



FOR LEASE
OFFICE BUILDING
MARKETING FLYER



1023 PITTSBURGH STREET
UNIONTOWN, PA 15401



UNIONTOWN

ROUTE 119

ROUTE 43

ROUTE 51

1023 PITTSBURGH STREET

15,853 VPD (2025)

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OFFICE BUILDING FOR LEASE

1023 PITTSBURGH STREET UNIONTOWN, PA 15401

RENTAL RATE / \$11.00 / SQ FT / YEAR

LEASE TYPE / NNN

GROSS BUILDING SIZE / 18,000 (+/-) SQ FT

PROPERTY TYPE / OFFICE

**PROPERTY HIGHLIGHTS / LARGE PARKING
LOT, TENANT IMPROVEMENT OPPORTUNITY,
PRIVATE OFFICES, SUBDIVIDE OPTIONS**

Highly Flexible Office / Medical Facility

- Approximately 18,000 SF single-story building designed for office, medical, or institutional users.
- Multi-suite layout allows for single-tenant or multi-tenant occupancy.

Efficient Layout with Dual Access & Clinical Infrastructure

- Rear portion features five large offices, expansive open office and cubicle areas, a private office with en-suite restroom, break room, and full men's and women's bathrooms, with access from both the north and south sides of the building.
- Front portion offers a welcoming waiting area, 12 private offices, group room, program director's office, pharmacy area, additional restrooms, and a second break room.

Move-In Ready with Customization Potential

- Quality finishes including carpet, laminate, tile, and concrete flooring, with drop ceilings and fluorescent lighting throughout.
- Landlord willing to provide build-out or tenant improvement allowance to accommodate tenant-specific requirements.

FOR LEASE
OFFICE BUILDING - LOCATED 1 MILE FROM ROUTE 119
1023 PITTSBURGH STREET · UNIONTOWN, PA 15401 · 18,000 (+/-) SQ FT

PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

- Concrete block construction on a concrete slab foundation
- Painted brick veneer exterior with durable metal roof
- Aluminum-framed, single-hung windows
- Fully sprinklered building with smoke detection throughout
- Interior finishes include wall-to-wall carpeting, quarry tile, and vinyl sheet flooring
- Drywall walls with a combination of drywall and drop ceilings
- Mix of LED, incandescent, and fluorescent lighting throughout the building
- Landlord willing to build-out or provide tenant improvement allowance to accommodate tenant-specific requirements
- Landlord willing to subdivide space

INGRESS / EGRESS / PARKING

- Ingress/egress from
- 50 (+/-) parking spaces

UTILITIES

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

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

LEGAL DESCRIPTION

- Outside city limits
 - Parcel 139, Tax Map 6, North Union Township
 - Deed Book 1229, Page 27
- Zoning: Commercial



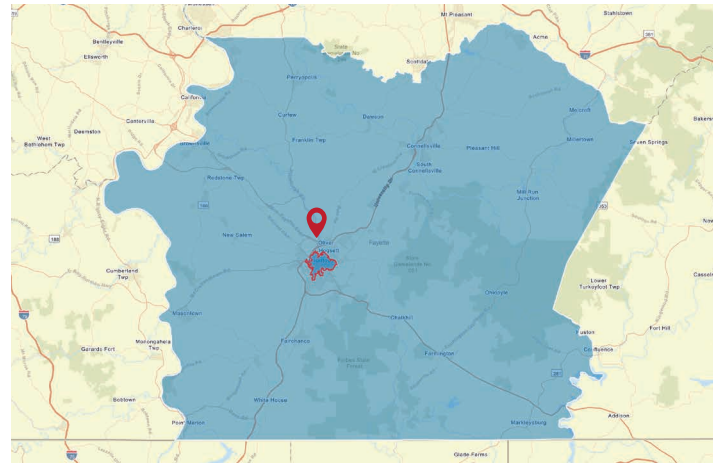
LOCATION ANALYSIS

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.

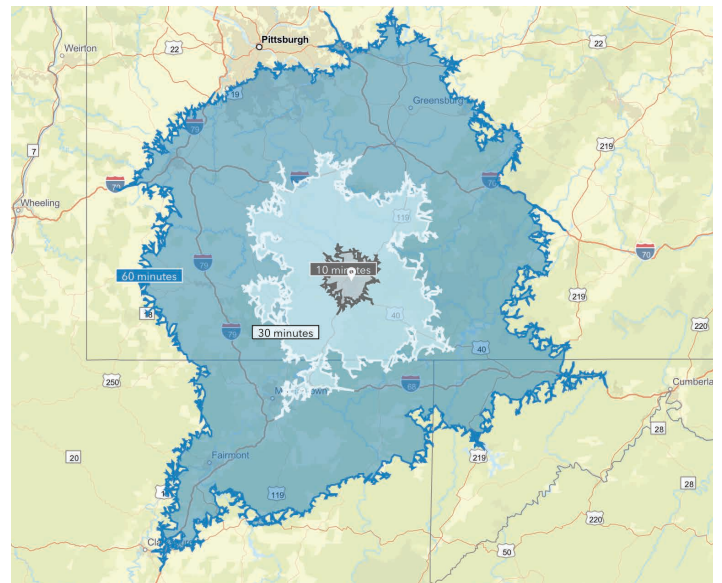
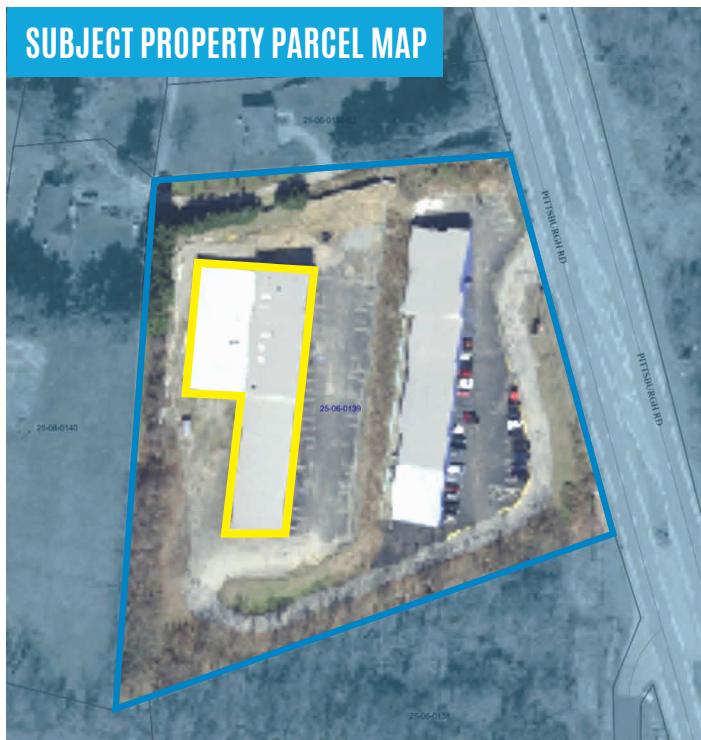
Fayette County has a total population of 124,710 and a median household income of \$54,651. Total number of businesses is 4,025.

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.



Fayette County, PA Uniontown City Limits Subject Location



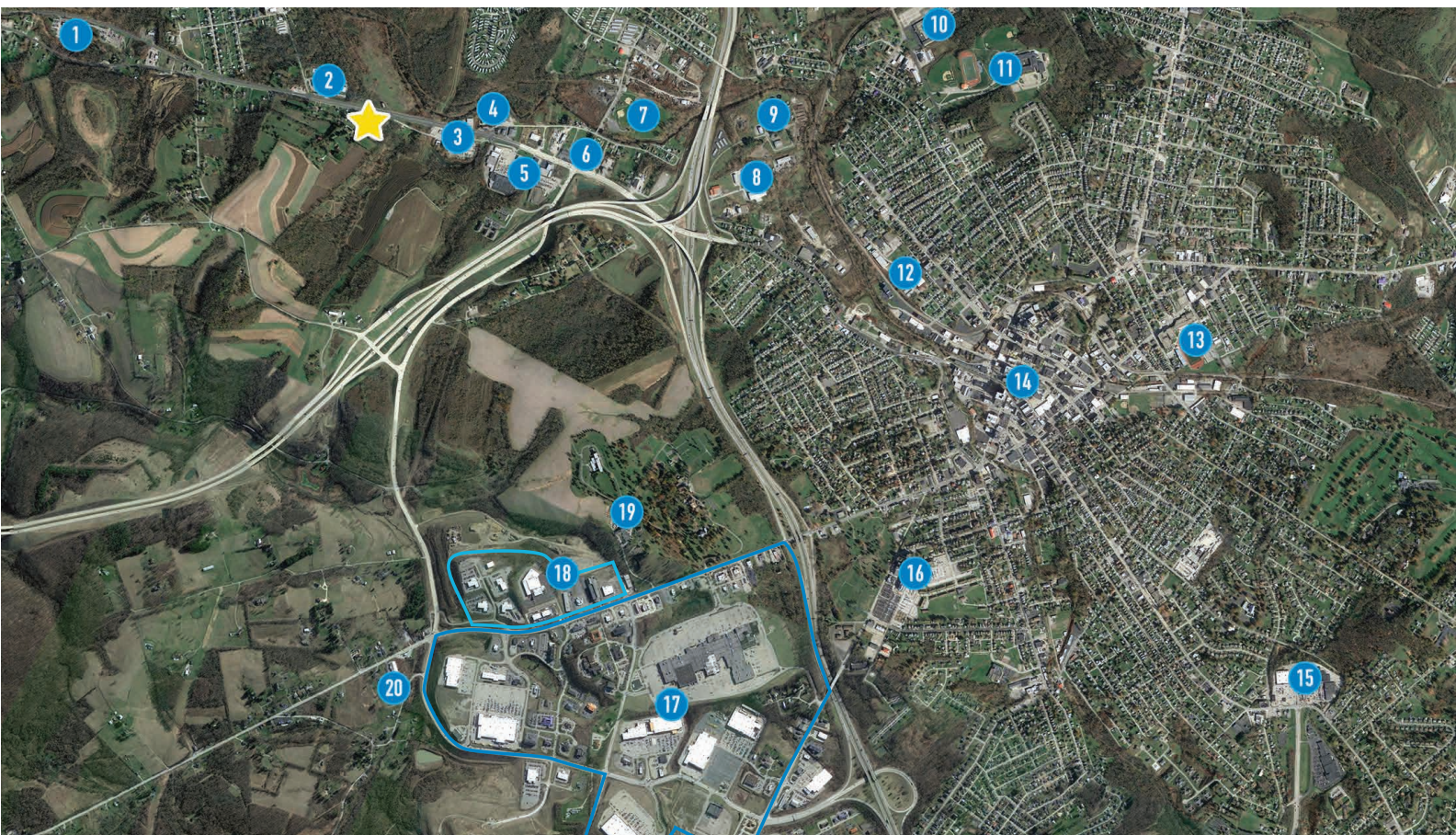
Distance to nearby cities: Uniontown, PA - 3 miles, Morgantown, WV - 28 miles, Washington, PA - 38 miles, Pittsburgh, PA - 43 miles, Fairmont, WV - 43 miles, Bridgeport, WV - 60 miles, Charleston, WV - 182 miles.

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OFFICE BUILDING - LOCATED 1 MILE FROM ROUTE 119

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GOOGLE AERIAL



The aerial photo above highlights several of the most popular surrounding locations. The subject property, 1023 Pittsburgh Street 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 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



20,652

Total
Population



1,311

Businesses



27,608

Daytime
Population



\$150,996

Median Home
Value



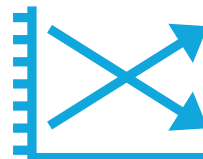
\$28,179

Per Capita
Income



\$46,442

Median Household
Income



-0.7%

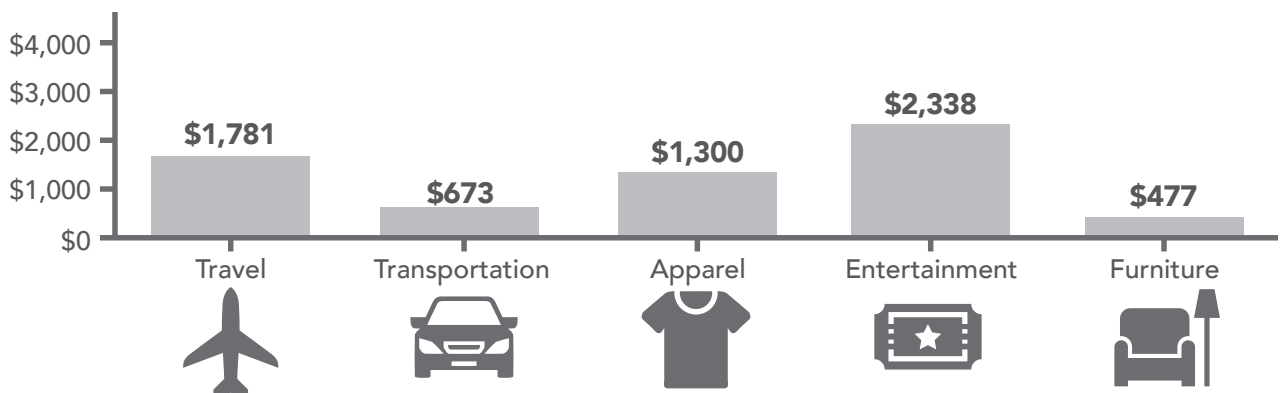
2025-2030
Pop Growth Rate



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%

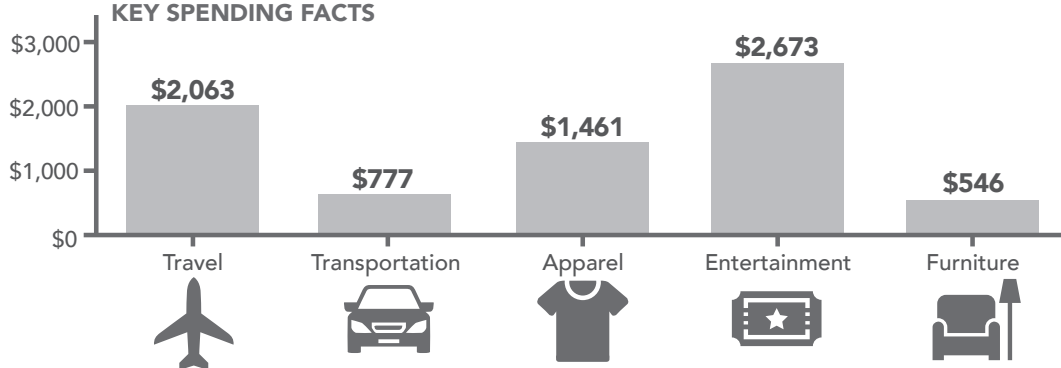
2025-2030
Pop Growth
Rate



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%

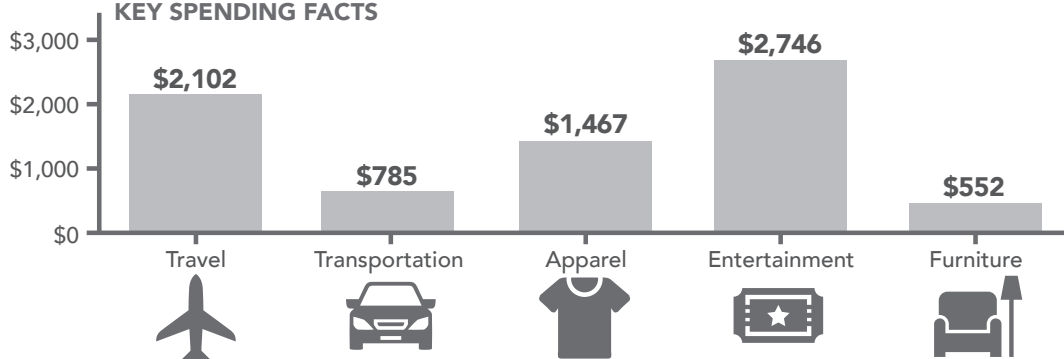
2025-2030
Pop Growth
Rate



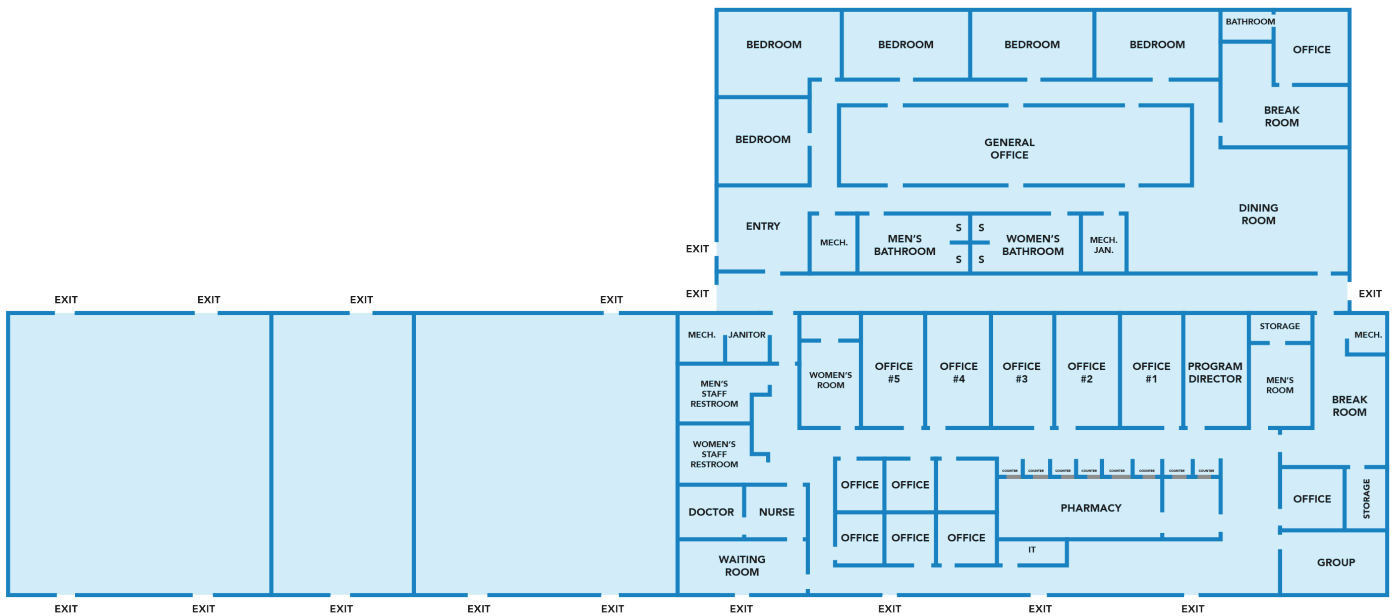
37,872

Housing Units
(2020)

KEY SPENDING FACTS



FLOOR PLAN



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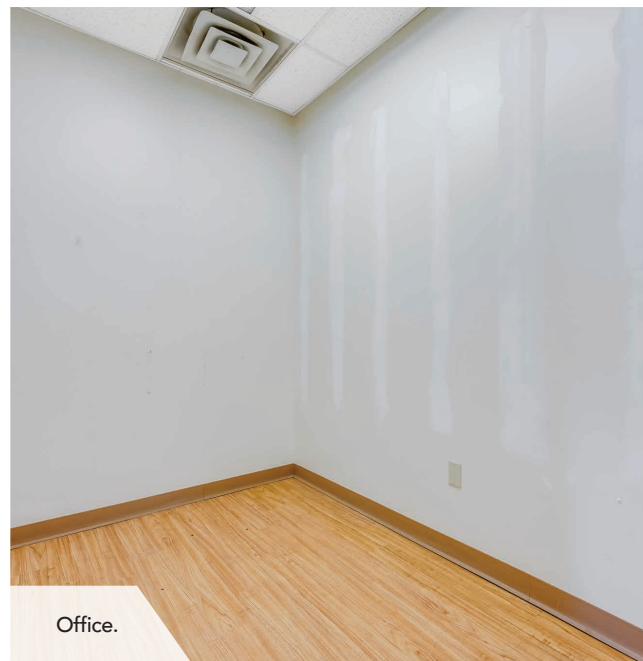
INTERIOR PHOTOS



Reception/Waiting Room.



Reception/Waiting Room.



Office.

INTERIOR PHOTOS



Office Area.



Office Area.



Reception.



Office.

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Hallway/Waiting Room.



Reception/Waiting Room.



Office.

EXTERIOR PHOTOS



Front of Building.



Front of Building.

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Front of Building.



Back of Building.

AERIAL PHOTOS

 **1023 PITTSBURGH STREET**

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Aerial Facing West.

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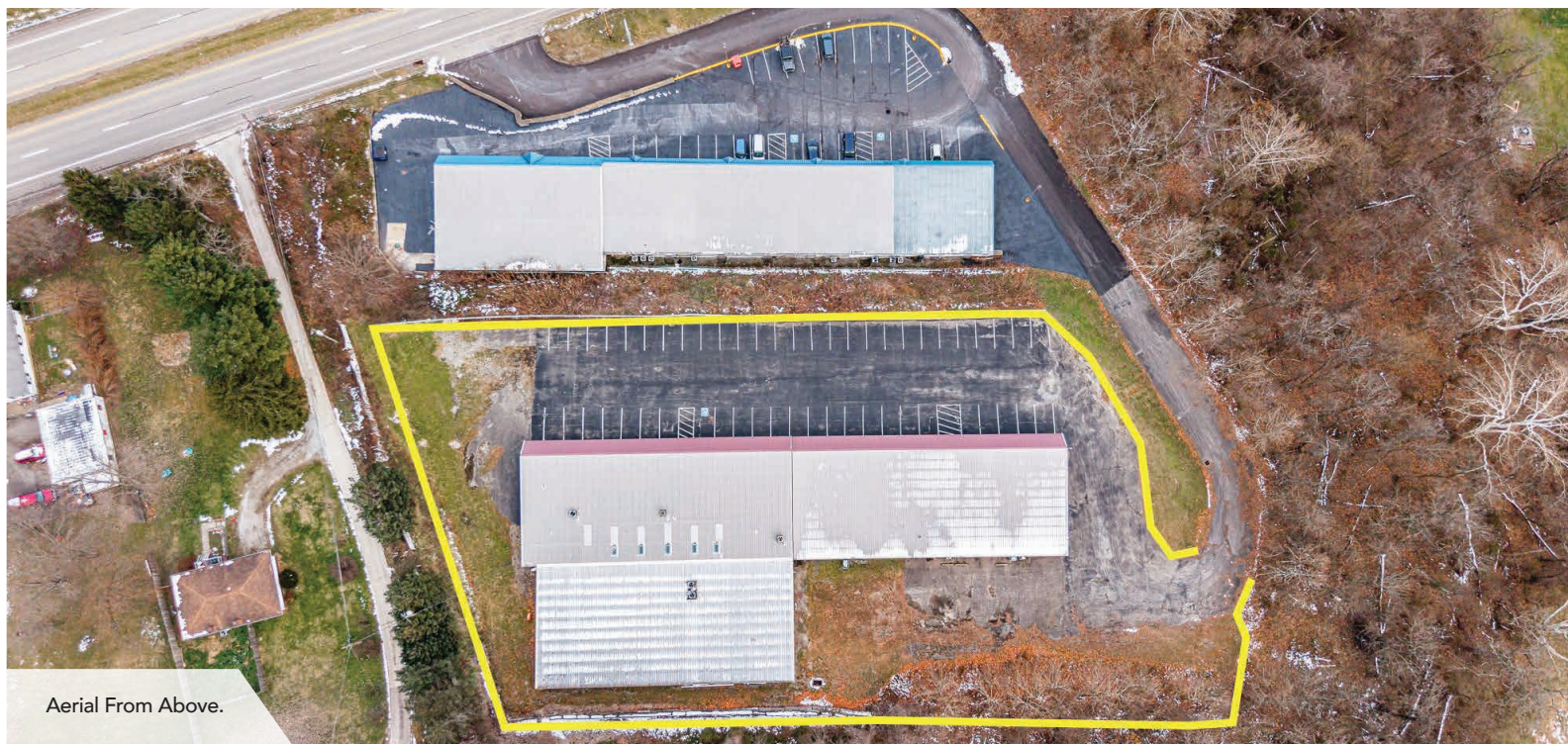


Aerial Facing South.

AERIAL PHOTOS



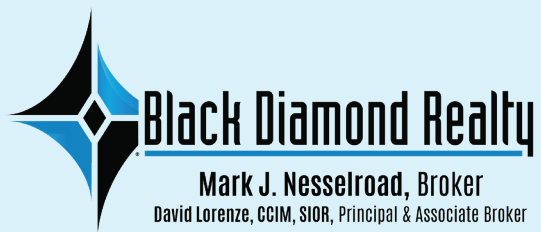
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Aerial From Above.



Aerial Facing West.



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