



**Black Diamond Realty**

Mark J. Nesselroad, Broker

David Lorenze, CCIM, SIOR, Principal & Associate Broker

**FOR LEASE  
OFFICE BUILDING  
MARKETING FLYER**



**1023 PITTSBURGH STREET  
UNIONTOWN, PA 15401**



UNIONTOWN

ROUTE 119

ROUTE 43

ROUTE 51

15,853 VPD (2025)



1023 PITTSBURGH STREET

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304.413.4350  
BlackDiamondRealty.net

Kim Licciardi, CCIM, SIOR  
Partner & Business Development Leader / Salesperson  
klicciardi@blackdiamondrealty.net  
M. 304.685.0891



## 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



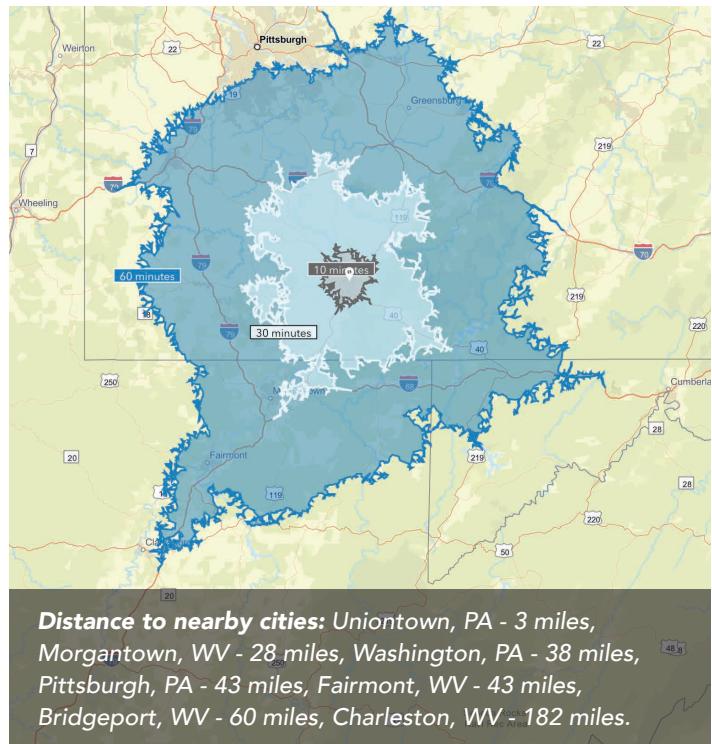
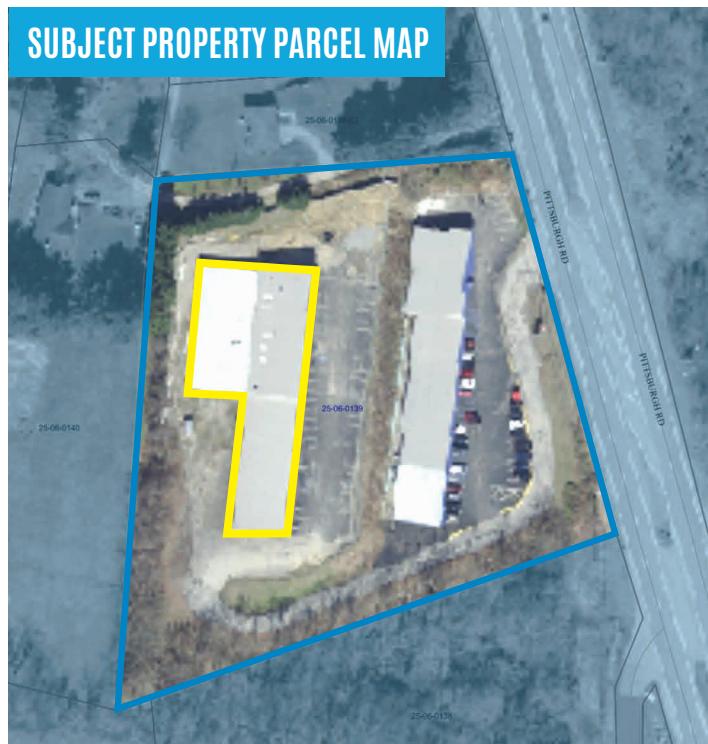
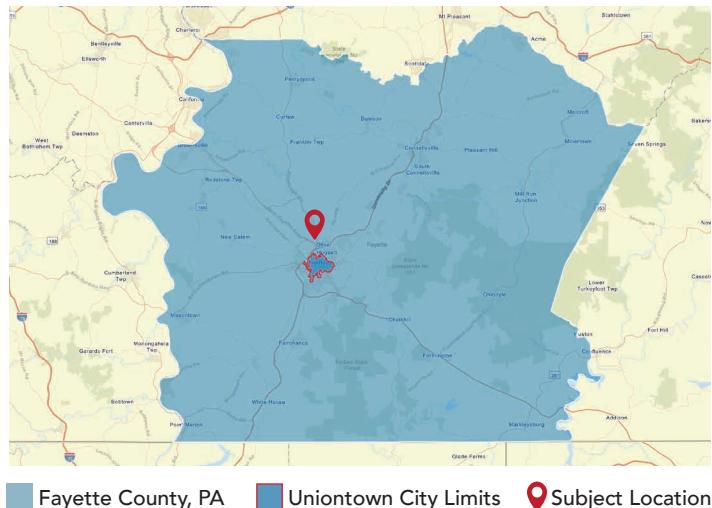
# LOCATION ANALYSIS

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.

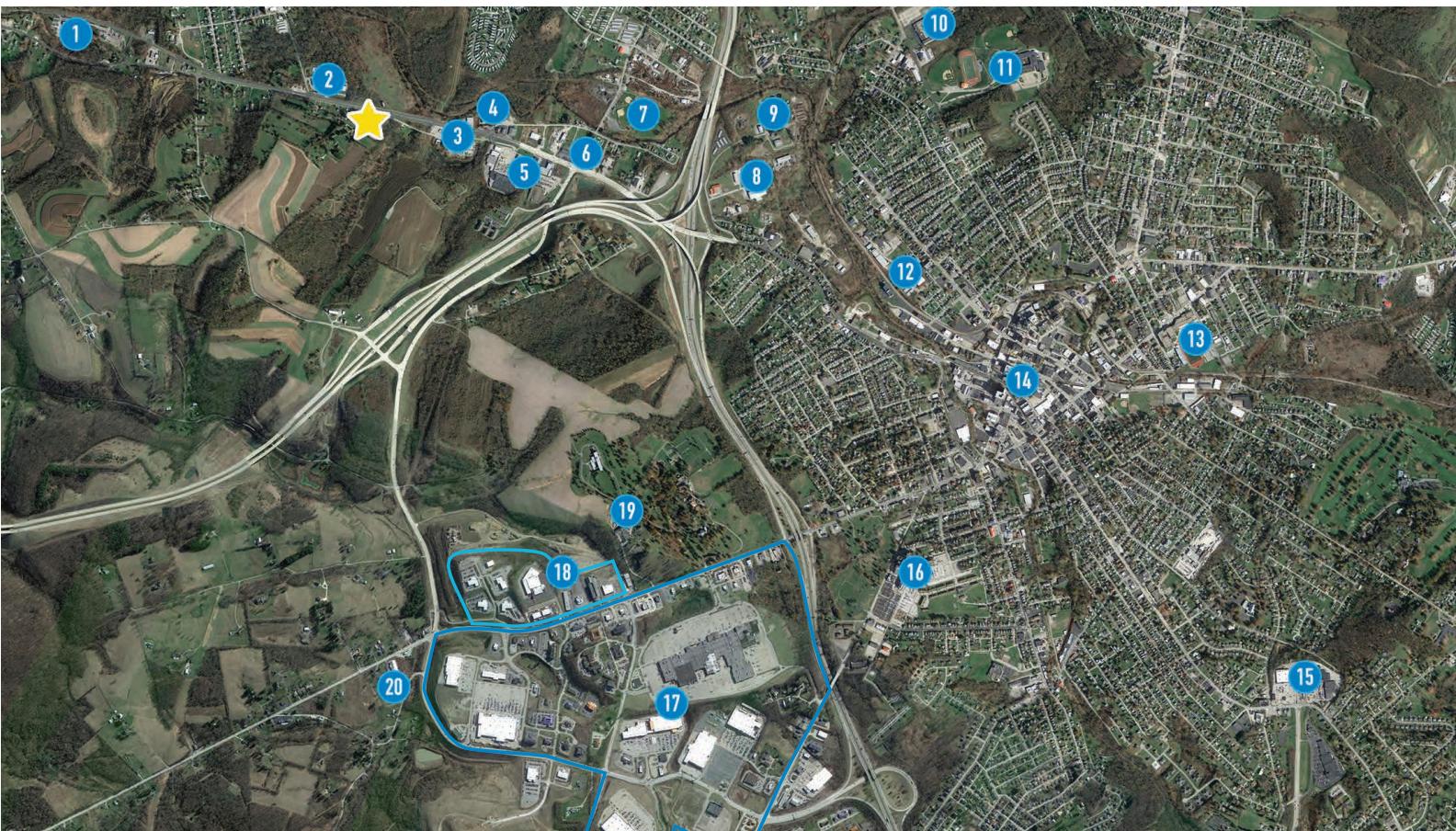
The **City of Uniontown** has a total population of 9,713 and a median household income of \$35,620. Total number of businesses is 637.

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



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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/Mitsubishi 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

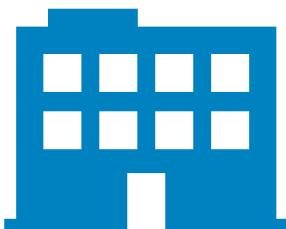
# DEMOGRAPHICS / KEY FACTS

## 3 MILE RADIUS



**20,652**

Total Population



**1,311**

Businesses



**27,608**

Daytime Population



**\$150,996**

Median Home Value



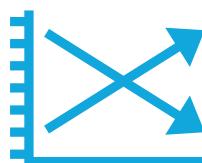
**\$28,179**

Per Capita Income



**\$46,442**

Median Household Income



**-0.7%**

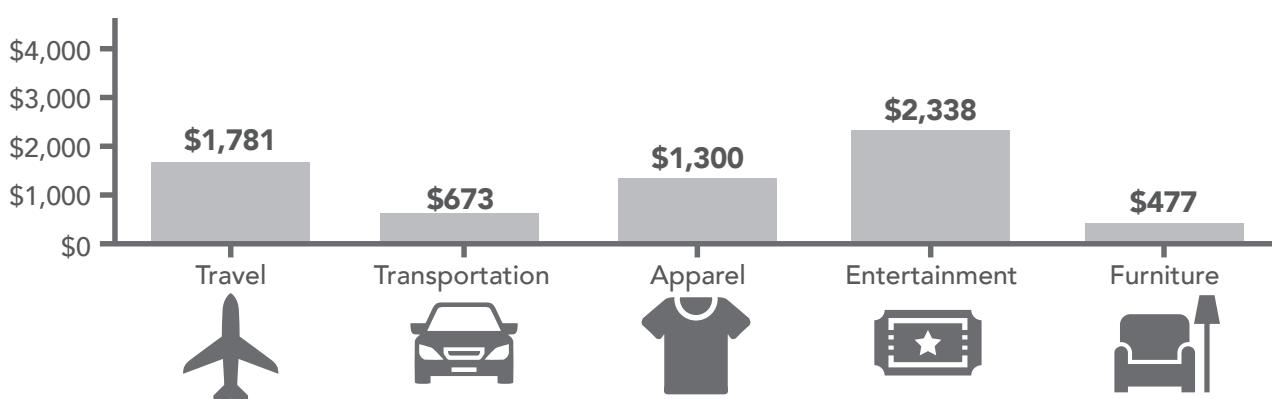
2025-2030 Pop Growth Rate



**10,901**

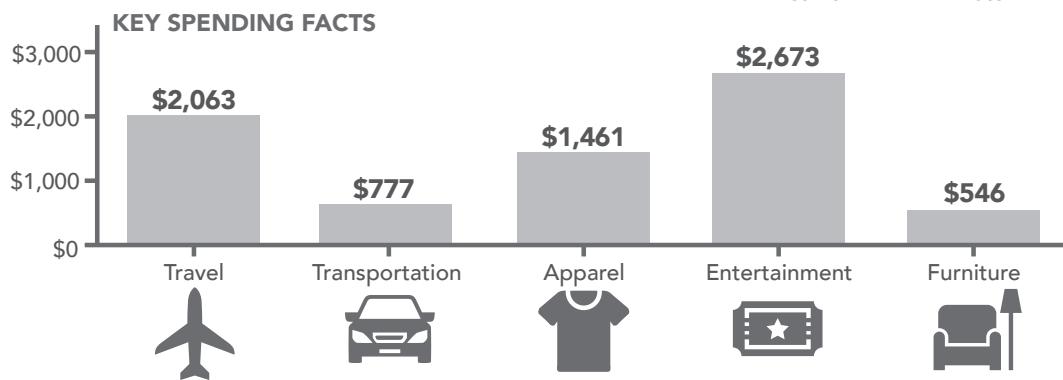
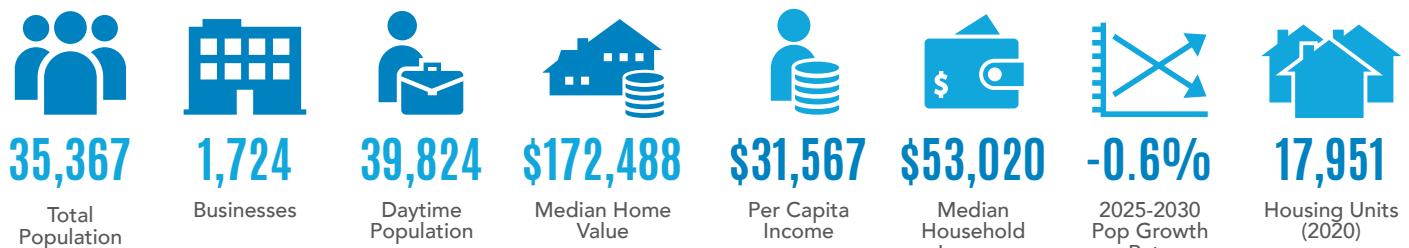
Housing Units (2020)

## KEY SPENDING FACTS

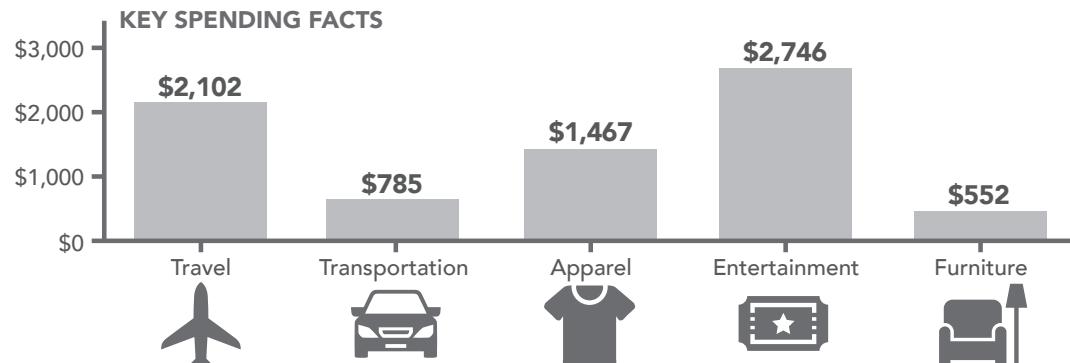
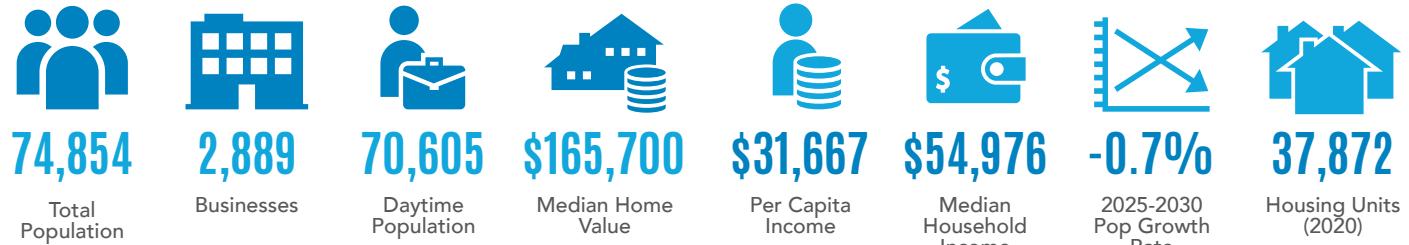


These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axe. The vintage of the data is 2025, 2030. Spending facts are average annual dollar per household.

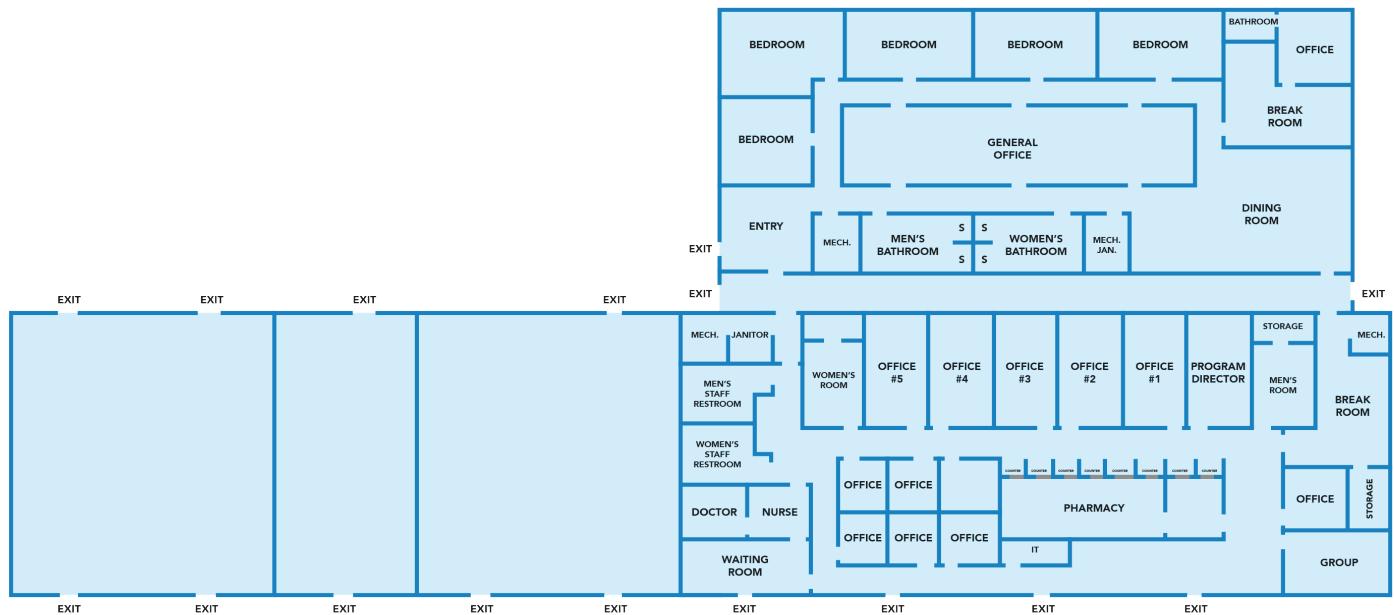
## 5 MILE RADIUS



## 10 MILE RADIUS

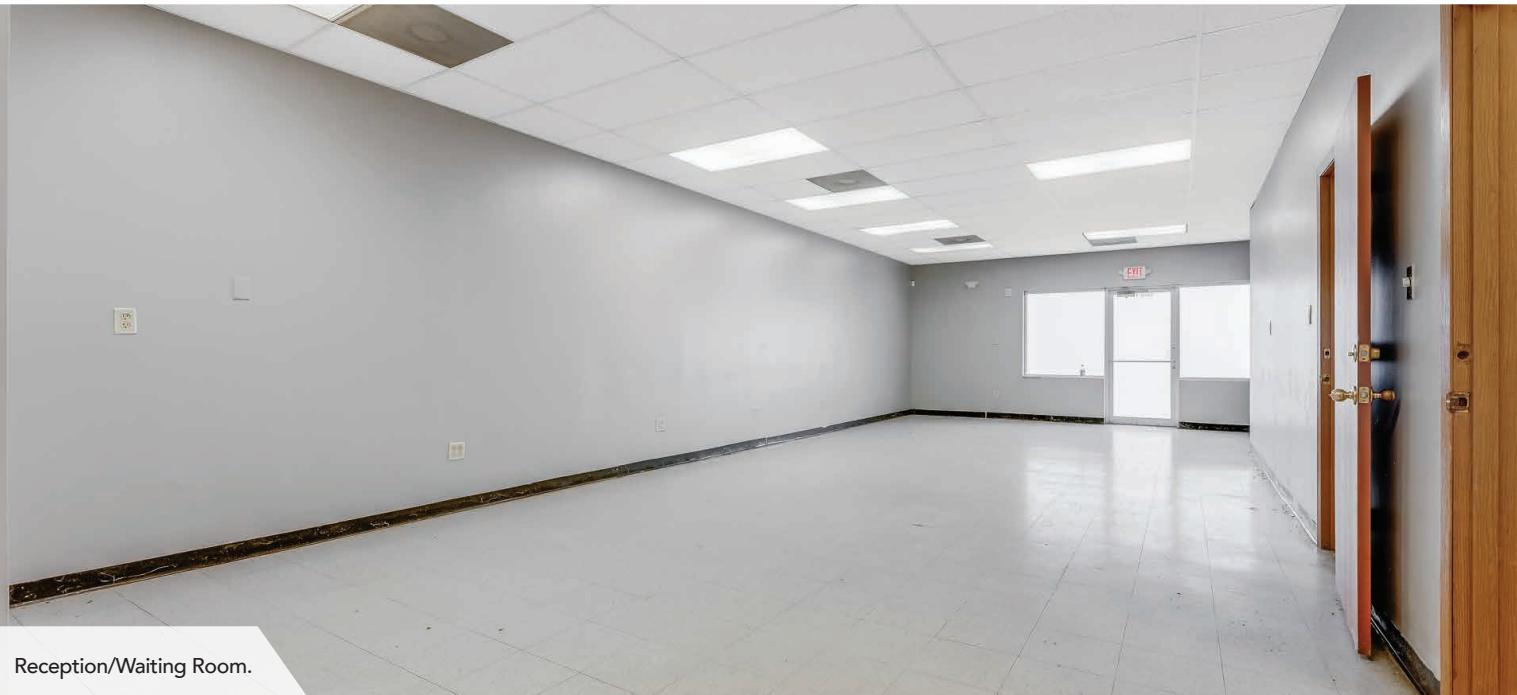


# FLOOR PLAN



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## INTERIOR PHOTOS



Reception/Waiting Room.

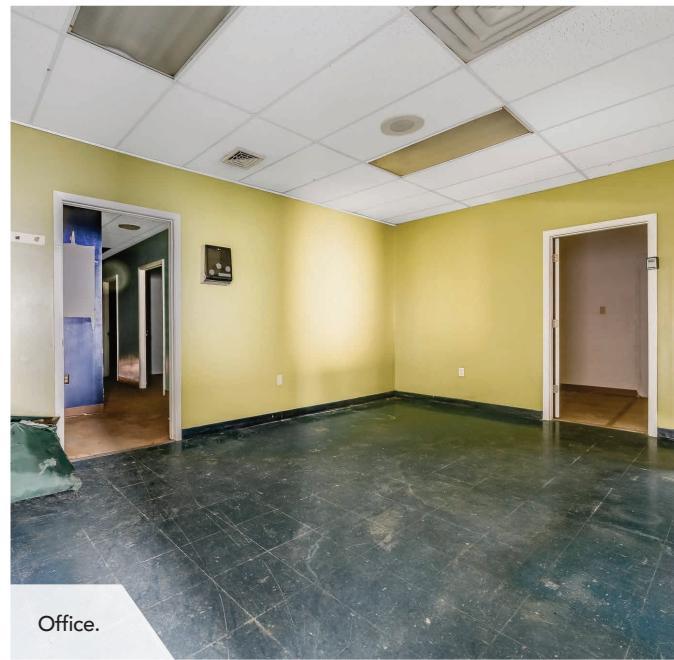
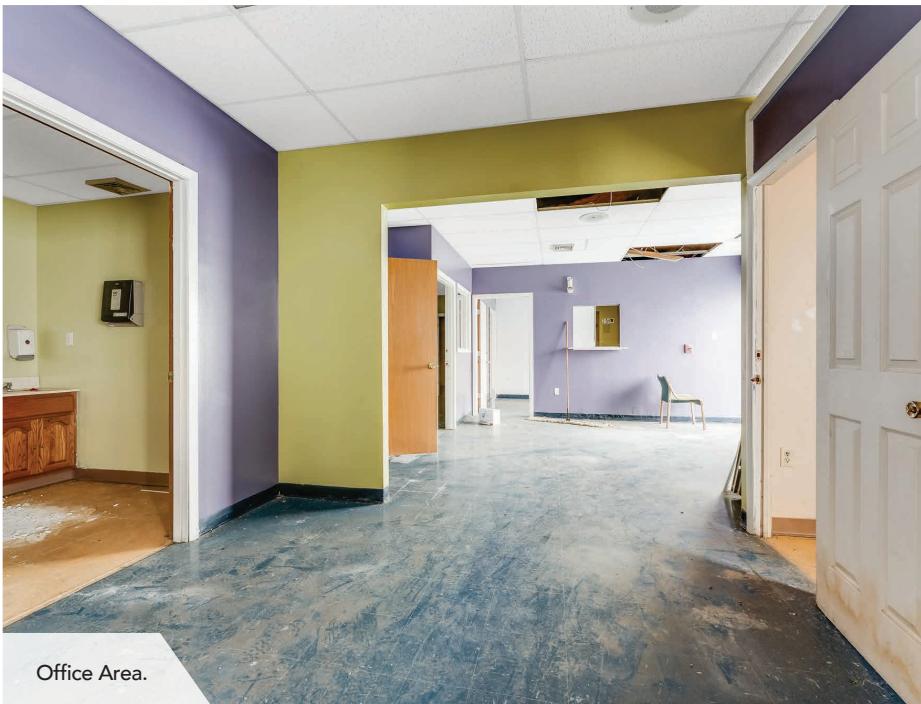


Reception/Waiting Room.

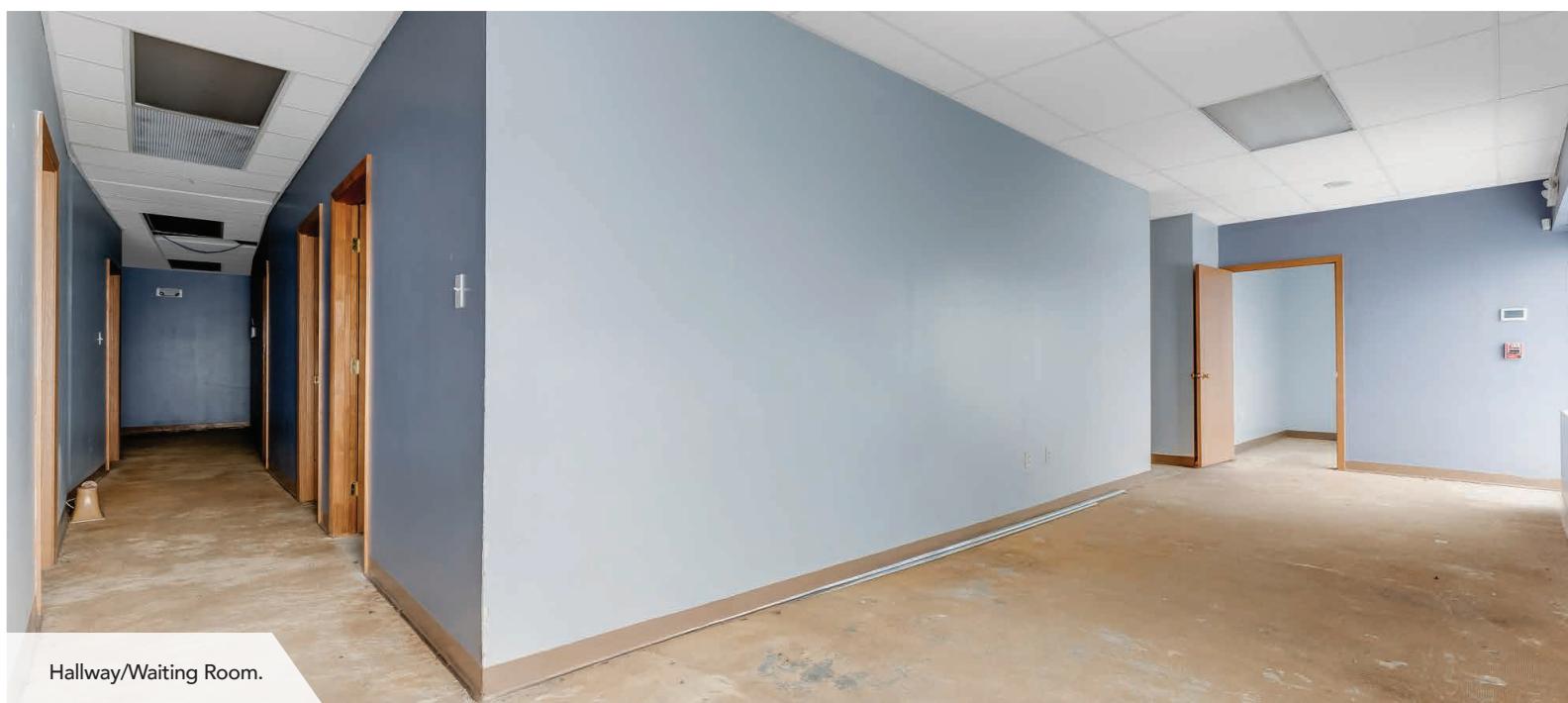


Office.

# INTERIOR PHOTOS



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Hallway/Waiting Room.



Reception/Waiting Room.



Office.

# EXTERIOR PHOTOS



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# AERIAL PHOTOS



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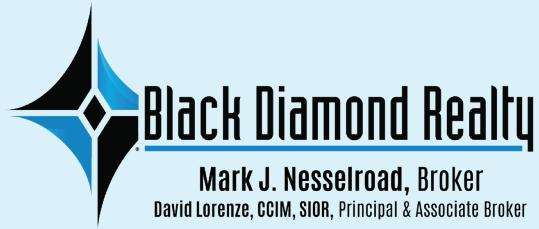
Aerial Facing South.

# AERIAL PHOTOS



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# CONTACT BLACK DIAMOND REALTY

1399 Stewartstown Road, Suite 150

Morgantown, WV 26505

**P.** 304.413.4350 | **F.** 304.599.3285

[BlackDiamondRealty.net](http://BlackDiamondRealty.net)

## PRIMARY CONTACT

**Kim Licciardi, CCIM, SIOR**

*Partner & Business Development Leader / Salesperson*

**M.** 304.685.0891

[klicciardi@blackdiamondrealty.net](mailto:klicciardi@blackdiamondrealty.net)