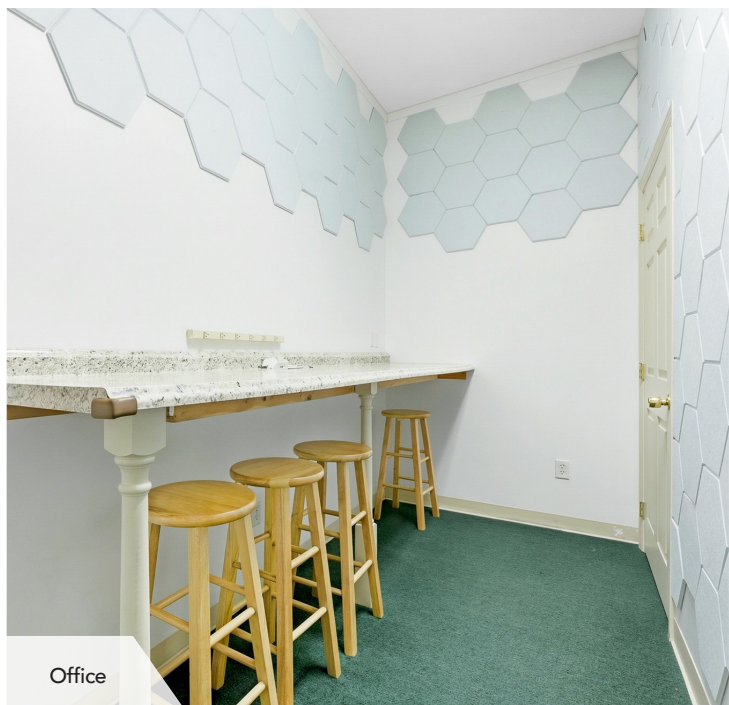


Office.

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EXTERIOR PHOTOS (UPPER LEVEL)



Exterior View from the Main Road.



Exterior View of Suites 110-121.



Exterior View from Suite 106.

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Exterior View of Suites 101-106



Exterior View of the Upper Level.

EXTERIOR PHOTOS (LOWER LEVEL)



Lower Level Exterior View.



Lower Level Exterior View.

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Lower Level Exterior View.



Garage Interior View.



Lower Level Exterior View.

AERIAL PHOTOS



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Aerial Facing East.



Aerial Facing West.



Aerial Facing North.

AERIAL PHOTOS



Aerial Facing Suites 101-106.

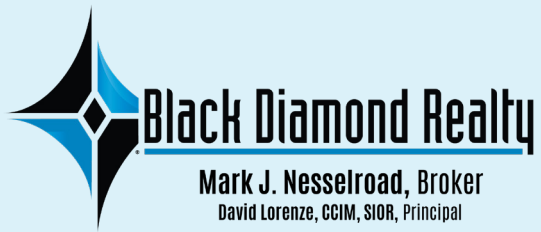


Aerial Facing Suites 110-121

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Aerial Facing North.



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