

Black Diamond Realty

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FOR SALE
RETAIL / LAND
MARKETING FLYER



1509 MORRELL AVENUE
CONNELLSVILLE, PA 15425

WALMART

ROUTE 119

TACO BELL

MEDEXPRESS

VERIZON

C. HARPER CHRYSLER DODGE JEEP RAM

◆ 1509 MORRELL AVENUE

20,750 VEHICLES PER DAY

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*Boundaries are approximate

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RETAIL / LAND FOR SALE

1509 MORRELL AVENUE CONNELLSVILLE, PA 15401

SALE PRICE / \$1,100,000

GROSS BUILDING SIZE / 8,056 (+/-) SQ FT

GROSS LOT SIZE / 2.9 ACRES

PROPERTY TYPE / RETAIL, LAND

CITY LIMITS / OUTSIDE

PROPERTY HIGHLIGHTS / EXCELLENT
VISIBILITY, STRATEGIC LOCATION,
OFF-STREET PARKING, SIGNAGE,
660' OF ROAD FRONTAGE

Currently an auto sales/sheds business, 1509 Morrell Avenue offers a total of 8,056 (+/-) square feet across two buildings and sits on a generous 2.9 (+/-) acres. This property provides excellent visibility along route 119 with 660' road frontage and is strategically positioned in front of a traffic light making it an ideal destination for various business ventures. Whether you envision redeveloping the site for a new commercial enterprise or re-purposing the existing structures, the potential here is limitless.

Situated along the major thoroughfare Route 119, this property is in a bustling commercial corridor near prominent national tenants like Walmart, offering a unique blend of opportunity and growth. Directly in front of this property there is a daily traffic count of 20,750 vehicles per day (Prepared by Esri, 2024).

FOR SALE

RETAIL / LAND - DIRECTLY ALONG ROUTE 119

1509 MORRELL AVENUE · CONNELLSVILLE, PA 15425 · 8,056 (+/-) SQ FT · 2.9 ACRES

PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

The property is currently an auto sales/sheds business. The subject property is comprised of 8,056 (+/-) square feet across two buildings. The smaller building was built in 1969 and is the office/retail building and is comprised of 384 (+/-) square feet. The larger building was built in 1954 and is the auto garage shop comprised of 7,672 (+/-) square feet. This property sits on a total of 2.9 (+/-) acres and is heavily wooded.

LEGAL DESCRIPTION / ZONING

Located outside of city limits, this property is situated within the (9) Dunbar TWP District of Fayette County. The property is comprised of three parcels of land totaling 2.9 acres and is identified as (9) Dunbar TWP District, Tax Map 16, Parcel 90, 91 and 1801. This can be found in Deed Book RB1340 page 690, Deed Book RB2324 page 97, and Deed Book RB815 page 86. This property zoned general business.

UTILITIES

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

UTILITY	PROVIDER
Electric	West Penn Power
Natural Gas	Columbia Gas
Water	City
Sewer	City
Trash	City
Cable/Internet	Breezeline

INGRESS / EGRESS / PARKING

This location offers multiple points of ingress and egress along Route 119 (Morrell Avenue). The parking lot is a combination of paved and gravel.



Signage Opportunity.

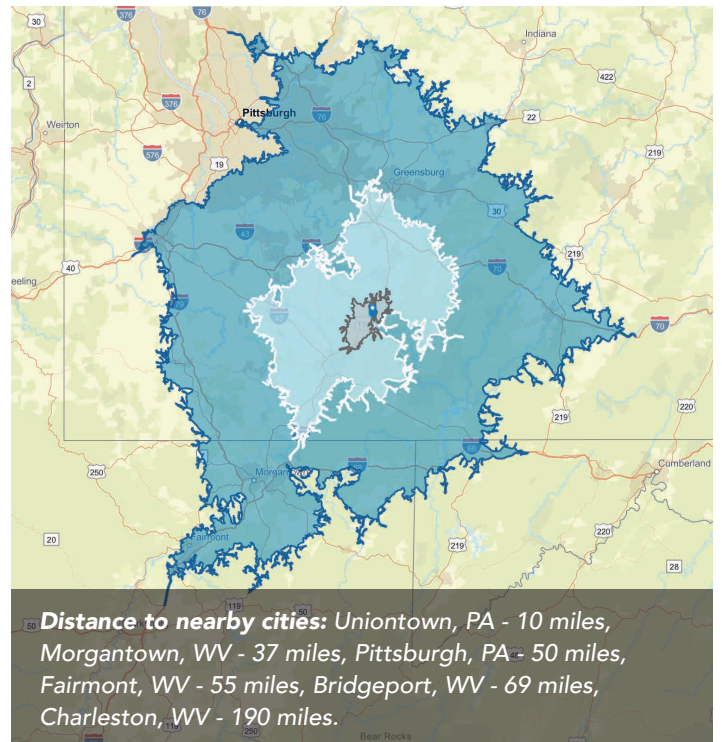
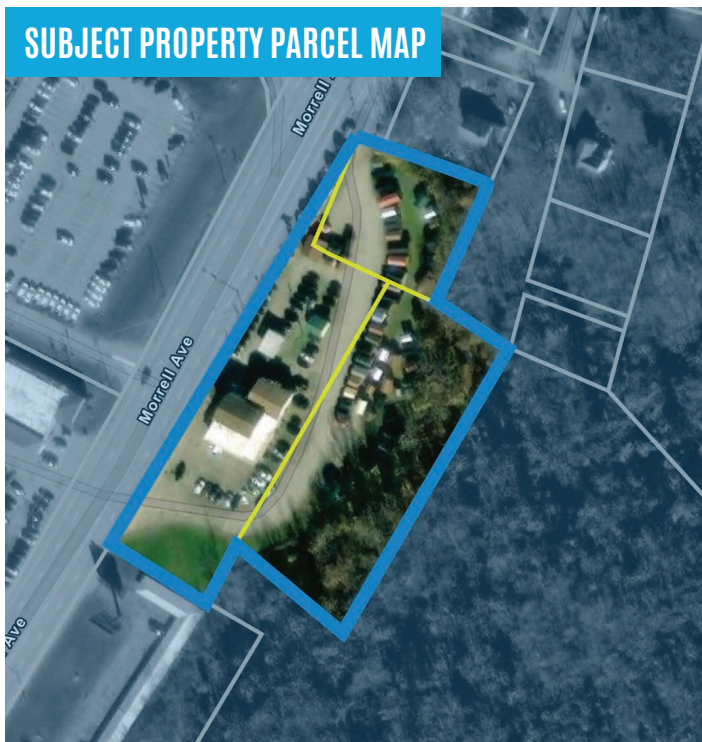
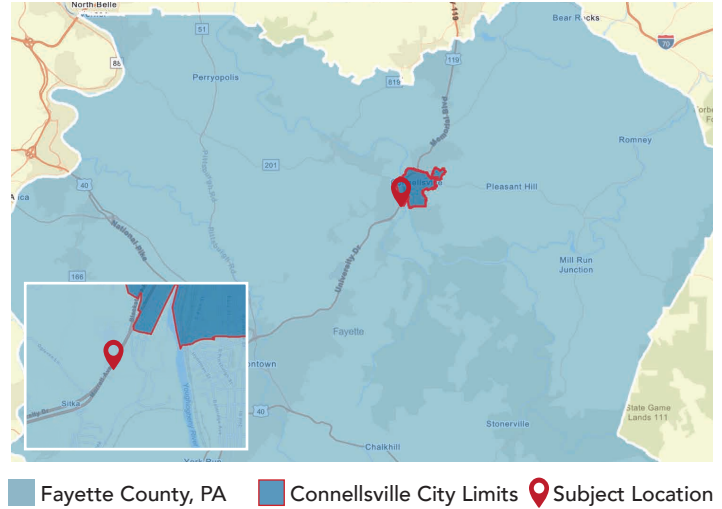
LOCATION ANALYSIS

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 Connellsville** has a total population of 17,253 and a median household income of \$53,532. Total number of businesses is 636.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2024.



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GOOGLE AERIAL



The aerial photo above highlights several of the most popular surrounding locations. The subject property, 1509 Morrell Avenue has been referenced with a yellow star.

- 1 C. Harper Chrysler Dodge Jeep Ram
- 2 Verizon
- 3 MedExpress Urgent Care
- 4 Taco Bell
- 5 Walmart, Subway
- 6 Pizza King, All-Green Services LLC, Tobacco World Plus
- 7 Fayette EMS
- 8 FirstEnergy
- 9 Spotto Ace Hardware
- 10 Wendy's
- 11 Sheetz

- 12 Martin's, Martin's Gas, Dollar Tree, New York Pizza & Pasta, Fine Wine & Good Spirits
- 13 AutoZone Auto Parts
- 14 Comfort Inn
- 15 Connellsville Cash Saver, PNC Bank, Reddy's Mart
- 16 Rite Aid
- 17 Family Dollar, Little Caesars Pizza
- 18 Dunkin' Donuts
- 19 Scott C's Auto Sales, NAPA Auto Parts
- 20 McDonald's

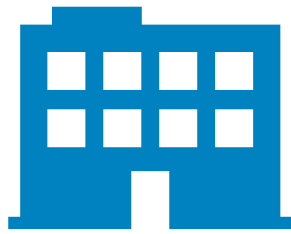
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



15,856

Total Population



606

Businesses



14,038

Daytime Population



\$141,427

Median Home Value



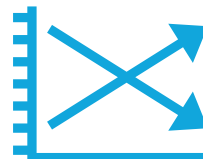
\$35,705

Per Capita Income



\$49,347

Median Household Income



-0.78%

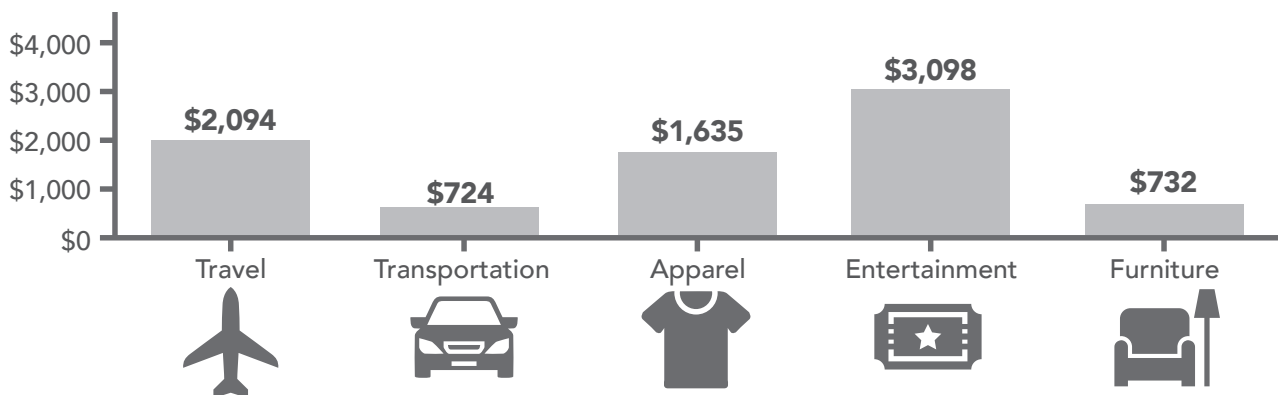
2024-2029 Pop Growth Rate



8,239

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 2024, 2029. Spending facts are average annual dollar per household.

5 MILE RADIUS



22,199

Total Population



808

Businesses



19,095

Daytime Population



\$146,256

Median Home Value



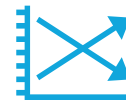
\$36,103

Per Capita Income



\$52,084

Median Household Income



-0.81%

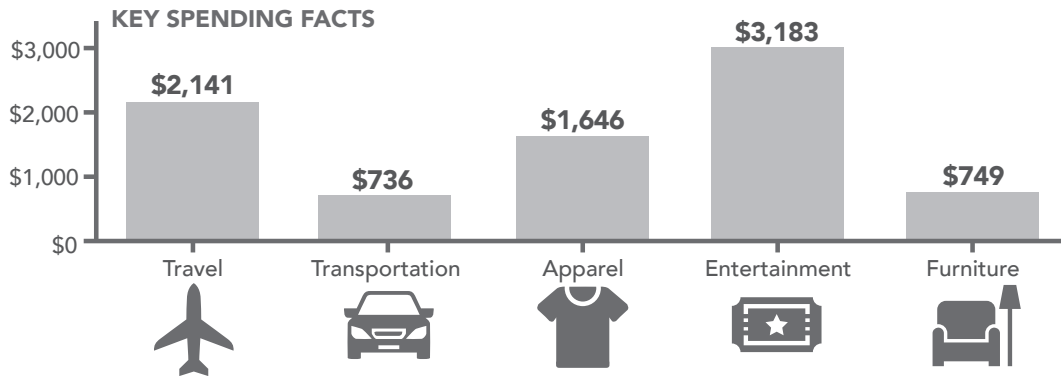
2024-2029 Pop Growth Rate



11,308

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



66,246

Total Population



2,681

Businesses



64,392

Daytime Population



\$165,546

Median Home Value



\$33,998

Per Capita Income



\$51,528

Median Household Income



-0.74%

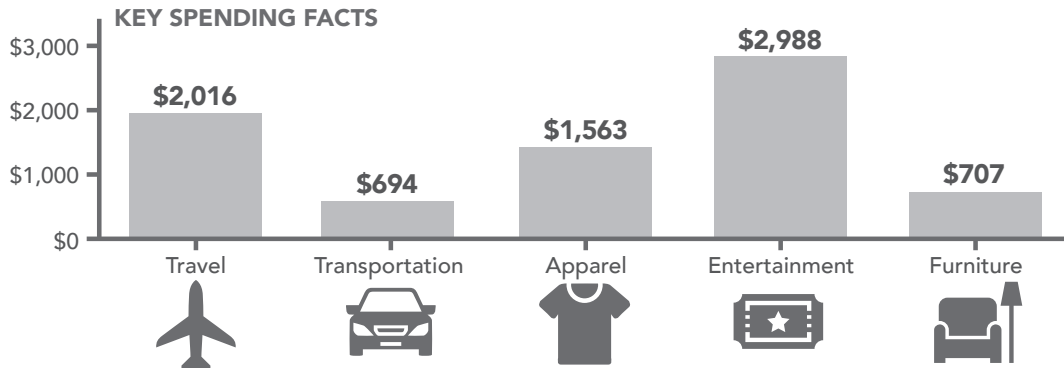
2024-2029 Pop Growth Rate



33,412

Housing Units (2020)

KEY SPENDING FACTS



DESCRIPTION / EXTERIOR PHOTOS

8,056 (+/-) SQUARE FEET

The subject property is comprised of 8,056 (+/-) square feet across two buildings. The building shown below was built in 1969 and is the office/retail building. It is 384 (+/-) square feet. The building shown on the next page was built in 1954 and is the auto garage shop that is 7,672 (+/-) square feet. The large building features a total of seven overhead doors.

There are also two (1) bedroom apartments on the property. This property sits on a total of 2.9 (+/-) acres and is heavily wooded.



Building Exterior.

FOR SALE

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Building Exterior.

AERIAL PHOTOS



Aerial View Facing East.



Aerial View Facing South.

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Aerial View Facing North.



Aerial View Facing West.

AERIAL PHOTOS

**Boundaries are approximate*



Aerial View Facing East.

**Boundaries are approximate*



Aerial View Facing East.

FOR SALE

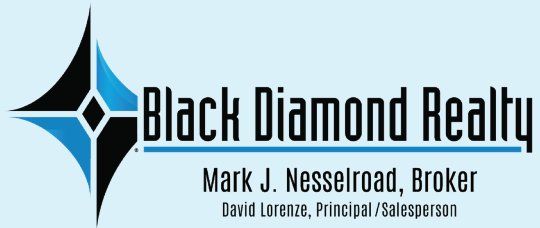
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Aerial View Facing East.



CONTACT

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