



1266 NATIONAL PIKE ROAD
HOPWOOD, PA 15445

MULTIFAMILY INVESTMENT - EIGHT FINISHED UNITS

UNIONTOWN

11,833 VEHICLES PER DAY, 2025

40

1266 NATIONAL PIKE ROAD

40





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INVESTMENT OVERVIEW

1266 NATIONAL PIKE ROAD

HOPWOOD, PA 15445

SALE PRICE / \$965,000

GROSS BUILDING SIZE / 14,704 (+/-) SQ FT

GROSS LOT SIZE / 4.96 (+/-) ACRES

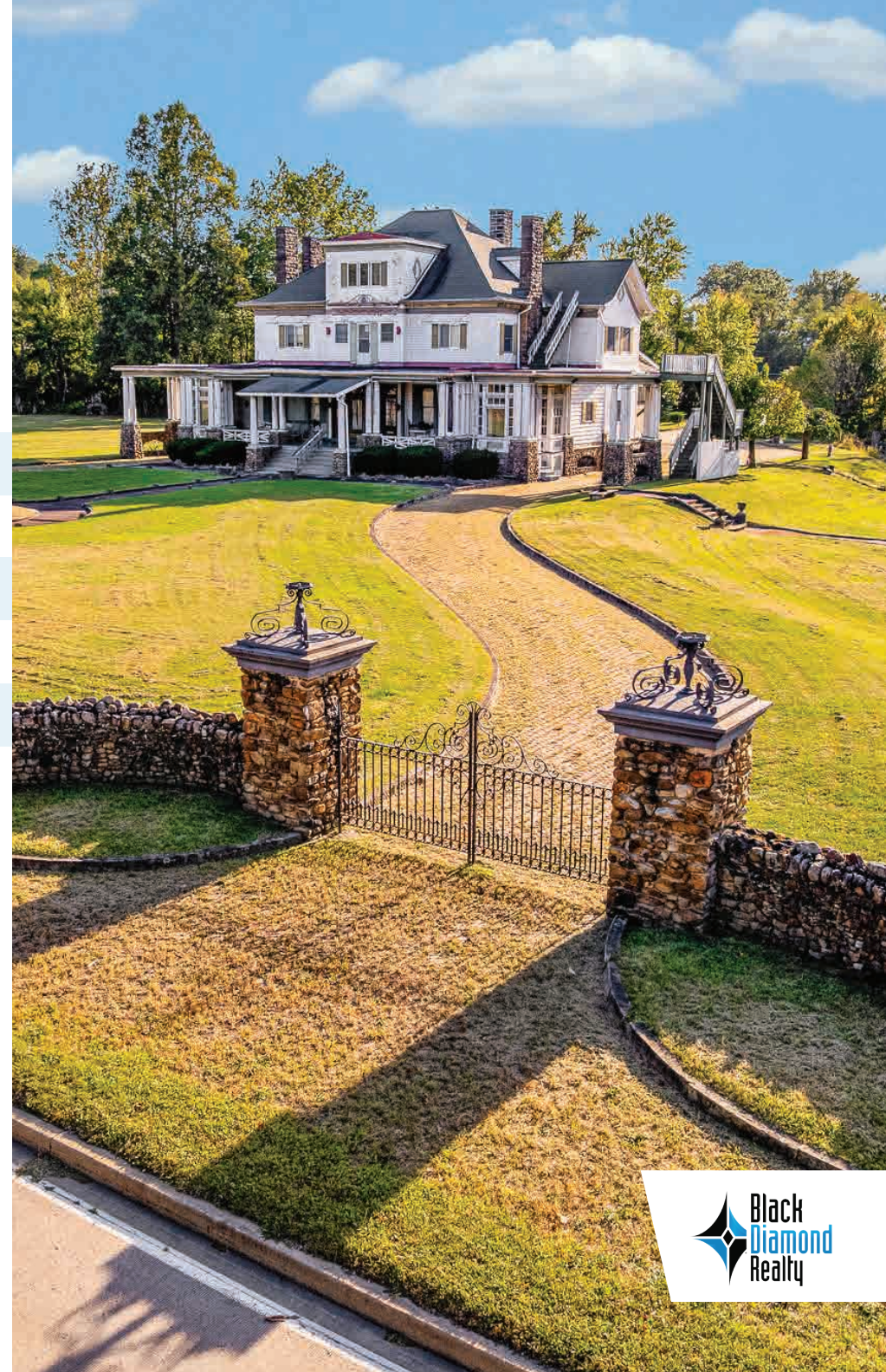
NUMBER OF FINISHED UNITS / 8

ZONING DESCRIPTION / B1, General Business

Built in the early 1900s, this stately multifamily property exudes timeless charm and historic character while offering exceptional investment potential.

Spanning approximately 14,704 (+/-) square feet on 4.96 (+/-) acres, the building is divided into eight existing, spacious units, each showcasing intricate woodwork and original features rarely found today. Four of the units include fireplaces, adding warmth and elegance, while select tenants enjoy access to attached garage and carport parking areas on both sides of the building. The property also features a full, unfinished basement and a shared laundry area for tenant convenience.

With outstanding visibility along Route 40—where over 11,800 vehicles pass daily—this property combines historic charm with modern accessibility, making it a unique opportunity for investors or owner-occupants alike.



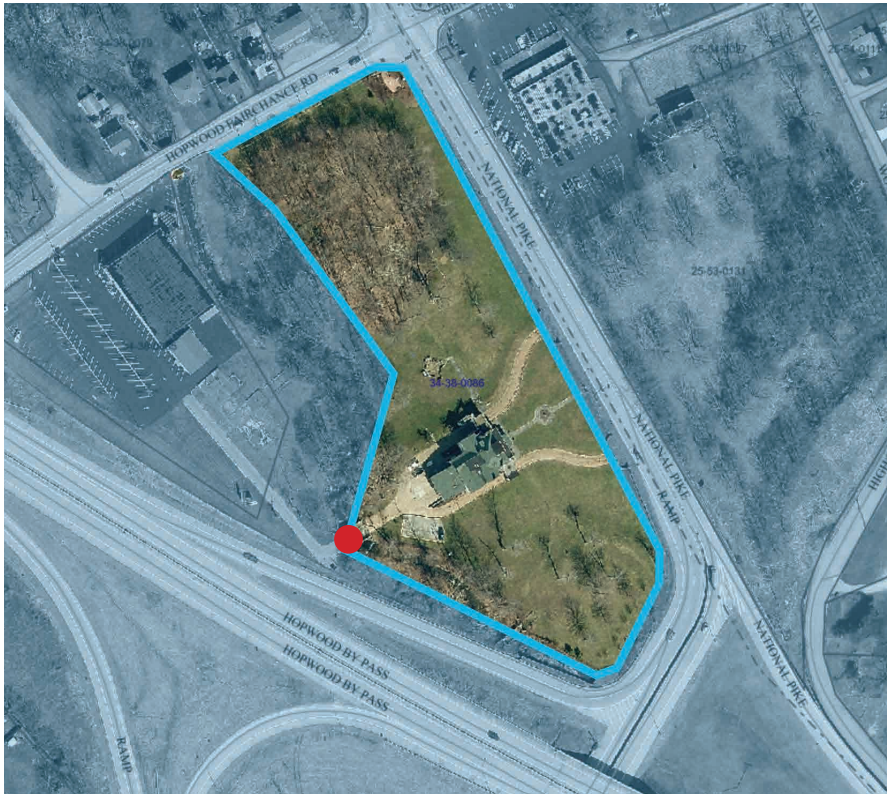


Aerial Facing West Towards Route 40.

ACCESS / INGRESS / EGRESS / PARKING

The property offers one point of access from the rear of the property through the Manor Lanes Bowling parking lot off Hopwood Fairchance Road. The entrance leads to a parking area and garage which serve unit 1 within the building. The property is positioned with exceptional visibility between National Pike Road (Route 40 Business) and Route 40. The access point is noted with a red dot on the parcel map below. The access gates at the front of the property have been permanently placed therefore there is no access from National Pike Road (Route 40 Business).

PARCEL MAP



UTILITIES

All public utilities are available to the site.

UTILITY	PROVIDER
Electric	West Penn Power
Natural Gas	Columbia Gas of PA
Water	PA American Water Co.
Sewer	South Union Township Sewage Department
Trash	Noble Environment
Phone/Cable/Internet	Breezeline

LEGAL DESCRIPTION / ZONING

Located outside city limits, this property is situated within North Union Township in Fayette County. The site is comprised of one parcel totaling approximately 4.96 (+/-) acres. The property is identified as South Union Township, Tax Map 38, Parcel 86. This can be referenced in Deed Book 1324, Page 150. The property is zoned B-1, 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 David Lorenze at dlorenze@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 indicate that preference via email.

PROPERTY HISTORY

- James R. Barnes was the historical owner/occupant. This is a well-known name in the Fayette County area.
- The estate was built as a summer house for James Ross Barnes and his wife Martha Belle Frazee Barnes. The property is referenced in the Historic American Buildings Survey (HABS) documentation as the “Barnes Estate, built 1906, summer home of James R. Barnes, major entrepreneur in the coal industry in the late 19th/early 20th centuries.”

The connection to J.V. Thompson (Coal Baron):

- The estate’s construction is linked to that of Joah Van Kirk “J.V.” Thompson, a prominent Fayette County banker and coal operator.
- Barnes and Thompson were business associates/friends.
- The HABS documentation notes that when Thompson’s financial empire collapsed in ~1914-1915, Barnes and other investors followed into bankruptcy.

Historical Context and Significance:

- The estate’s construction and amenities reflect the Gilded Age wealth of the coal, coke, and mineral rights industry in Fayette County. The presence of a private swimming pool, generator house, elaborate stables, and animal facilities such as a duck house reinforce this.
- The HABS survey suggests the estate is historically significant, recommended eligible for the National Register, as an example of early 20th-century summer residence of an industrial entrepreneur.

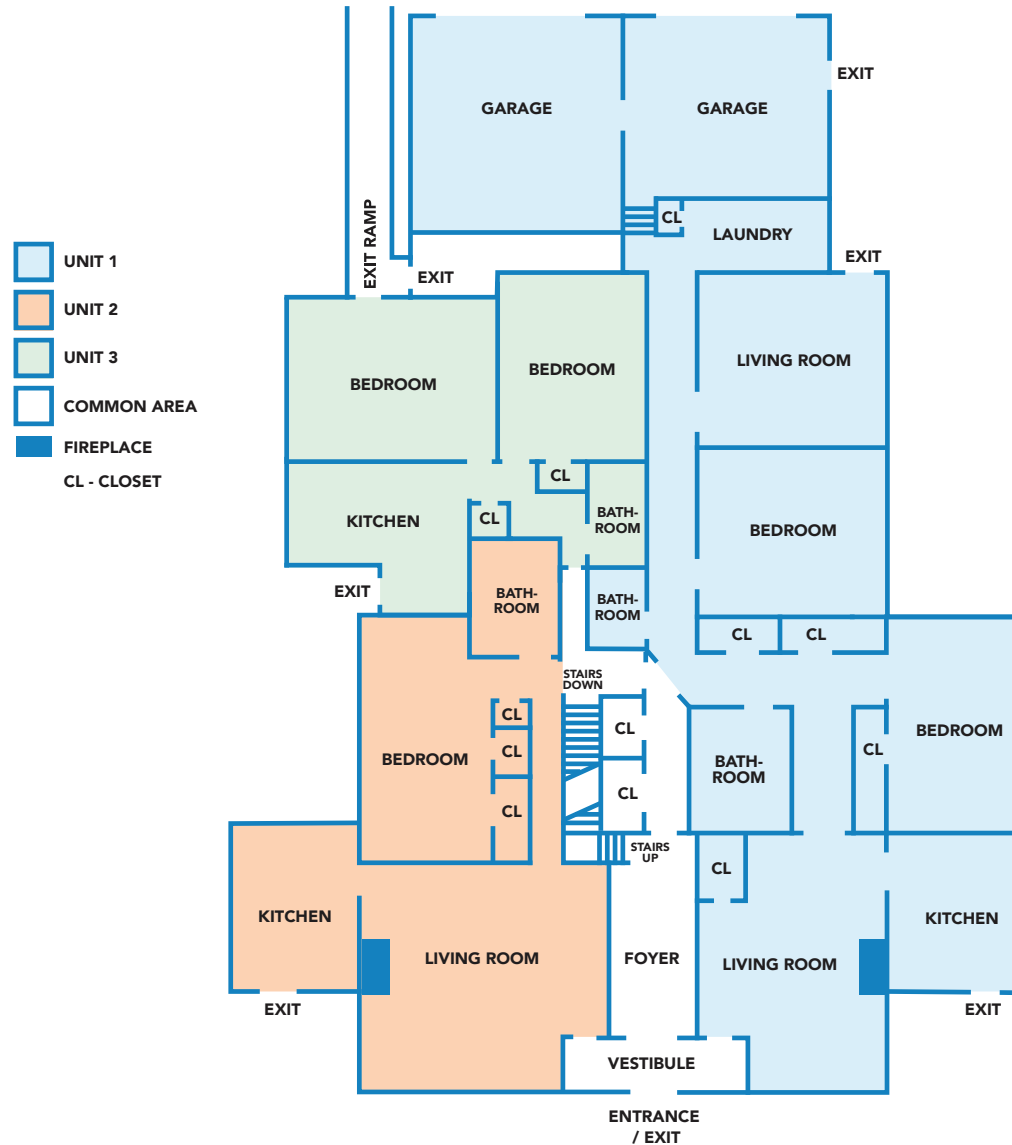
UNIT DETAILS

UNIT	FLOOR	BEDS	BATHS
1	1	2	2
2	1	1	1
3	1	1	1
4	2	2	1
5	2	1	1
6	2	1	1
7	3	2	1
8	2	2	1
9	3	Unfinished Attic Space	

Below grade, there is a full unfinished basement with full bathroom that includes access to a utility room and laundry area. The basement offers potential to add a 10th unit. Units 5 and 8 are currently leased.

FLOOR PLAN - FIRST FLOOR (MAIN LEVEL)

* The floor plan below may not be to scale, or exact.





Main Entrance/Vestibule.



Foyer/Common Area.



Foyer/Common Area.



Stairs to Second Floor.



Unit 1 - Kitchen.



Unit 1 - Kitchen.



Unit 1 - Bedroom.



Unit 1 - Bedroom.

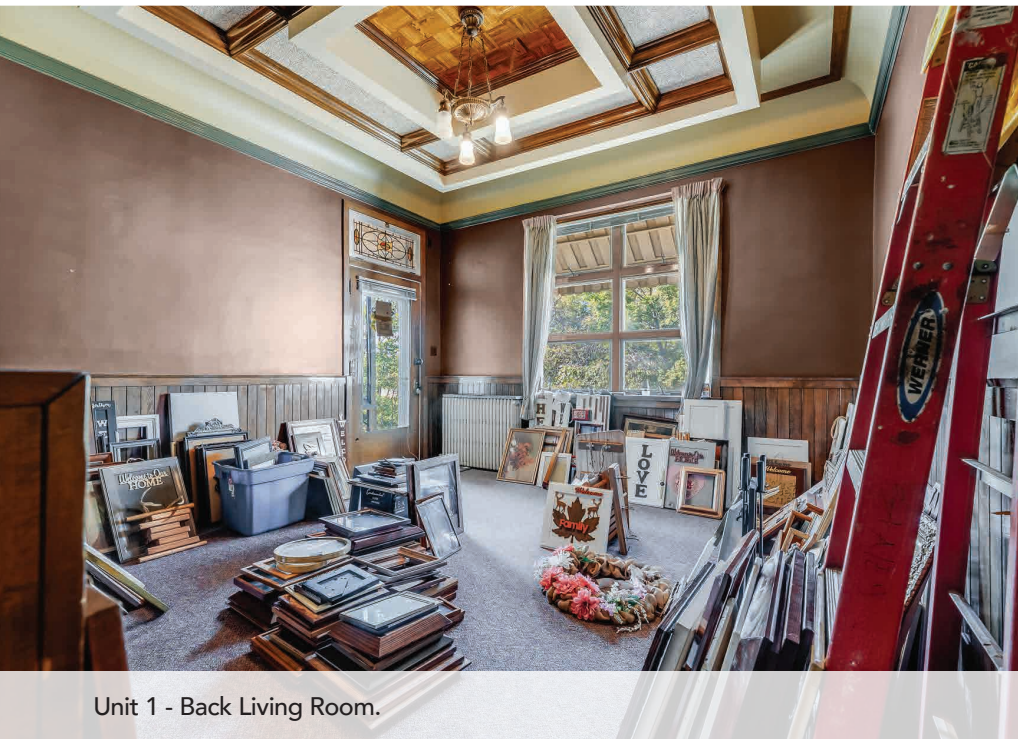




Unit 1 - Front Living Room.



Unit 1 - Bathroom.



Unit 1 - Back Living Room.



Unit 1 - Laundry Room.



Unit 2 - Living Room.



Unit 2 - Bedroom.



Unit 3 - Living Room/Bedroom.

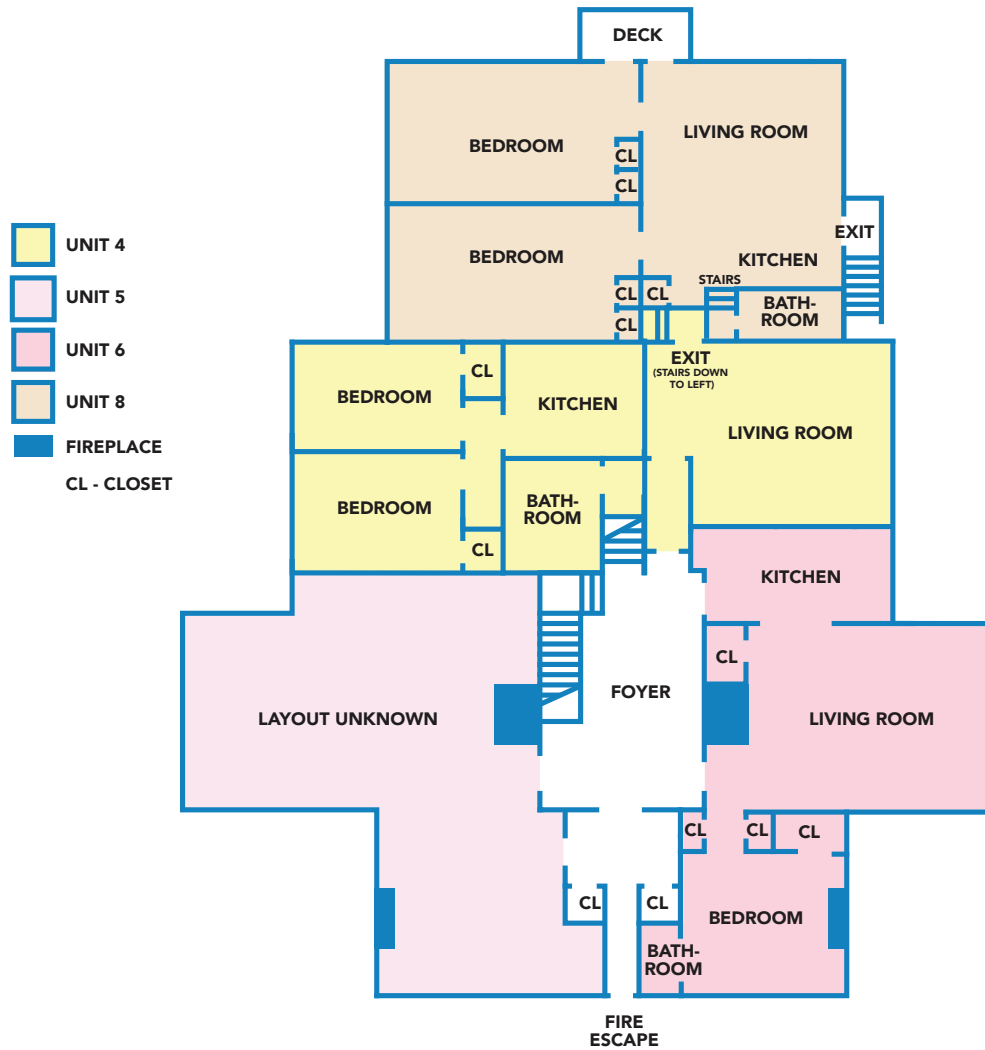


Unit 3 - Kitchen



FLOOR PLAN - SECOND FLOOR

* The floor plan below may not be to scale, or exact.





Unit 4 - Kitchen.



Unit 4 - Bedroom.



Unit 4 - Living Room.



Unit 4 - Bathroom.





Unit 6 - Kitchen.



Unit 6 - Living Room.



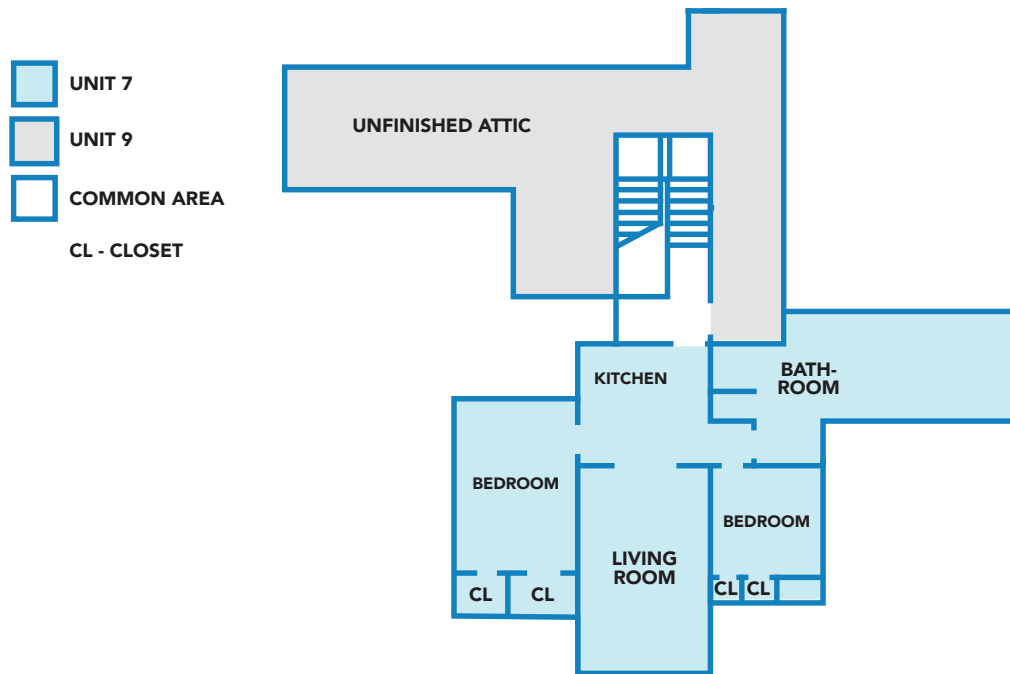
Unit 6 - Bedroom.



Unit 6 - Bathroom.

FLOOR PLAN - THIRD FLOOR

* The floor plan below may not be to scale, or exact.





Unit 7 - Living Room.



Unit 7 - Bedroom.



Unit 7 - Bedroom.



Unit 7 - Bathroom.



Exterior Front and Side of the Building.



Exterior Back and Side of the Building.



Exterior Front of the Building.



Exterior Back and Side of the Building.





Exterior Front of the Building.



Front Porch/Main Entrance.



Front Porch.



Side Exit to Yard.

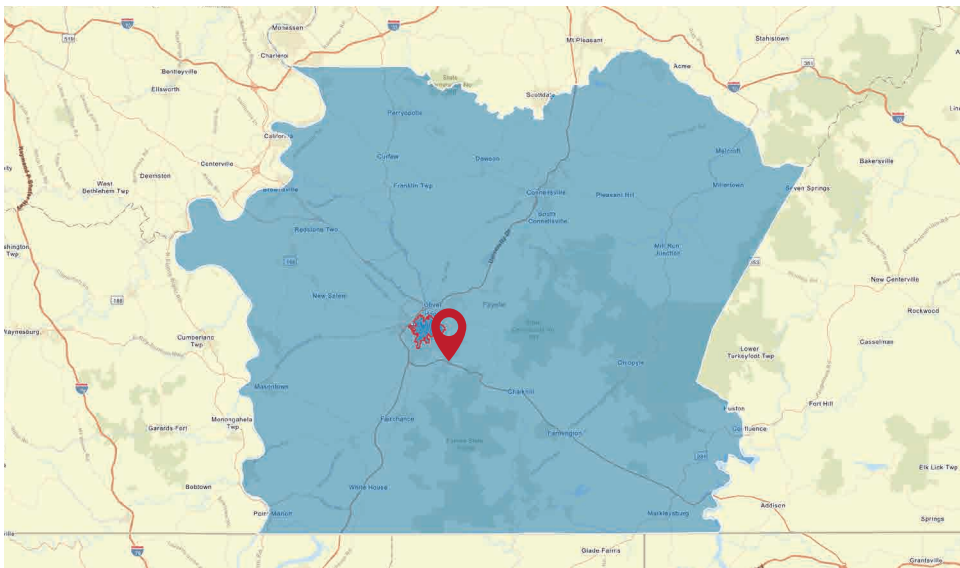
LOCATION OVERVIEW

LOCATION GROWTH / STATS

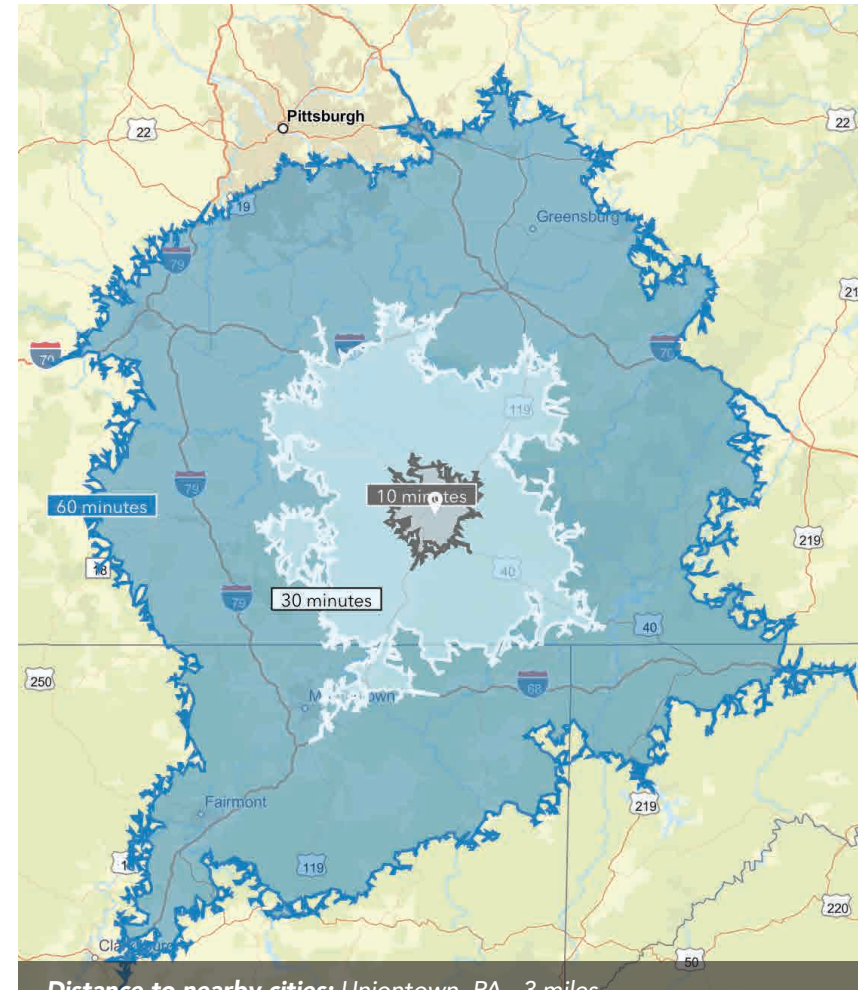
Fayette County lies in the southwestern region of Pennsylvania, with Uniontown serving as the county seat and home to Penn State Fayette, The Eberly Campus. The 100-acre main campus is a key component of the county's growing economic corridor.

Situated approximately 40 miles southeast of Pittsburgh, Uniontown benefits from convenient access to nearby cities and towns within the greater Pittsburgh metropolitan area.

Fayette County has a total population of 124,710 and a median household income of \$54,651, with 4,025 total businesses. The **City of Uniontown** itself has a population of 9,713, a median household income of \$35,620, and 637 total businesses.

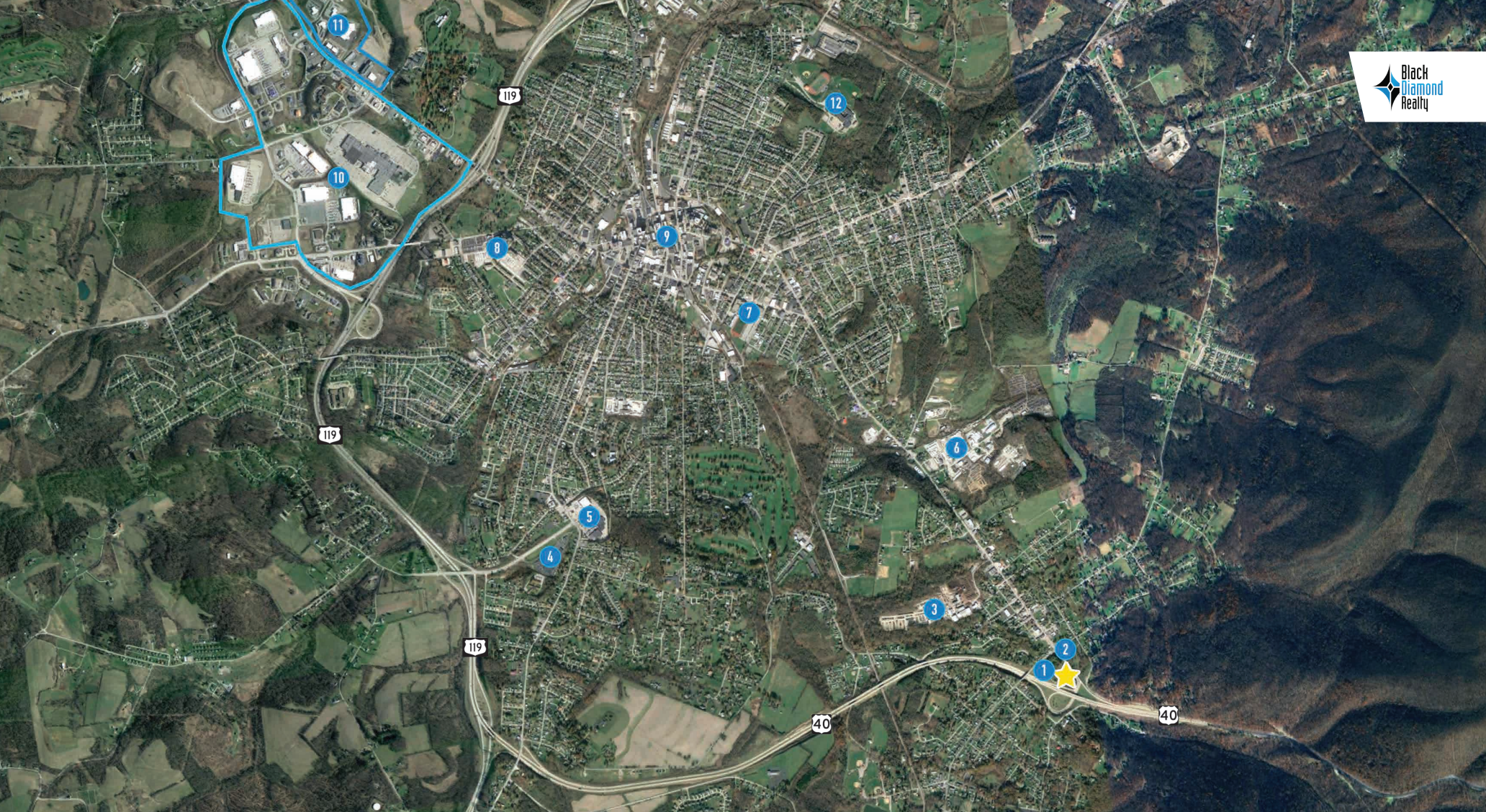


Fayette County, PA Uniontown City Limits Subject Location



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.





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

- ① Manor Lanes Bowling
- ② Hopwood Fitness Center
- ③ Washita Valley Enterprises Inc
- ④ Shop n' Save, United Bank, Save A Lot, Jimmy Johns
- ⑤ Uniontown Shopping Center: Tractor Supply Co, Aaron's Furniture, Grocery Outlet, H&R Block, McDonald's, Subway
- ⑥ Marcon Building Supply, Inc, Fayette Metal Supply
- ⑦ Uniontown Area High School
- ⑧ Uniontown Hospital
- ⑨ Uniontown
- ⑩ 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
- ⑪ Starbucks, Ramada, Aldi, Texas Roadhouse, Primanti Bros
- ⑫ Laurel Highlands High School

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



22,064

Total
Population



971

Businesses



21,901

Daytime
Population



\$161,104

Median Home
Value



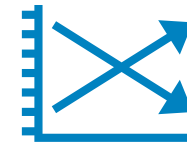
\$31,478

Per Capita
Income



\$48,885

Median
Household
Income



-0.7%

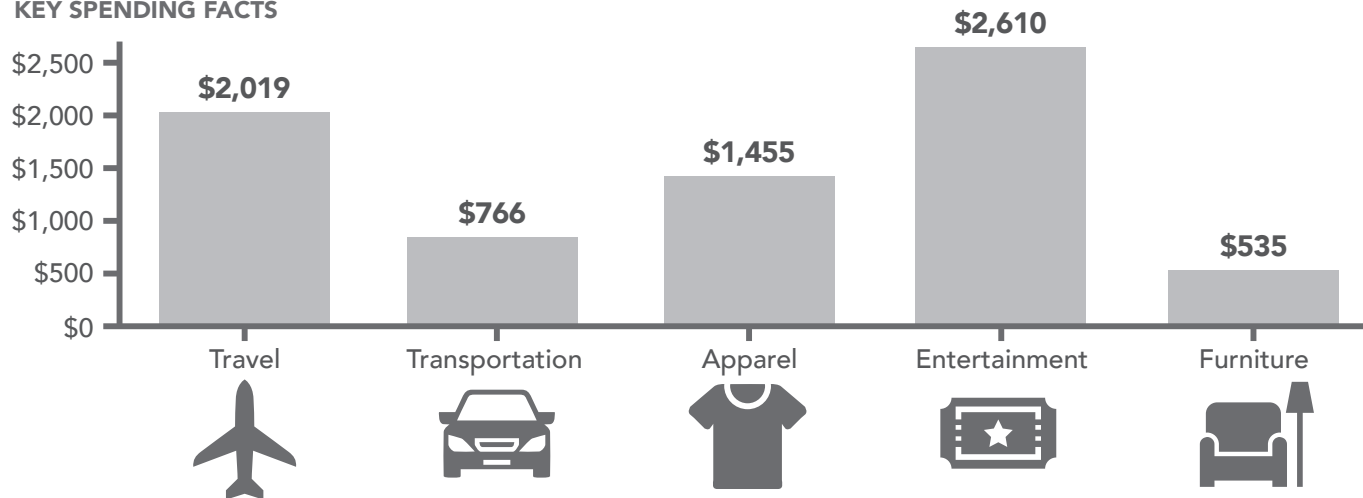
2025-2030
Pop Growth
Rate



11,415

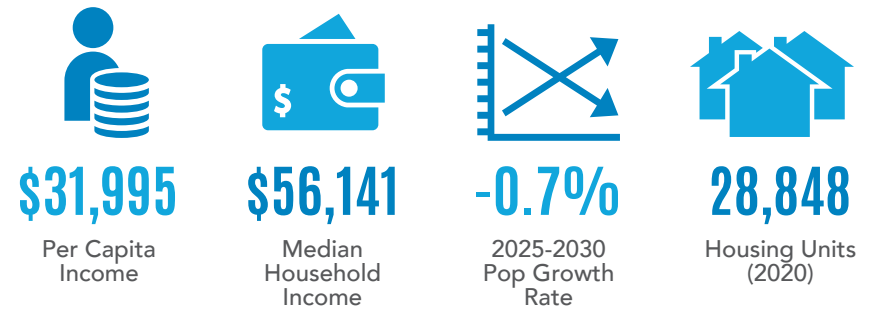
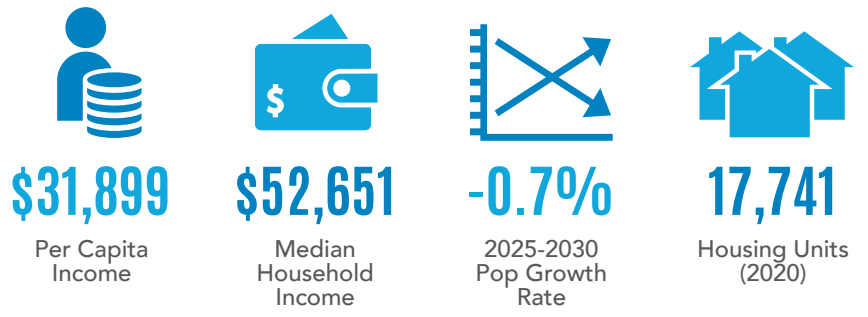
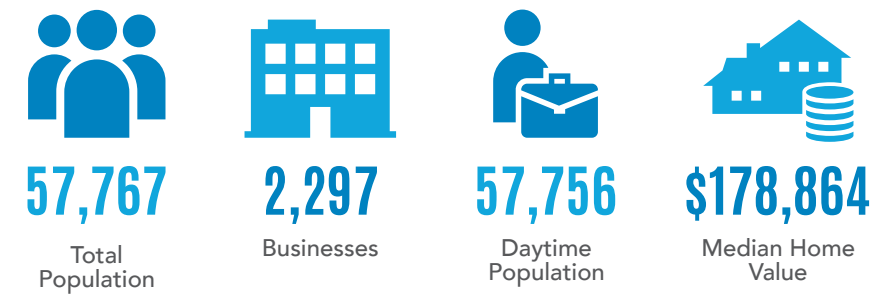
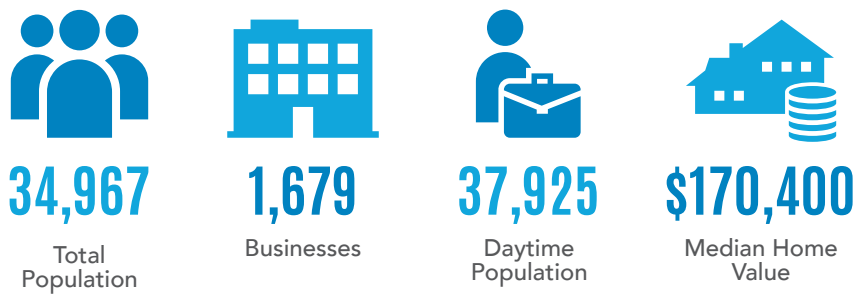
Housing Units
(2020)

KEY SPENDING FACTS

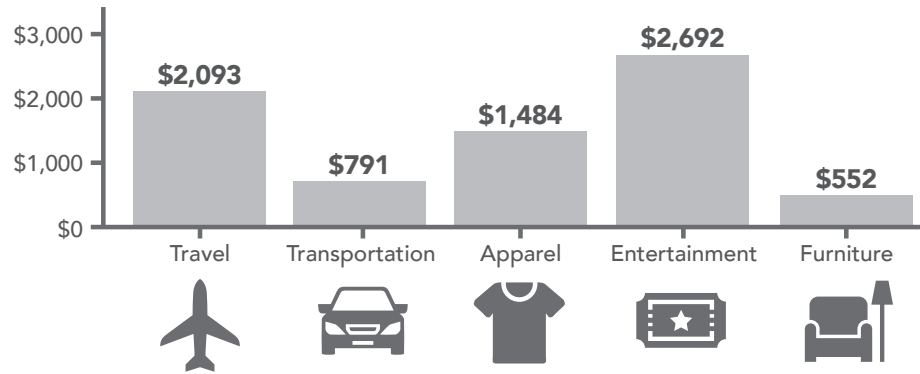


5 MILE RADIUS

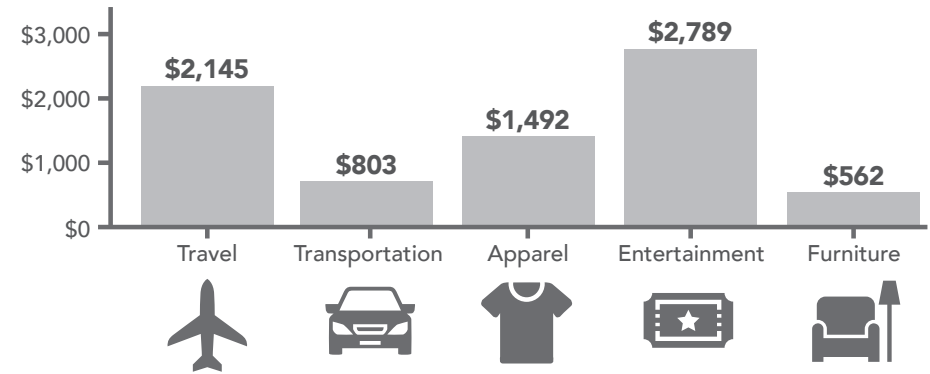
10 MILE RADIUS



KEY SPENDING FACTS



KEY SPENDING FACTS





11,833 VEHICLES PER DAY, 2025

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Aerial Facing West Towards Route 40.





Aerial Facing South Towards Route 40.



Aerial Facing East.



Aerial Facing Southeast.



Aerial From Directly Above.



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