



1264, 1266, 1268 PITTSBURGH STREET
UNIONTOWN, PA 15401

OWNER-USER / INVESTMENT



UNIONTOWN

EXXON

TRI STAR CHEVROLET OF UNIONTOWN

★ 1264, 1266, 1268 PITTSBURGH STREET

ROUTE 51

ROUTE 51

1264, 1266, 1268 PITTSBURGH STREET
UNIONTOWN, PA 15401



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FINANCIAL INFORMATION

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

INVESTMENT OVERVIEW

1264, 1266, 1268 PITTSBURGH STREET

UNIONTOWN, PA 15401

SALE PRICE / \$425,000

GROSS BUILDING SIZE / 12,256 (+/-) SQ FT

1264 (MULTI-TENANT BUILDING): 4,384 (+/-) SQ FT

1266 (AUTO SALES CAR LOT): 192 (+/-) SQ FT

1268 (VACANT / THREE-STORY OFFICE BUILDING): 7,680 (+/-) SQ FT

GROSS LOT SIZE / 1.99 (+/-)

Black Diamond Realty is pleased to present, to qualified buyers, 1264, 1266, 1268 Pittsburgh Street which includes one multi-tenant building, one office building and an auto sales car lot all on 1.99 (+/-) acres. Combined, the buildings are comprised of 12,256 (+/-) square feet.

The subject property is also known as North Star Plaza and is conveniently located along Route 51. The plaza is currently occupied by an auto sales car lot, two hair salons, and a daycare with plenty of space for additional office and retail occupants. Positioned between the northbound and southbound lanes, there is expansive road frontage and a high traffic volume along Route 51 providing a potential for advertising income. The paved lot with ample parking ensures easy accessibility and convenience for customers.





Aerial Photo

BUILDING SPECIFICATIONS

The property provides two office/retail buildings which combined are comprised of 12,064 (+/-) square feet on 1.99 acres. 1264 Pittsburgh Street offers 4,384 (+/-) square feet and 1268 Pittsburgh Street offers 7,680 (+/-) square feet. The property has been improved in 2013 with a chain link fence.

1264 Pittsburgh Street:

Built in 1980, all of 1264 Pittsburgh Street is fully leased with multiple tenants such as; Azzardi Hair, Floretty's Hair, Skeleton Key, Band, and a Daycare. Interior finishes include a mix of carpet, laminate and tile flooring, drywall and wood paneling walls, and drop ceilings with fluorescent lighting throughout. The roofing is tin and heating and cooling is via forced air.

1266 Pittsburgh Street:

Built in 1985, 1266 Pittsburgh street is an auto sales car lot with a concrete parking lot and room for expansion. The building on the lot is offers 192 (+/-) square feet.

1268 Pittsburgh Street:

Built in 1980, 1268 Pittsburgh Street is a three-story office building that is currently vacant with plenty of space. The building layout has the potential to accommodate multiple tenants. 1268 Pittsburgh Street would be ideal, but not limited to, office users looking for traditional office space. This building is ready to accommodate the next wave of businesses. The daycare suite within 1268 Pittsburgh Street offers phase 1 electric while the rest of the property offers phase 3 electric. Interior finishes include a mix of carpet, laminate and tile flooring, drywall and wood paneling walls, and drop ceilings with fluorescent lighting throughout. The roofing is tin and heating and cooling is via forced air.

DIRECTIONS / INGRESS / EGRESS / PARKING

The property fronts Pittsburgh Street (Route 51) which is a four lane roadway and is situated 2.4 miles from Route 119, and 2 miles to Route 43. Downtown Uniontown is located only 4 miles south of the subject location. Ingress and egress onto the property can be achieved by turning west off of Pittsburgh Street into the parking lot. The paved parking lot offers 14 (+/-) lined parking spaces, but there is plenty more space in the parking lot which is shared between both buildings and tenants.

UTILITIES

All public utilities are available to the site.

UTILITY	PROVIDER
Electric	West Penn Power (First Energy Corp)
Natural Gas	Columbia Gas
Water	North Union Township Municipal Services Authority
Sewer	North Fayette County Municipal Authority
Trash	Noble
Phone/Cable/Internet	Atlantic Broadband

LEGAL DESCRIPTION / ZONING

Located outside of City Limits, this property is situated within North Union Township within Fayette County. The site is comprised of one parcel of land totaling 1.99 (+/-) acres. The property is identified as North Union Township, Tax Map 6, Parcel 50. This can be referenced in Deed Book RB3120, Page 1428. See the parcel map on page 5. The property is zoned general business.

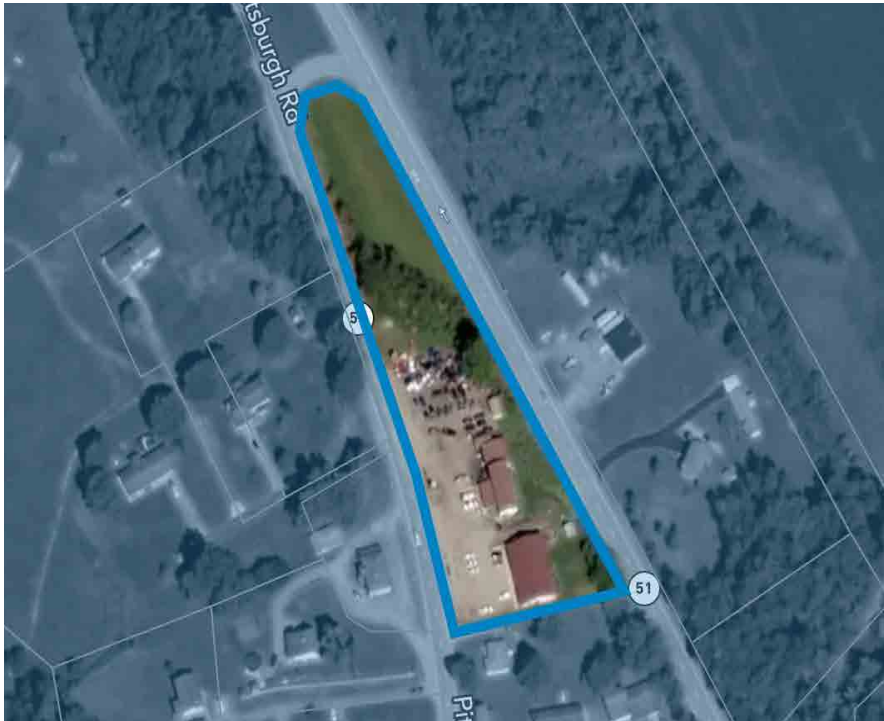
FINANCIAL INFORMATION

Detailed financial and lease information is available upon receipt of executed Confidentiality & Non-Disclosure Agreement.

Please submit completed CNDA's to Kim Licciardi at klicciardi@blackdiamondrealty.net or contact Black Diamond Realty at 304.413.4350.

A CNDA can also be forwarded via DocuSign for electronic signing convenience. You may indicated that preference via email.

PARCEL MAP



TENANT	BUILDING
Car Lot	1266 Pittsburgh St
Azzardi Hair	1264 Pittsburgh St
Floretty's Hair	1264 Pittsburgh St
Skeleton Key	1264 Pittsburgh St
Band	1264 Pittsburgh St
Daycare	1264 Pittsburgh St

1264 PITTSBURGH STREET **FULLY LEASED**

4,384 (+/-) SQUARE FEET

1264 Pittsburgh Street is multi-tenant building comprised of 4,384 (+/-) square feet. This building is home to multiple tenants including; Azzardi Hair, Floretty's Hair, Skeleton Key, Band, and a Daycare. Each suite has its own entrance.

Finishes include a mix of carpet, laminate and tile flooring, drop ceilings, drywall walls and fluorescent lighting throughout. This building is fully leased.





Azzardi Hair - Salon.



Azzardi Hair.



Azzardi Hair - Breakroom and Kitchenette.



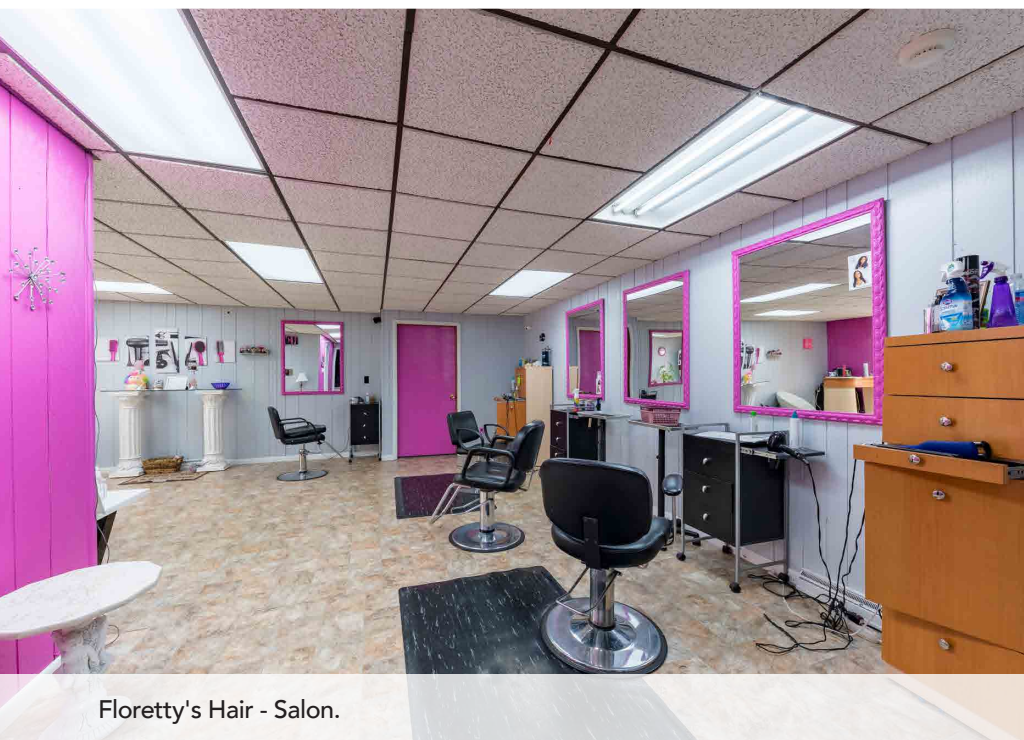
Azzardi Hair.



Floretty's Hair - Salon Entrance.



Floretty's Hair - Salon.



Floretty's Hair - Salon.



Floretty's Hair - Washing Station.

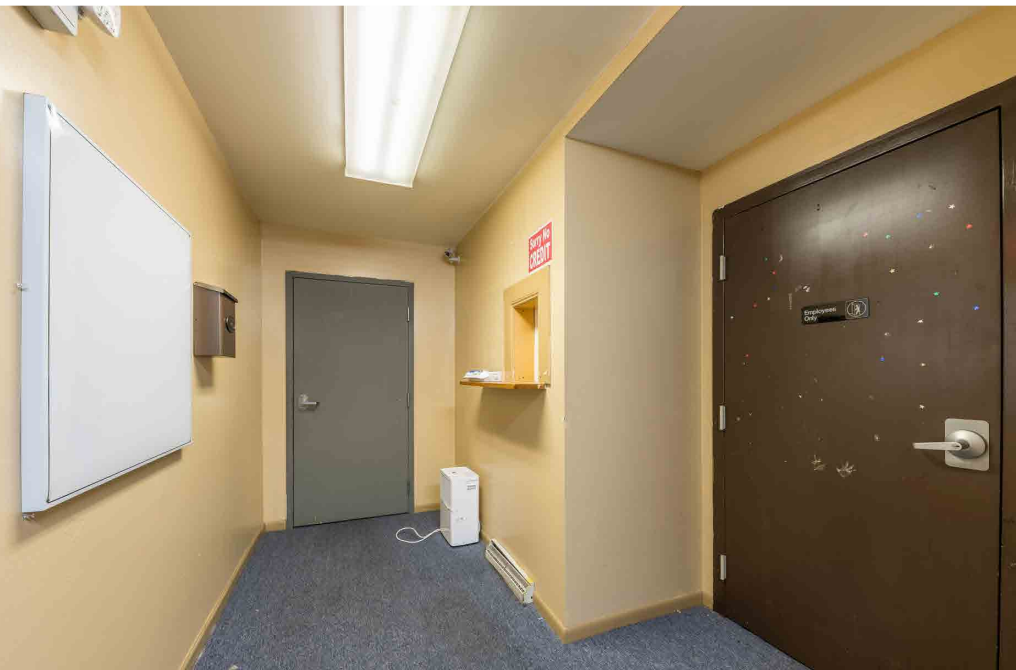




Azzardi Hair - Laundry.



Azzardi Hair - Washing Station.



Azzardi Hair - Hallway.



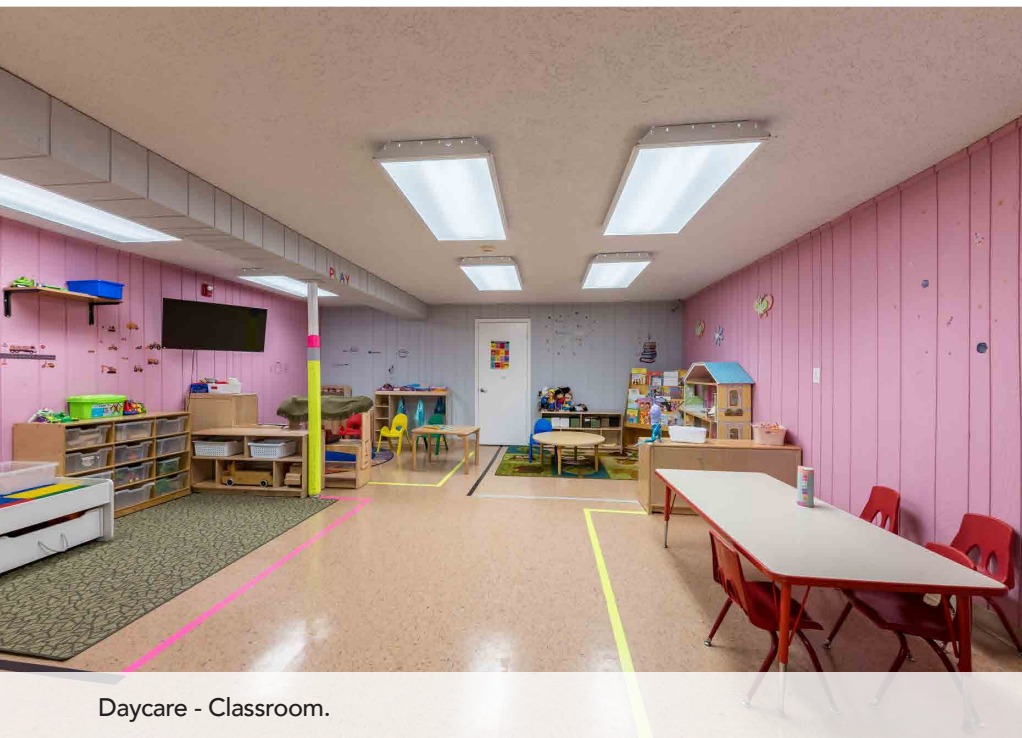
Azzardi Hair - Kitchenette.



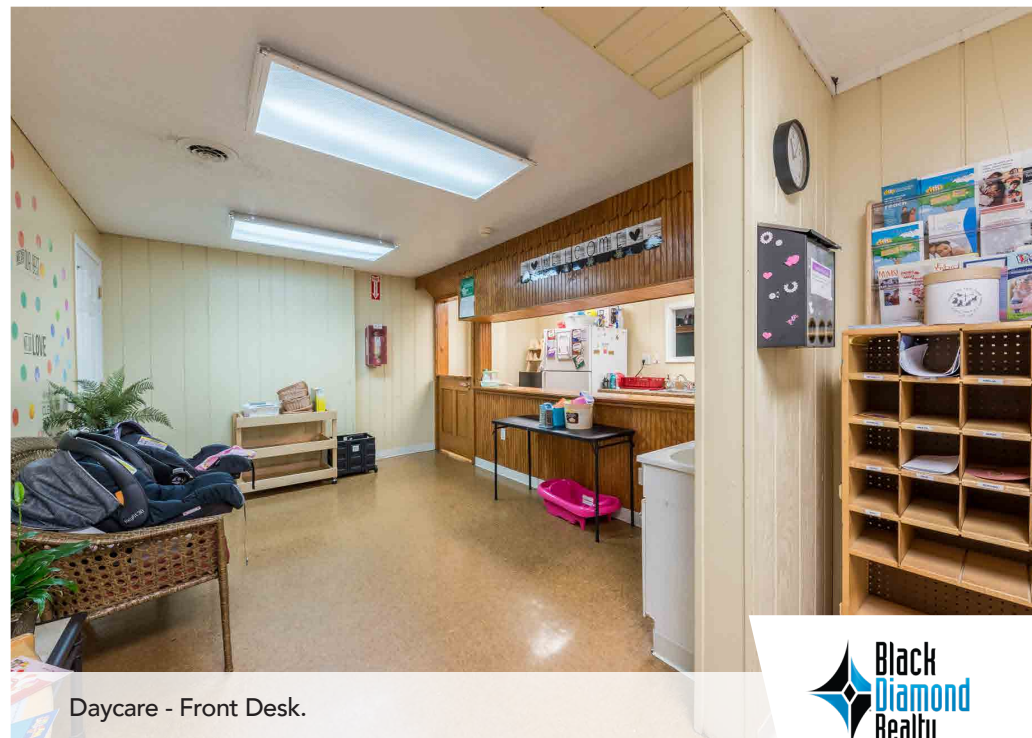
Daycare - Hallway.



Daycare - Classroom.



Daycare - Classroom.



Daycare - Front Desk.

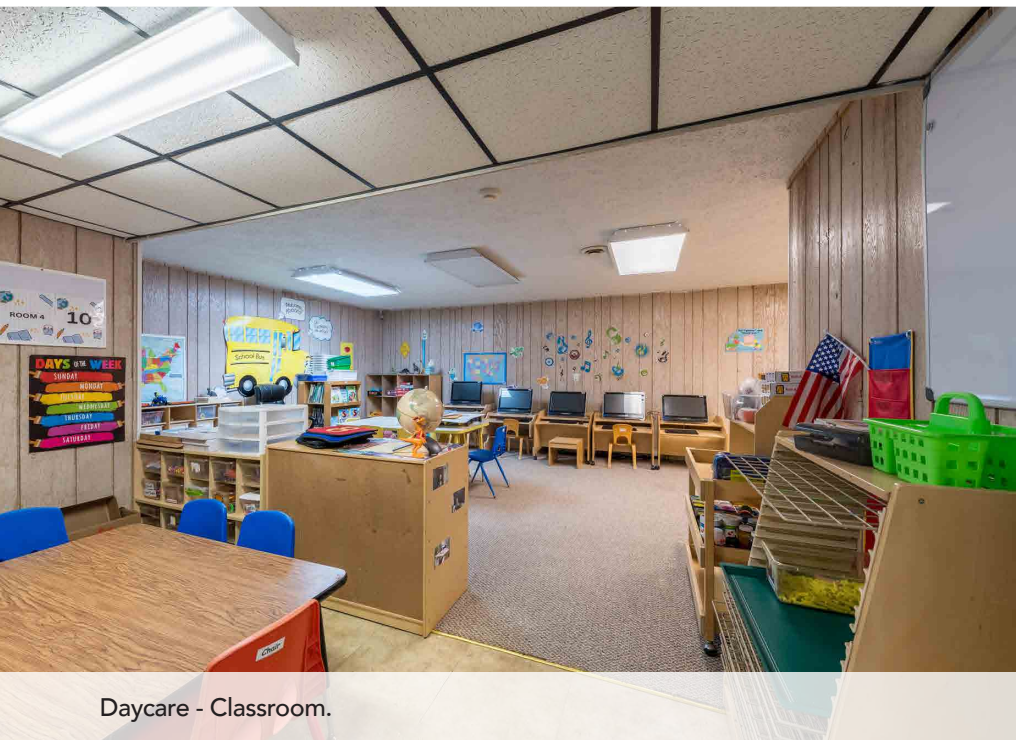




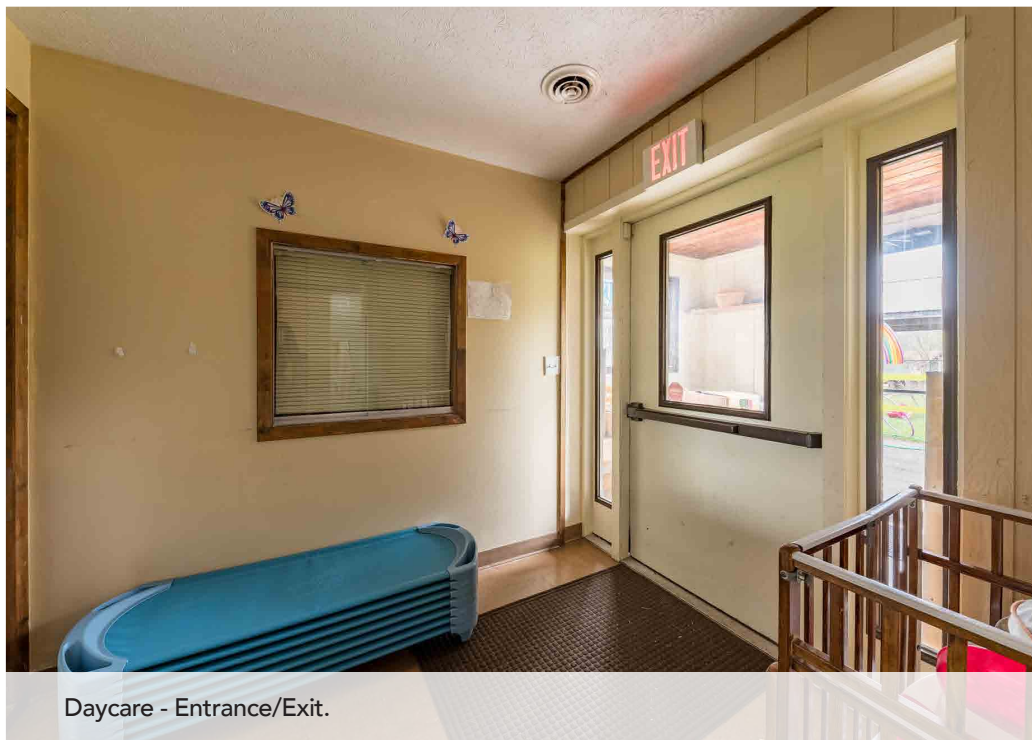
Daycare - Restroom.



Daycare - Classroom.



Daycare - Classroom.



Daycare - Entrance/Exit.

1268 PITTSBURGH STREET

7,680 (+/-) SQUARE FEET

1268 Pittsburgh Street, is a three-story office building that is currently vacant and comprised of 7,680 (+/-) square feet. The building has great potential with its spacious interior awaiting transformation. With multiple entrances/exits to the building there is opportunity to section the floor plan and have multiple tenants under the same roof. This building would be ideal, but not limited to,

office users looking for traditional office space. This building is ready to accommodate the next wave of businesses. Finishes include a mix of carpet, laminate and tile flooring, drop ceilings, drywall and wood paneling walls and fluorescent lighting throughout.

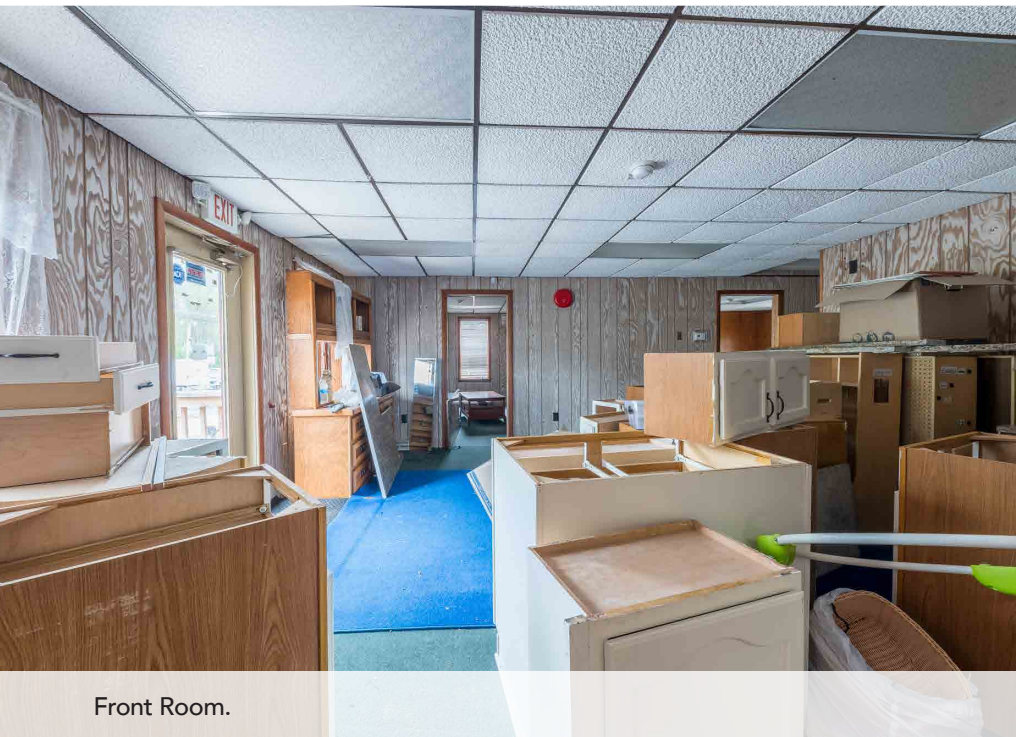




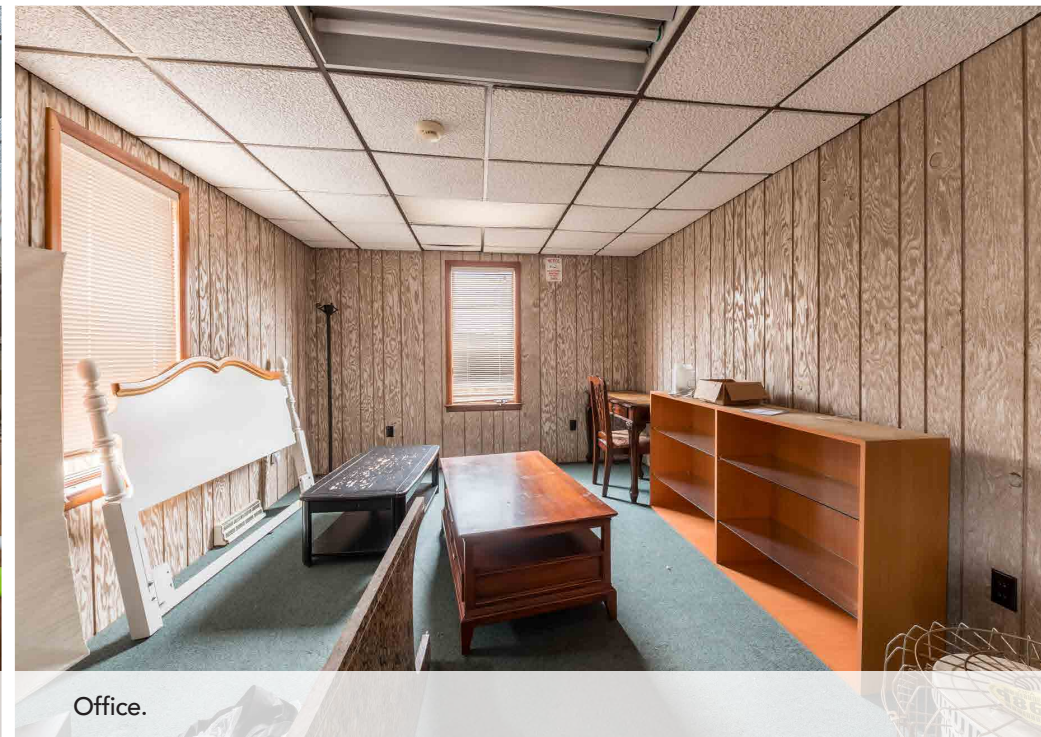
Office.



Office.



Front Room.



Office.



North Star Plaza Signage.





Auto Sales/Car Lot Building.



Aerial View of Auto Sales/Car Lot.



1268 Pittsburgh Street Entrances.



1264 Pittsburgh Street Entrances.



1264 Pittsburgh Street Fenced Yard.



1264 Pittsburgh Street Fenced Yard.



1264 Pittsburgh Street Side Ramp.



1268 Pittsburgh Street Side Stairs.





1264 Pittsburgh Street.

LOCATION OVERVIEW

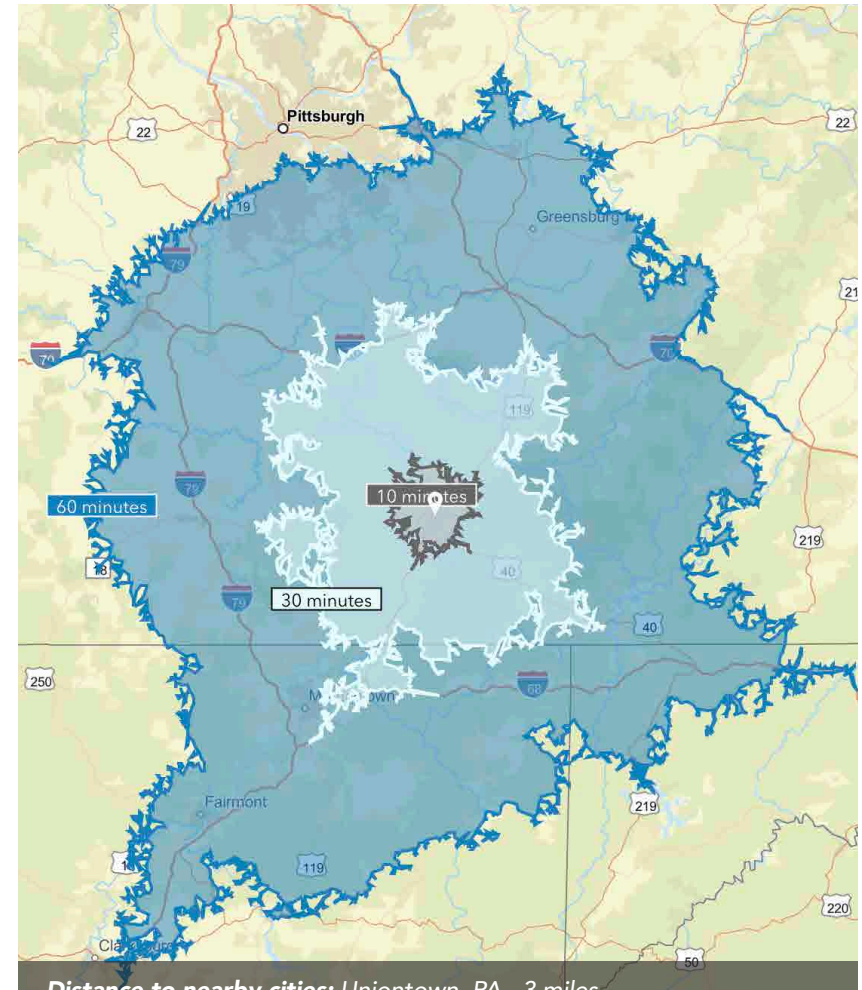
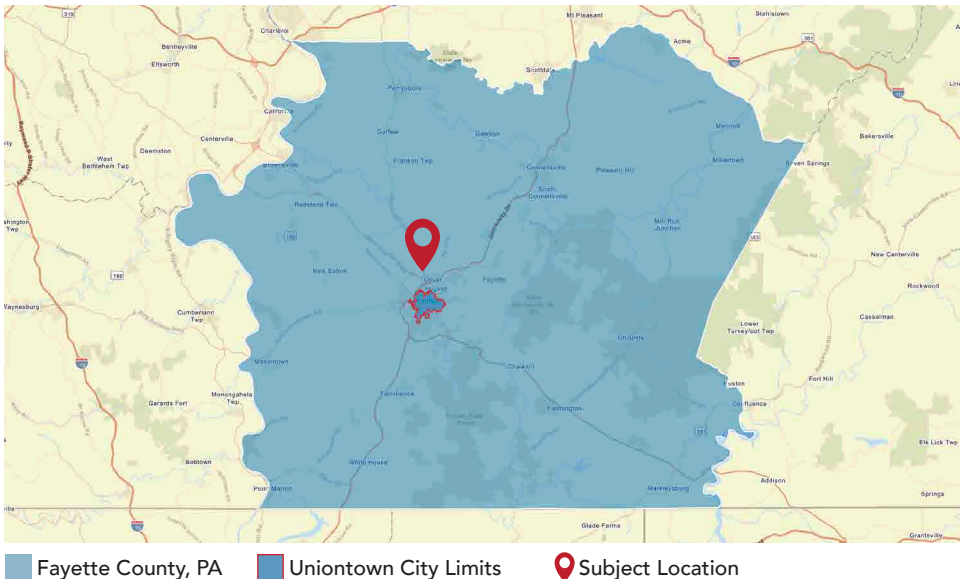
LOCATION GROWTH / STATS

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.

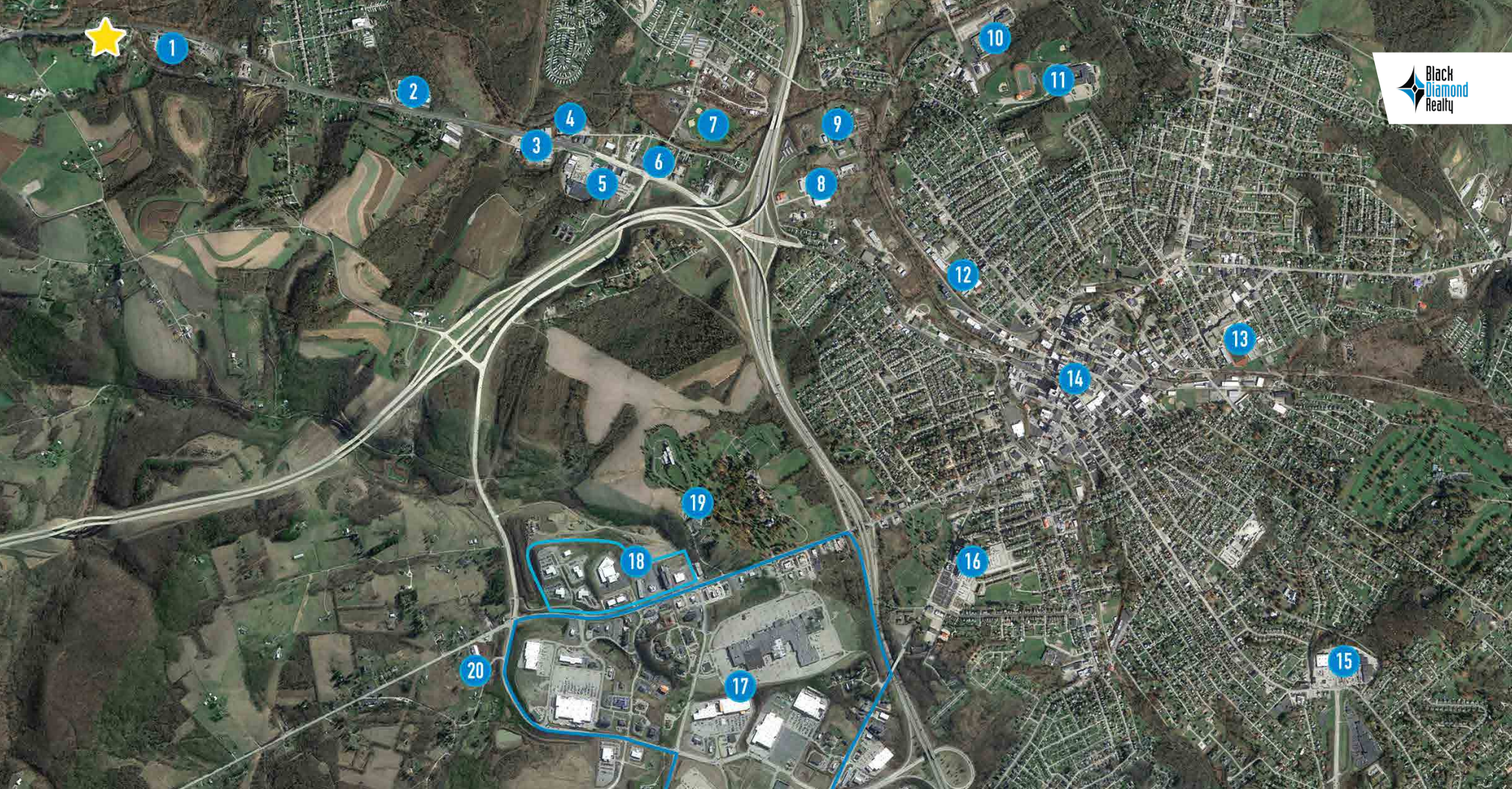
The City of Uniontown has a total population of 9,713 and a median household income of \$35,620. Total number of businesses is 637.

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



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.





The aerial photo above highlights several of the most popular surrounding locations. The subject property, 1264, 1266, 1268 Pittsburgh Street, has been referenced with a yellow star.

Along Route 51, the traffic count total of 10,317 vehicles per day (2021). Source: ©2023 Kalibrate Technologies (Q4 2023).

- 1 Tri Star Chevrolet of Uniontown, INC
- 2 Jim Shorkey Kia/Mitsubisji of Uniontown
- 3 Middletown Tractor Sales
- 4 Pizza Hut
- 5 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, Ramada, Aldi, Texas Roadhouse, Primanti Bros
- 19 Mt Macrina Manor
- 20 All Around Fence Company

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



8,606

Total
Population



478

Businesses



11,445

Daytime
Population



\$161,099

Median Home
Value



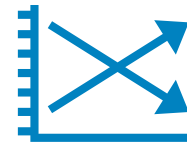
\$29,360

Per Capita
Income



\$52,805

Median
Household
Income



-0.6%

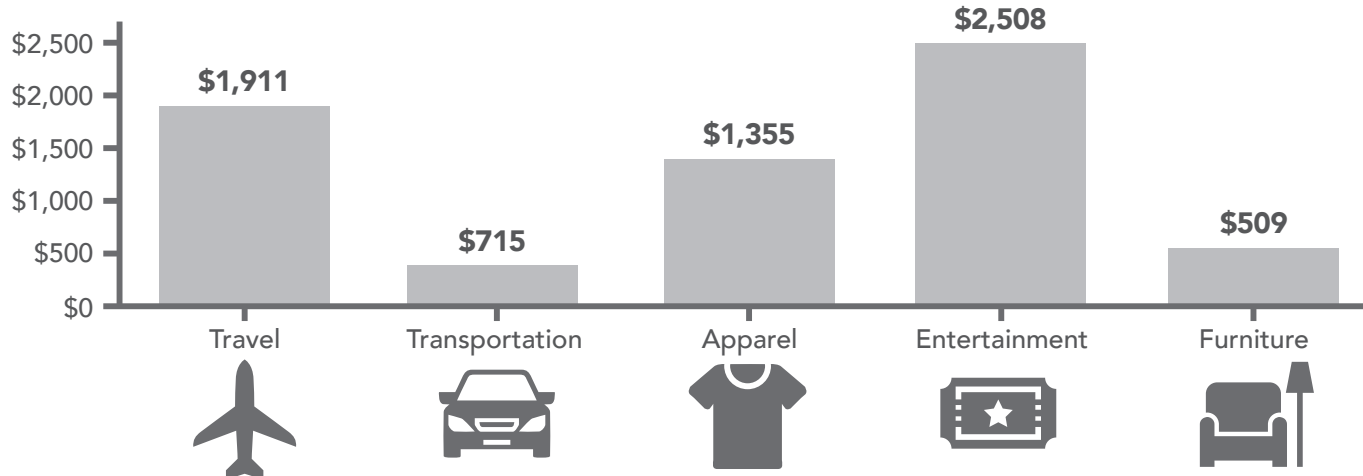
2025-2030
Pop Growth
Rate



4,483

Housing Units
(2020)

KEY SPENDING FACTS



5 MILE RADIUS



33,063

Total
Population



1,660

Businesses



37,828

Daytime
Population



\$169,707

Median Home
Value



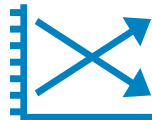
\$30,559

Per Capita
Income



\$52,431

Median
Household
Income



-0.6%

2025-2030
Pop Growth
Rate



16,802

Housing Units
(2020)



79,999

Total
Population



3,054

Businesses



74,803

Daytime
Population



\$163,669

Median Home
Value



\$31,498

Per Capita
Income



\$54,535

Median
Household
Income



-0.7%

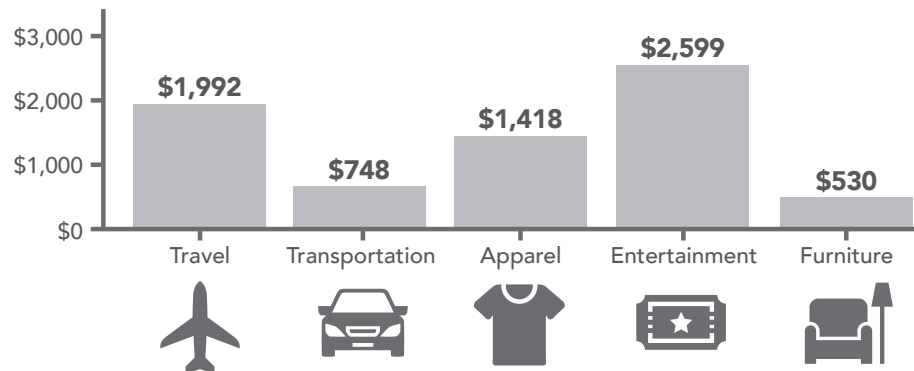
2025-2030
Pop Growth
Rate



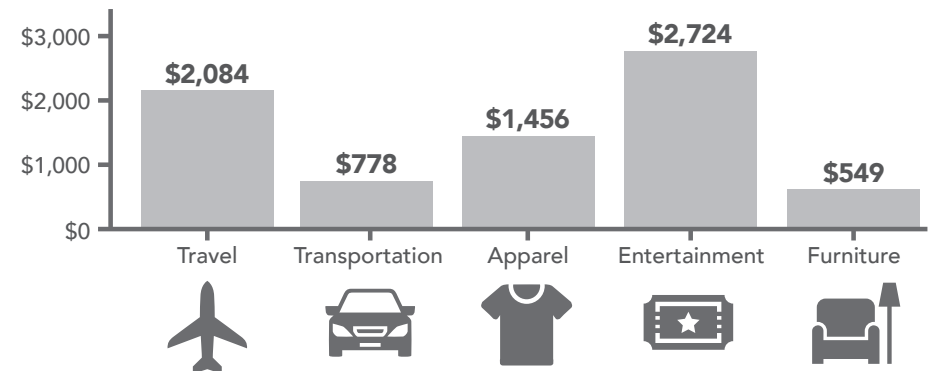
40,660

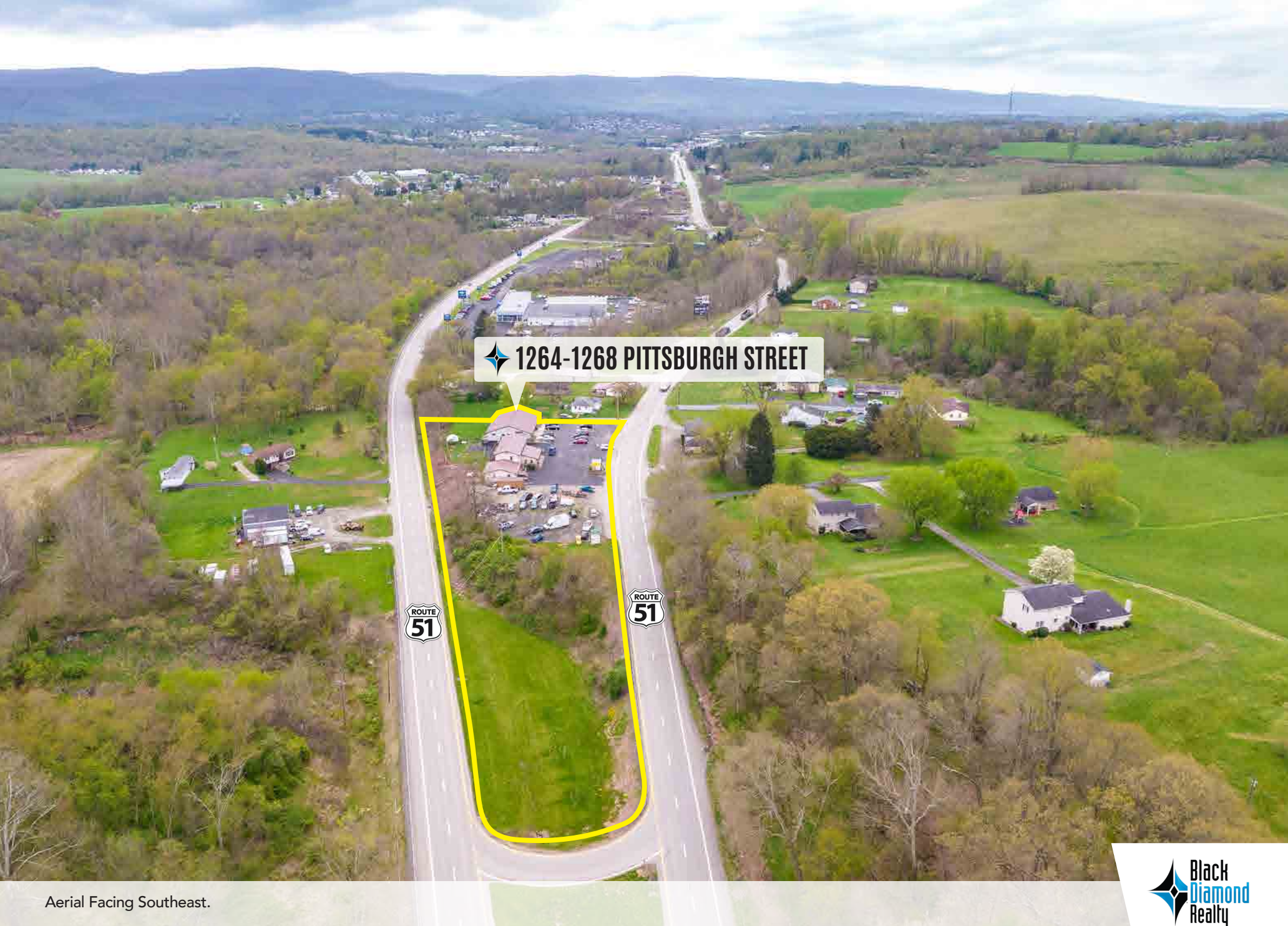
Housing Units
(2020)

KEY SPENDING FACTS



KEY SPENDING FACTS





1264-1268 PITTSBURGH STREET

ROUTE
51

ROUTE
51

Aerial Facing Southeast.





Aerial Facing Northwest.



Aerial Facing West.



Aerial Facing Northwest.



Aerial Facing East.



FINANCIAL INFORMATION

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

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