

FOR SALE
DAY CARE / OFFICE BUILDING
MARKETING FLYER



325 CONNELLSVILLE STREET
UNIONTOWN, PA 15401



UNIONTOWN

DOLLAR GENERAL

RITE AID

LAFAYETTE SCHOOL

★ 325 CONNELLSVILLE STREET

TABLE OF CONTENTS

Property Overview / Specifications Introduction of property and specifications of the building, utilities, access and directions.	02
Location Analysis / Google Map Detailed description, Google Map photo of the location and its proximity to surrounding businesses.	04
Demographics Demographics and key facts pertaining to the property within a three, five and ten mile radius.	06
Floor Plan / Equipment List Detailed floor plan, description and equipment list with quantities and total costs.	08
Interior Photos Interior photos of the building.	10
Exterior Photos Exterior photos of the building.	14
Aerial Photos Aerial photos of the property from various heights and angles.	16



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DAY CARE / OFFICE BUILDING FOR SALE

325 CONNELLSVILLE STREET UNIONTOWN, PA 15401

**SALE PRICE / \$649,000 (BUILDING & CONTENTS)
\$549,000 (BUILDING ONLY)**

GROSS BUILDING SIZE / 4,380 (+/-) SQ FT

GROSS LOT SIZE / 0.23 ACRE

PROPERTY TYPE / OFFICE, RETAIL

OFF-STREET PARKING / 8 SPACES

**PROPERTY HIGHLIGHTS / SECURITY
SYSTEM, OFF-STREET PARKING, FENCED
OUTDOOR SPACE, PRIVATE OFFICES**

Located within the city limits of Uniontown, 325 Connellsville Street is a single-story building comprised of a 4,380 (+/-) square feet on a 0.23 (+/-) acre lot. The building is currently built out for a day care user, however, this versatile property offers numerous opportunities for various business needs with its adaptable layout, security features, outdoor fenced yard and prime location. Whether you're looking to start a new business or expand your current operations, this property holds significant potential.

Located on a corner lot along Connellsville Street and N Gordon Street, the building boasts good visibility and is a quick 4 minute drive (1.4 miles) to Main Street in Uniontown. Major thoroughfares including Route 119 and Route 43 are just 2 miles north.

FOR SALE

DAY CARE / OFFICE BUILDING - LOCATED 2 MILES FROM ROUTE 119
325 CONNELLSVILLE STREET · UNIONTOWN, PA 15401 · 4,380 (+/-) SQ FT · 0.23 ACRE

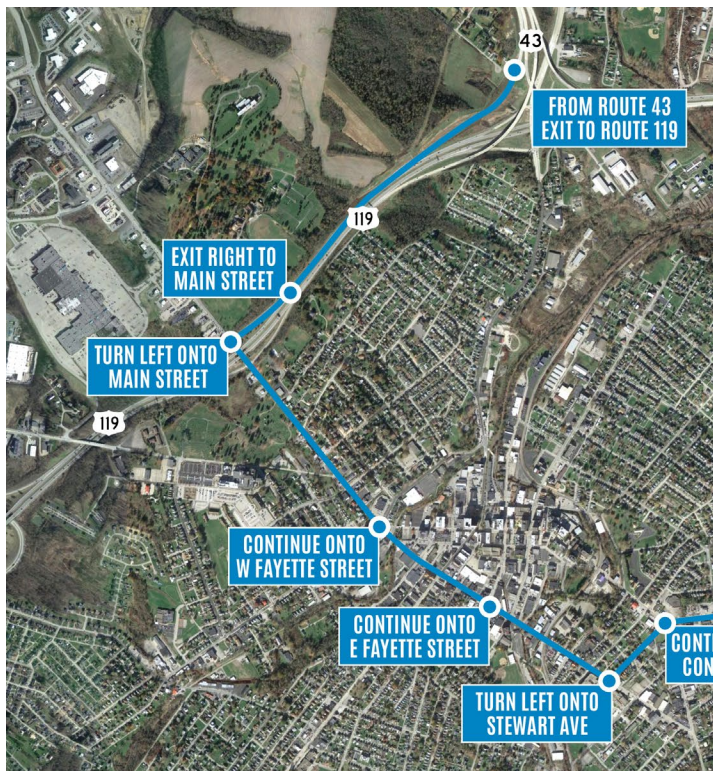
PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

The subject property is a single-story building comprised of 4,380 (+/-) square feet. The main entrance is located along N Gordon Street, adjacent to the parking area. The building is currently built out for a daycare user offering large classrooms, a few private offices and multiple restrooms.

Each room offers large windows for plenty of natural light. Along the back and sides of the building there are three additional exits to access the outdoor fenced area.

The building is wood frame construction with a painted cinder block exterior and shingle roof. Finishes on the interior include drywall walls and ceilings, vinyl and tile flooring and fluorescent lighting throughout.



LEGAL DESCRIPTION / ZONING

Located within City Limits, this property is situated within the Uniontown City District of Fayette County. The property is comprised of one parcel of land totaling 0.23 acre and is identified as Uniontown City District, Tax Map 3, Parcel 418-01. This property is zoned C.

UTILITIES

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

UTILITY	PROVIDER
Electric	West Penn Power
Natural Gas	Columbia Gas
Water	North Fayette Municipal Authority
Sewer	North Fayette Municipal Authority
Trash	Noble
Cable/Internet	Breezeline

INGRESS / EGRESS / PARKING / DIRECTIONS

This location offers a small paved parking area with room for roughly 8 vehicles. The parking area can be accessed via N Gordon Street, immediately after turning off of Connellsville Street. See directions below from Route 43.

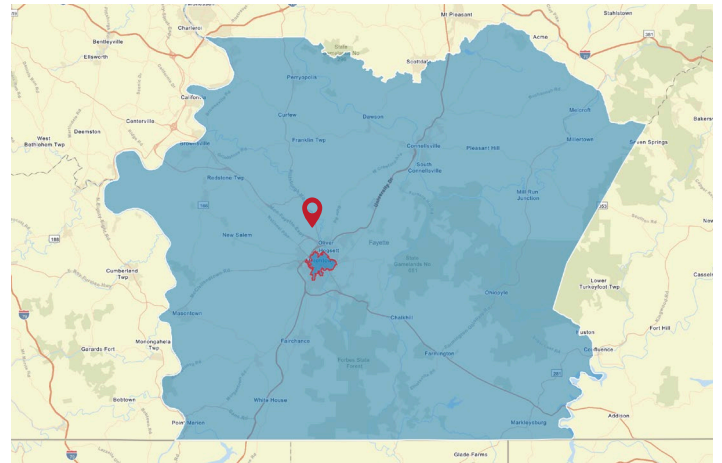
LOCATION ANALYSIS

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 126,217 and a median household income of \$50,710. Total number of businesses is 4,005.

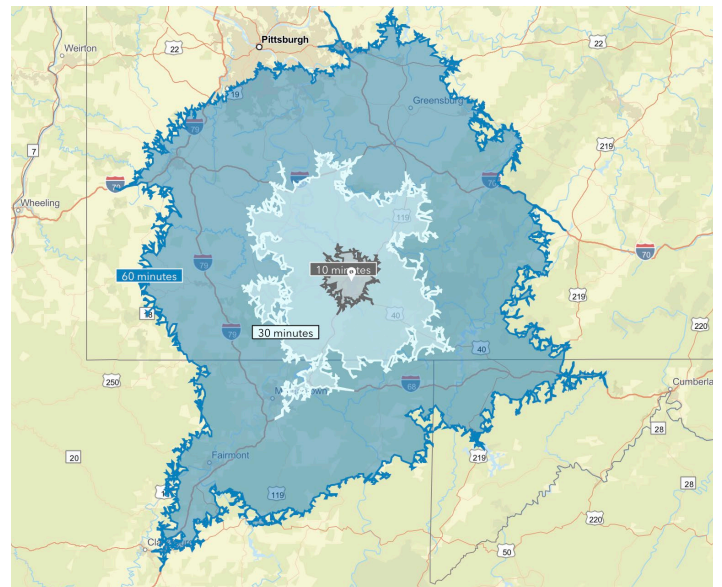
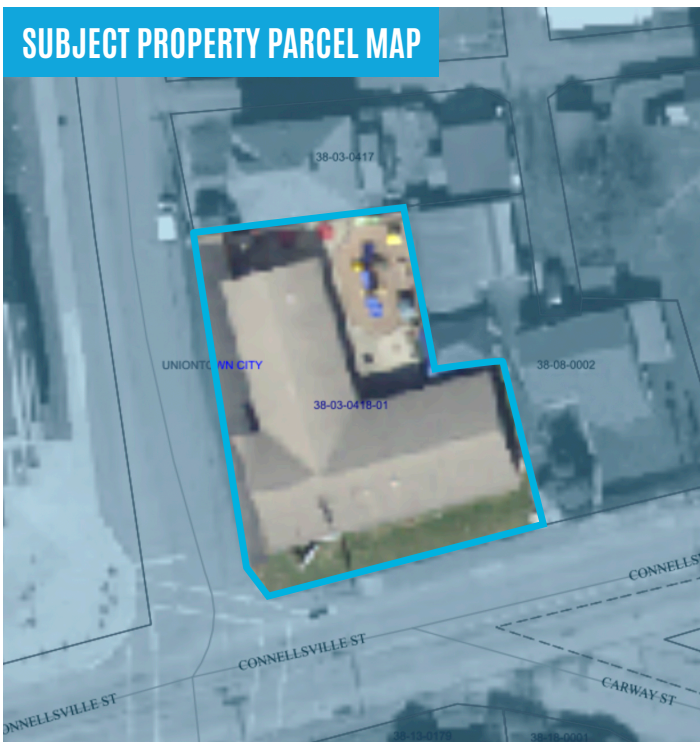
The **City of Uniontown** has a total population of 9,810 and a median household income of \$37,157. Total number of businesses is 629.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2023.



Fayette County, PA Uniontown City Limits Subject Location

SUBJECT PROPERTY PARCEL MAP



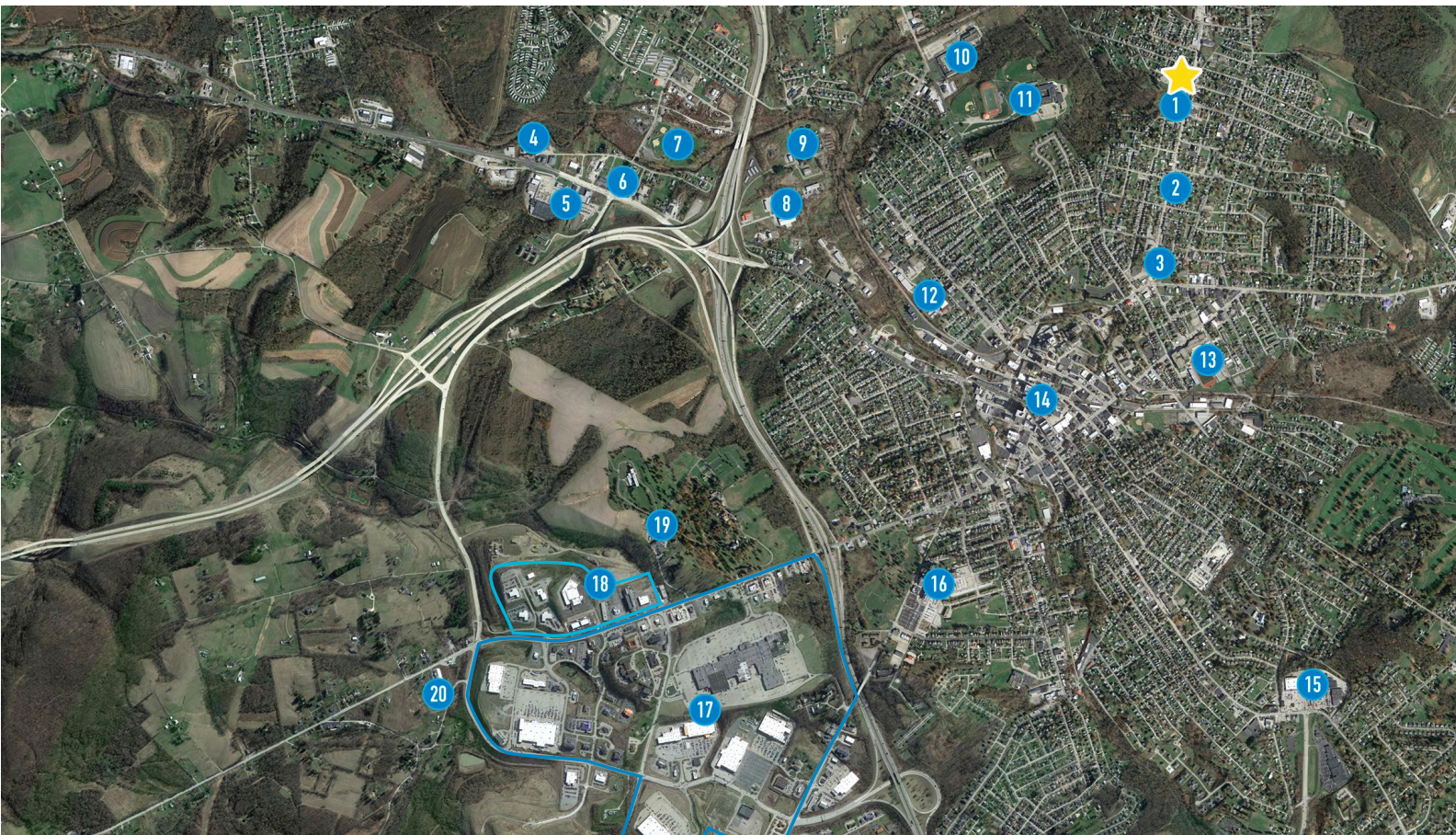
Distance to nearby cities: Uniontown, PA - 3 miles, Morgantown, WV - 28 miles, Washington, PA - 38 miles, Pittsburgh, PA - 43 miles, Fairmont, WV - 43 miles, Bridgeport, WV - 60 miles, Charleston, WV - 182 miles.

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GOOGLE AERIAL



The aerial photo above highlights several of the most popular surrounding locations. The subject property, 325 Connellsville Street has been referenced with a yellow star.

- ① Lafayette School
- ② Dollar General
- ③ Goodwill Workforce Development Center
- 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

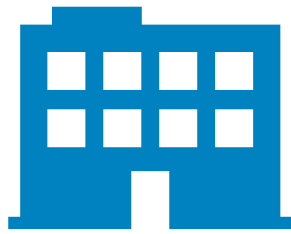
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



27,674

Total
Population



1,418

Businesses



32,374

Daytime
Population



\$152,017

Median Home
Value



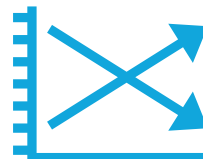
\$31,967

Per Capita
Income



\$45,059

Median Household
Income



-0.61%

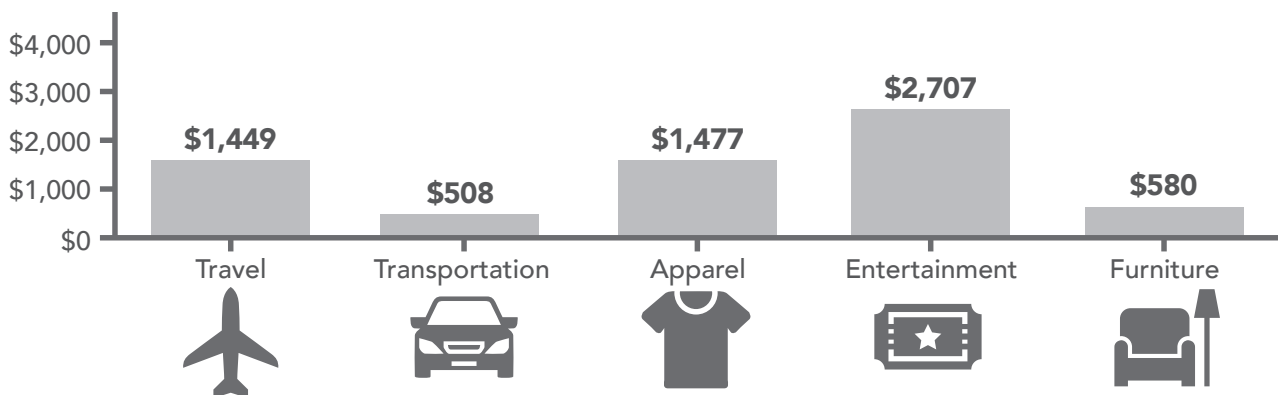
2020-2023
Pop Growth Rate



13,990

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 2023, 2028. Spending facts are average annual dollar per household.

5 MILE RADIUS



35,024

Total Population



1,664

Businesses



39,151

Daytime Population



\$165,990

Median Home Value



\$32,810

Per Capita Income



\$47,813

Median Household Income



-0.48%

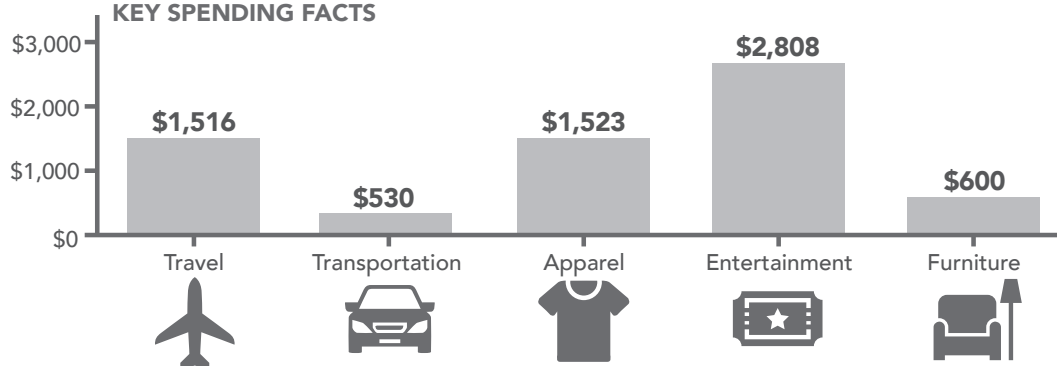
2020-2023 Pop Growth Rate



17,392

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



68,688

Total Population



2,494

Businesses



64,263

Daytime Population



\$159,728

Median Home Value



\$31,682

Per Capita Income



\$49,661

Median Household Income



-0.55%

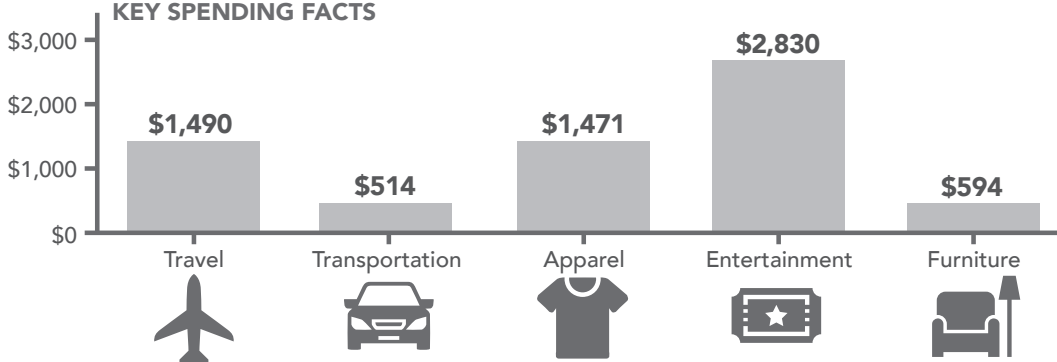
2020-2023 Pop Growth Rate



33,529

Housing Units (2020)

KEY SPENDING FACTS



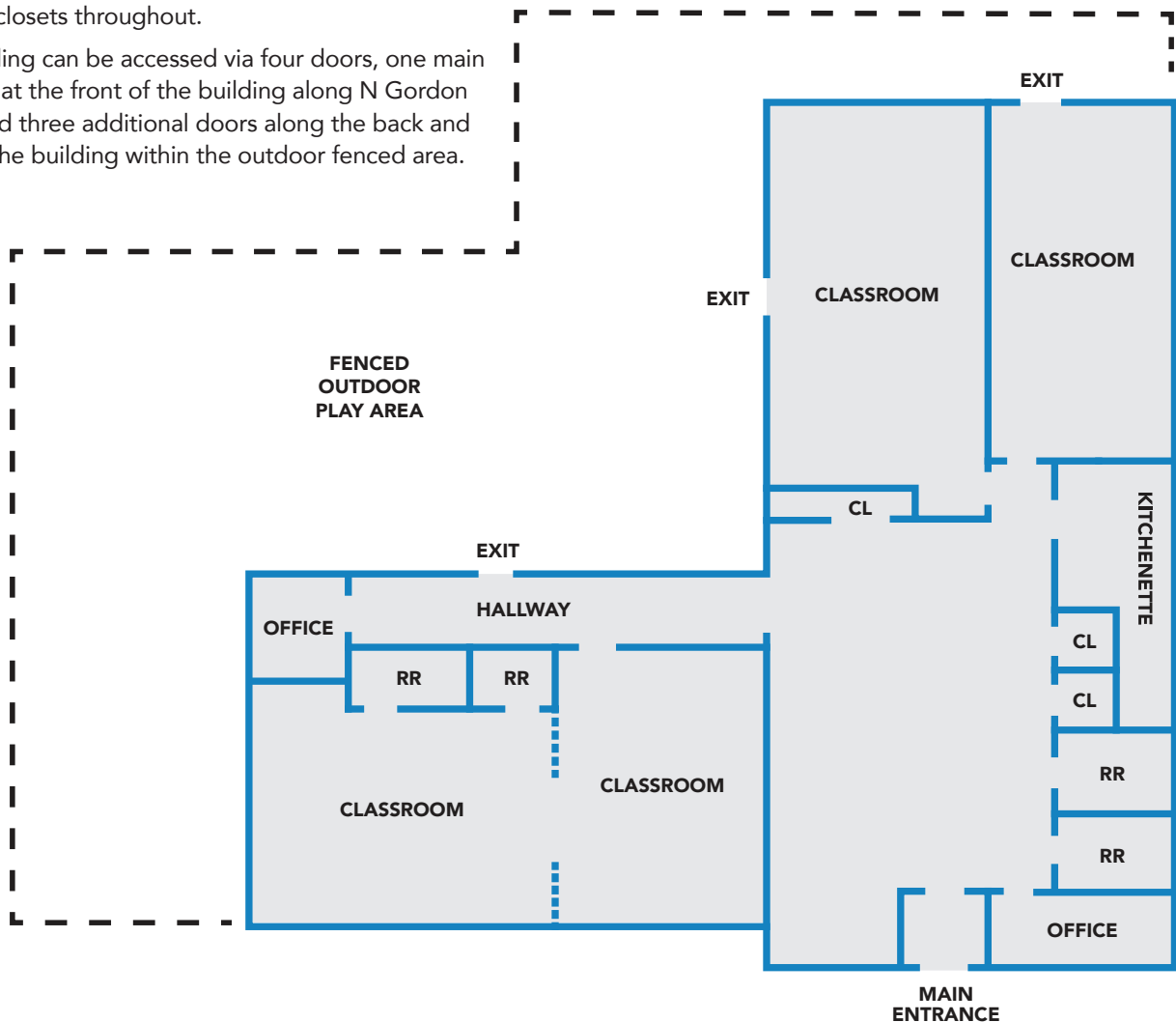
FLOOR PLAN

4,380 (+/-) SQUARE FEET

The subject building is comprised of 4,380 (+/-) square feet and was previously utilized and built out as a day care. The floor plan consists of a vestibule with a window to reception, large open central area, four large classrooms, four restrooms, a kitchenette, two offices (one being reception), and multiple closets throughout.

The building can be accessed via four doors, one main entrance at the front of the building along N Gordon Street and three additional doors along the back and sides of the building within the outdoor fenced area.

Finishes include drywall walls and ceilings, vinyl and tile flooring and fluorescent lighting throughout. There are multiple large bay windows throughout providing the entire building plenty of natural light.



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EQUIPMENT LIST

EQUIPMENT/PRODUCT	QTY	TOTAL \$
48" Wall-Mounted Cabinet	2	\$1,620
Keystone Crossing Play System	1	\$20,999
Environments See Me Stand Mirror and Bar	2	\$314.04
Environments Toddler Dress Up Storage	2	\$779.98
Write-N-Wipe Fron Mobile Big Book Easel	2	\$1,092
4'x24" Shelf Cover	12	\$768
4'x24" Shelf Cover	4	\$636
Roomscapes Post	70	\$3,080
Community Crib	4	\$2,600
Roomscapes Adaptor	8	\$136
24" High Clear Panels	10	\$1,400
24" High Bulletin Panels	2	\$280
24" High Clear Panels	37	\$6,327
Roomscapes Gateway	2	\$950
Roomscapes Entry	5	\$3,250
Narrow Gate	2	\$860
Adjustable Gateway	4	\$2,920
24" High Clear Panel	1	\$140
Cot	8	\$672
Cot	36	\$3,348
Preschool Step Stool	8	\$2,960
4'x24" Tote Shelf	3	\$2,250
4'x24" Fixed Shelf	11	\$6,050
Woodcrest Chair	4	\$408
Woodcrest Chair	7	\$896
Community Glider	5	\$3,875
Bench Glider	2	\$2,190
Mealtime Chair with Tray	8	\$1,680
4'x24" Cover for Shelf	3	\$510
Rectangle Shade Structure	1	\$5,999
Round Classroom Table	2	\$500
Small Sand and Water Table	2	\$890
2'x32" Tote Shelf	1	\$555
48" High Bulletin Panels	1	\$245
Toddler Activity Set	1	\$5,495

EQUIPMENT/PRODUCT	QTY	TOTAL \$
Outlast Single Water Table	1	\$1,145
Outlast Double Water Table	2	\$3,230
Drying Rack	1	\$710
Toddler Kitchen	3	\$2,670
Help Yourself Trolley w/ Totes or Baskets	2	\$1,520
Browser Box	1	\$295
Baby Shelf	4	\$1,560.08
Diaper Hamper	2	\$1,570
Changing Table with Steps and 6" Pan	4	\$7,660
Boot Locker	2	\$490
Kingergarten Cubby	4	\$2,625
Compact Preschool Cubby 6	2	\$2,120
Outlast Shed 62"	1	\$5,500
Outlast Bench	2	\$550
Outlast Junior Kitchen 18"	1	\$2,670
Square Classroom Table	1	\$225
Cupboard	2	\$810
Refrigerator	2	\$950
Sink	2	\$580
Set of Four Big Trucks	2	\$1,350
Dress-up Unit	1	\$655
School Set Unit Blocks	2	\$5,620
Box Car	4	\$940
Stove	2	\$630
Nursery gym	2	\$5,380
Me-Do-It Chair	14	\$1,120
Recantgular Classroom Table	2	\$600
Library Panel	1	\$445
24" Wall-Mounted Cabinet	2	\$1,040
Toddler Book Display	3	\$765
Child's Armchair	1	\$430
Child's Sofa	1	\$530
Library Shelf	5	\$2,550
Teacher Workstation	3	\$3,225
24" Translucent Back Sweep Shelf	1	\$400
TOTAL:		\$149,235

INTERIOR PHOTOS



Main Entrance/Vestibule.



Main Entrance/Vestibule.



Central Open Area.

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Classroom #1.



Front Office/Reception.



Kitchenette.

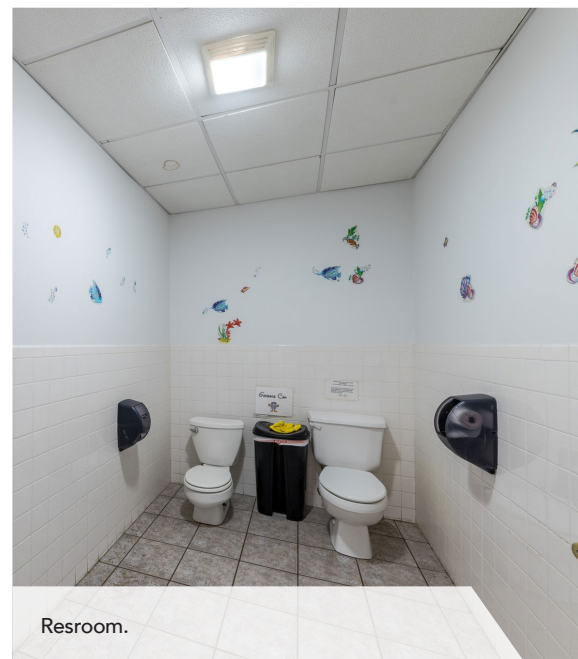
INTERIOR PHOTOS



Classroom #2.

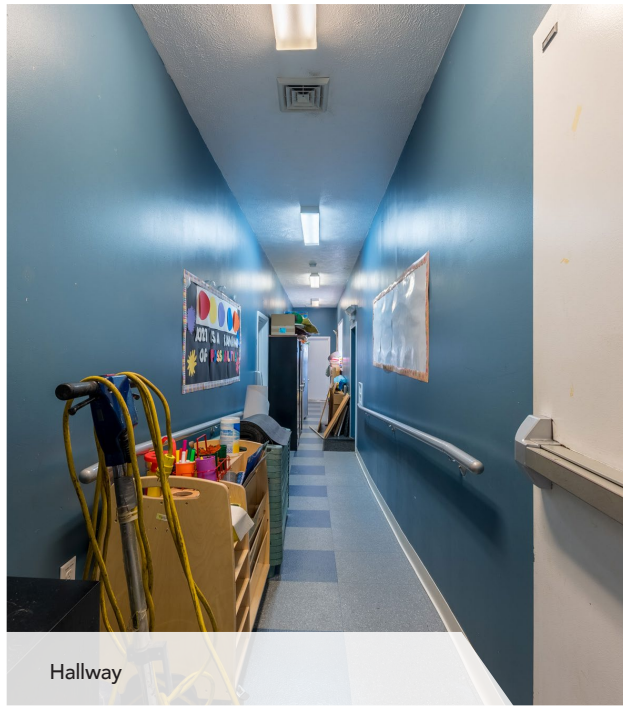


Classroom #3.



Resroom.

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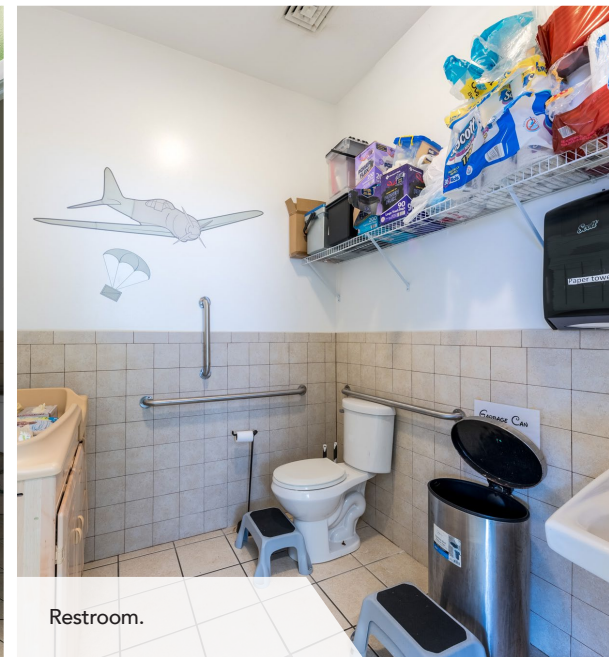
Hallway



Classroom #4.



Classroom #4.



Restroom.

EXTERIOR PHOTOS

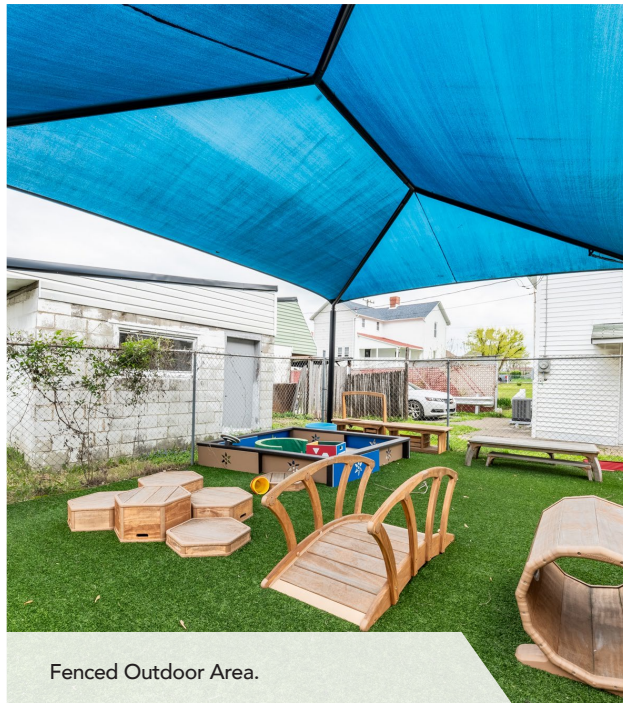


Exterior Front of Building/Parking Lot.



Exterior Side of Building

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Fenced Outdoor Area.



Fenced Outdoor Area.

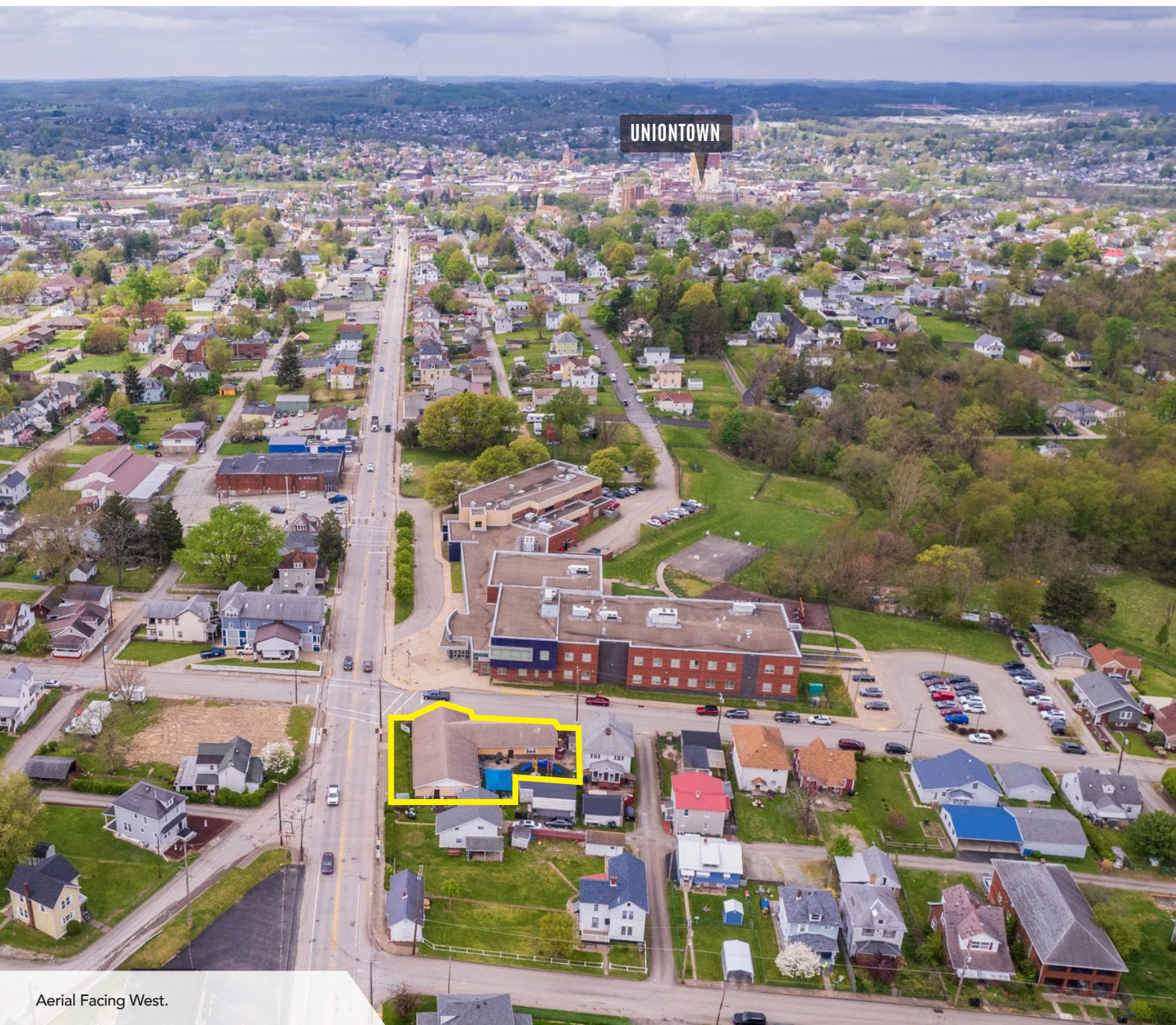


Fenced Outdoor Area.



Fenced Outdoor Area.

AERIAL PHOTOS

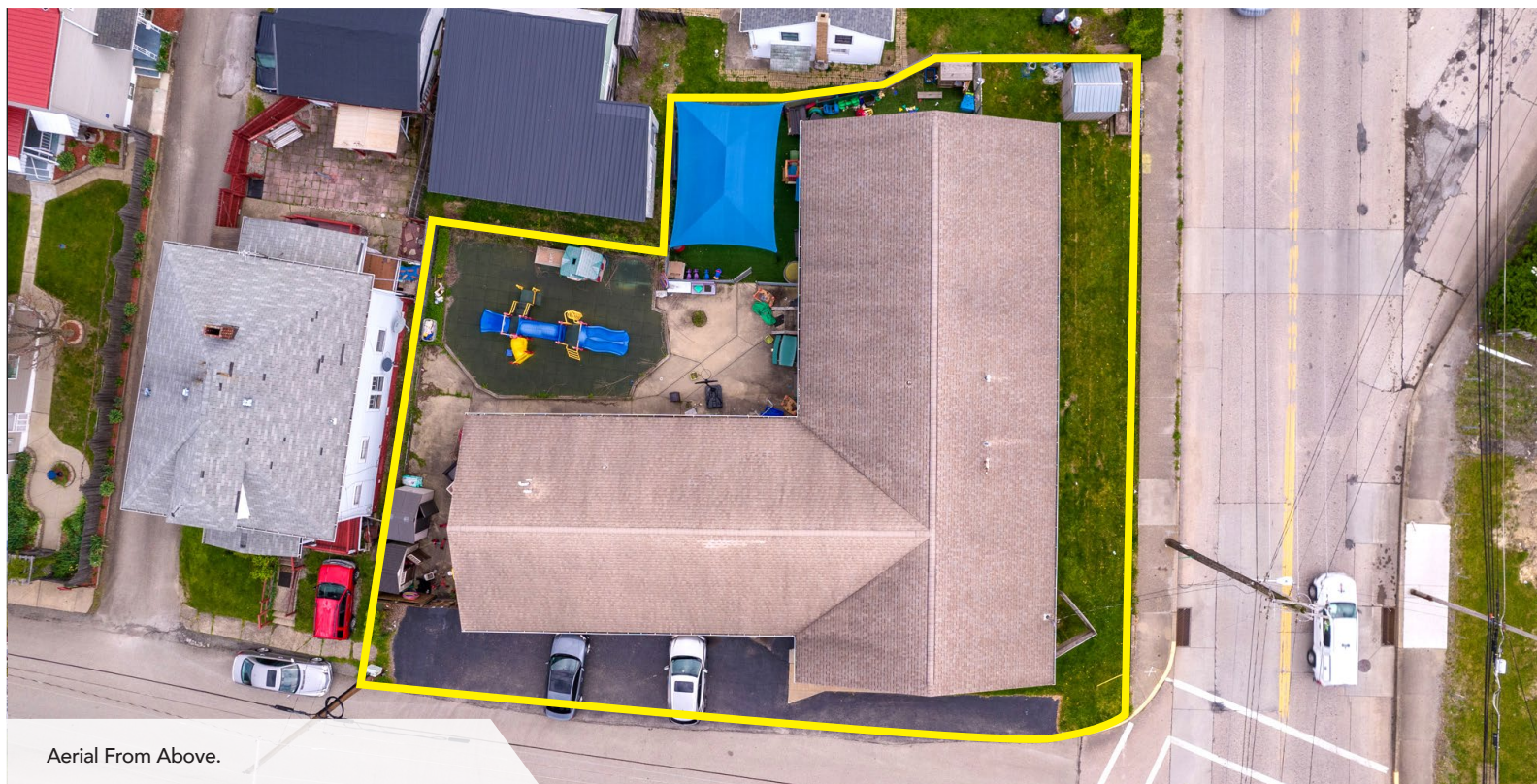


Aerial Facing West.

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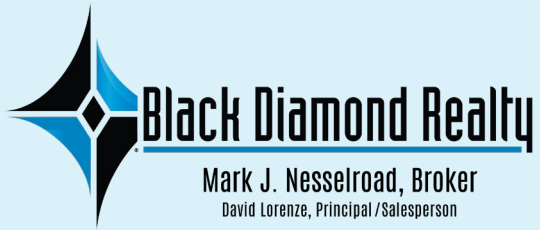
Aerial From Above.



Aerial Facing Northeast.



Aerial Facing Southwest.



CONTACT

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