

SALE OFFERING MEMORANDUM

1452 GUN CLUB RD

UNIONTOWN, PA 15401



DARIN SHRIVER

Senior Advisor

(724) 255-9540

darin.shriver@svn.com



PROPERTY SUMMARY



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ADDRESS	1452 Gun Club Rd Uniontown, PA 15401
SALE PRICE	\$850,000
BUILDING SIZE	14,100
TOTAL PARCEL AREA	1.82 AC
MUNICIPALITY	North Union Township
COUNTY	Fayette County
ZONING	B-1 General Business

OVERVIEW

SVN Three Rivers is pleased to present the sale of 1452 Gun Club Road located in Uniontown, PA. This highly functional asset offers a turn-key solution for an owner-user or investor seeking a versatile industrial footprint in a prime suburban corridor.

Anchored by a 14,100 SF masonry building, the property is a balanced mix of Shop/Warehouse and Office utility. The site is optimized for high-traffic flow and operational efficiency, featuring:

- **Exceptional Loading:** Equipped with six new drive-in doors (10'-12' clear height) providing superior interior-exterior flow, including pull-through capabilities.
- **Modern Versatility:** A renovated interior (2008) including 4,656 SF of office/multi-use space, kitchen/breakroom, and locker rooms, paired with over 8,000 SF of heated warehouse with floor drains and municipal sewage.
- **Superior Accessibility:** The property sits on a secure 1.82-acre lot with a fenced perimeter and automatic gate.

The property's layout and location make it an ideal candidate for a owner occupier or a single-tenant industrial lease. The asset features immediate utility, modern renovations, and its status as one of the most accessible and secure industrial nodes in Fayette County.

HIGHLIGHTS

- 14,100 SF Total RBA on a level 1.82-acre site
- 6 New Drive-In Doors (10'-12' h) for seamless logistics
- Renovated in 2008 with updated roof and HVAC systems
- Fenced & Secure lot with an automatic gate
- Municipal sewage
- Ample Parking: 30 surface spaces (2.13/1,000 SF ratio)
- Strategic Location: Immediate access to Route 51, 119, 43, and 40

EXTERIOR PHOTOS



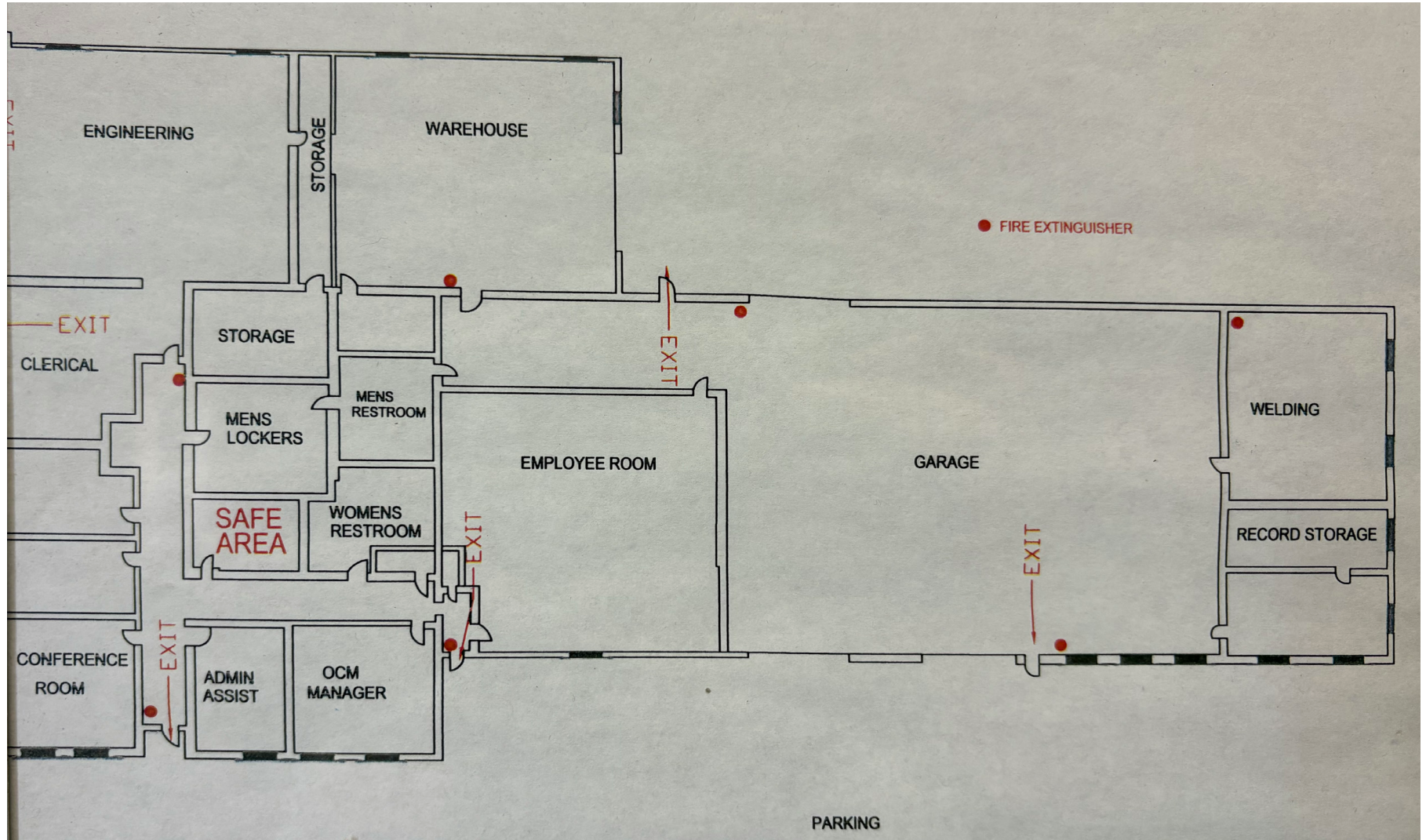
INTERIOR PHOTOS



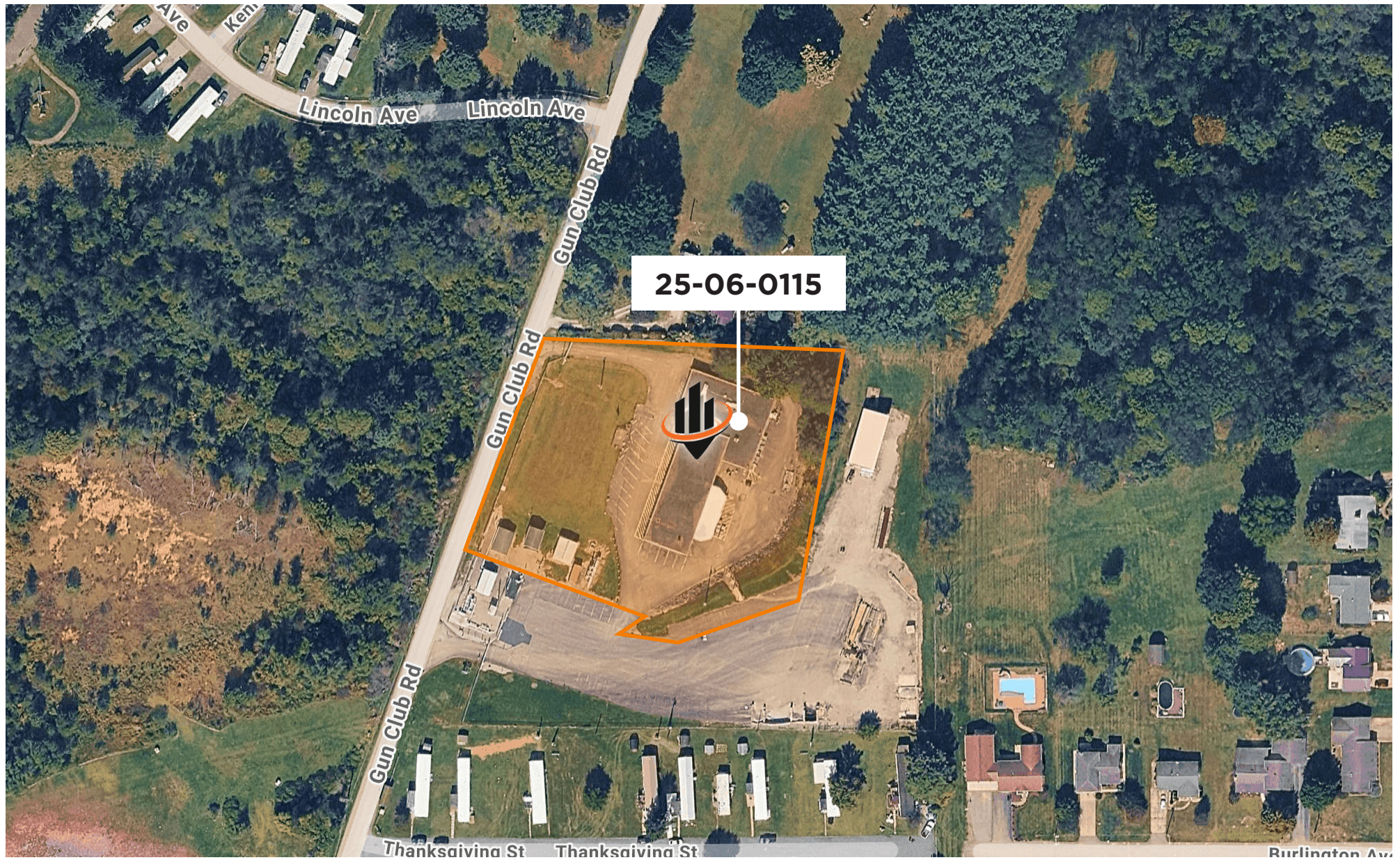
INTERIOR PHOTOS



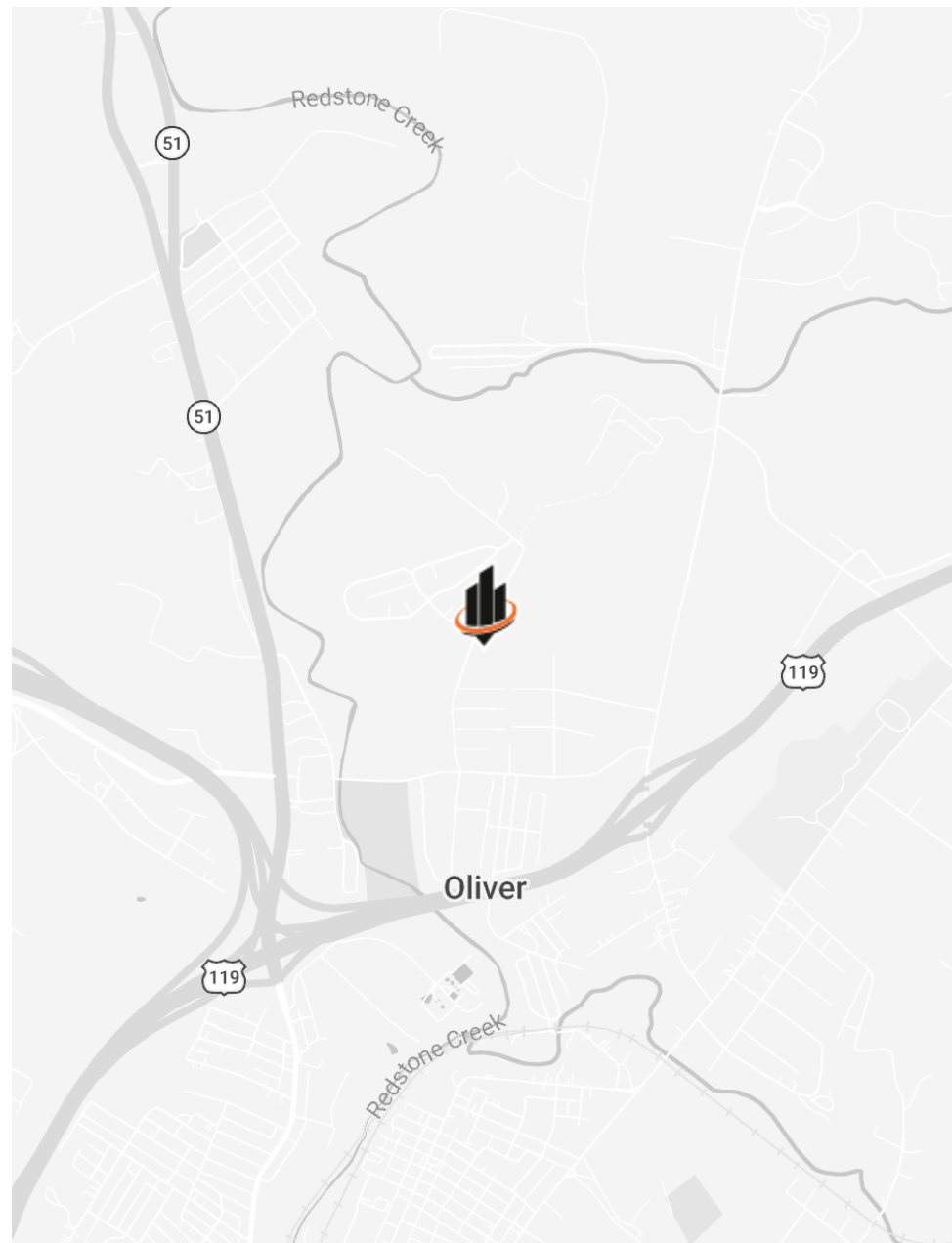
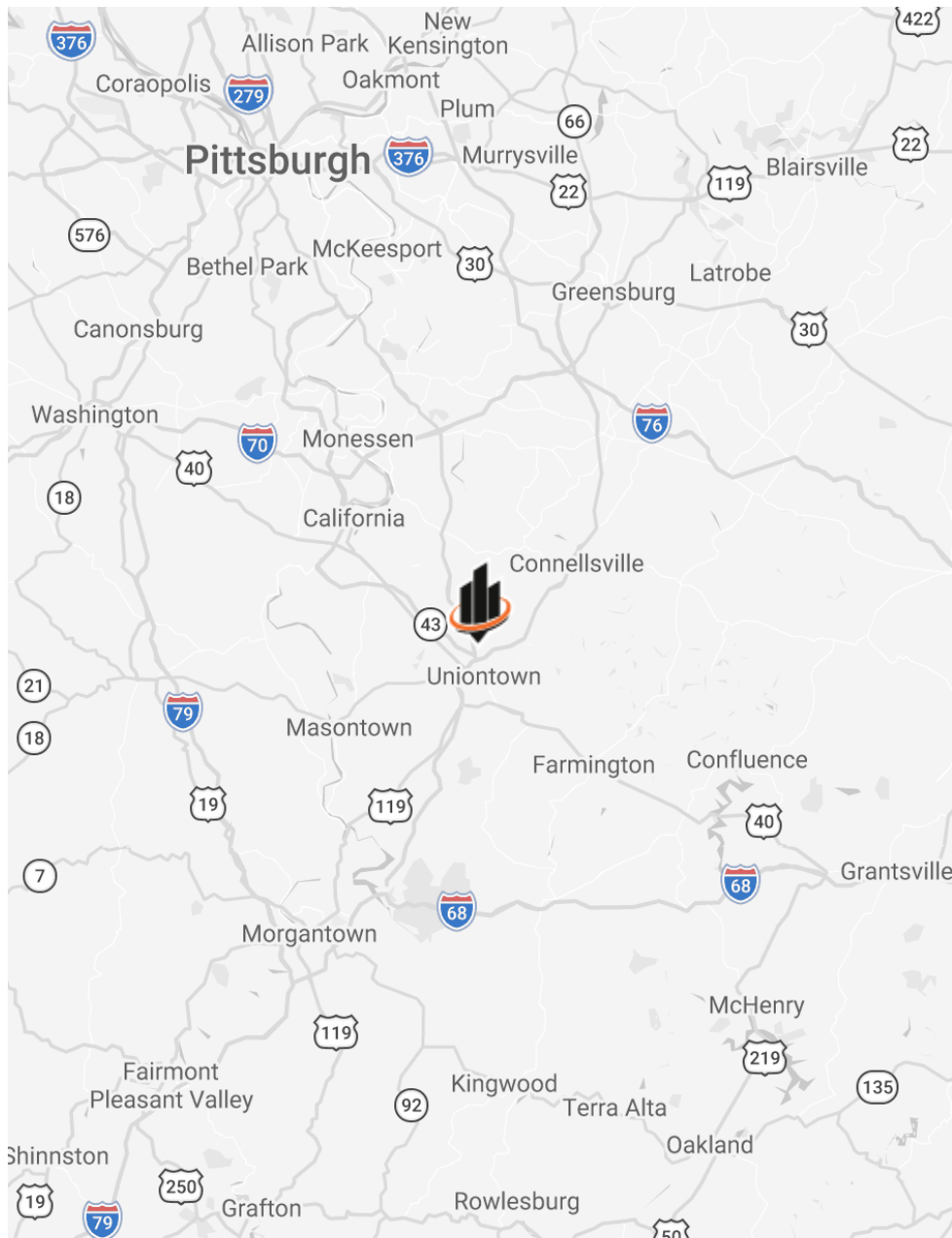
FLOOR PLAN



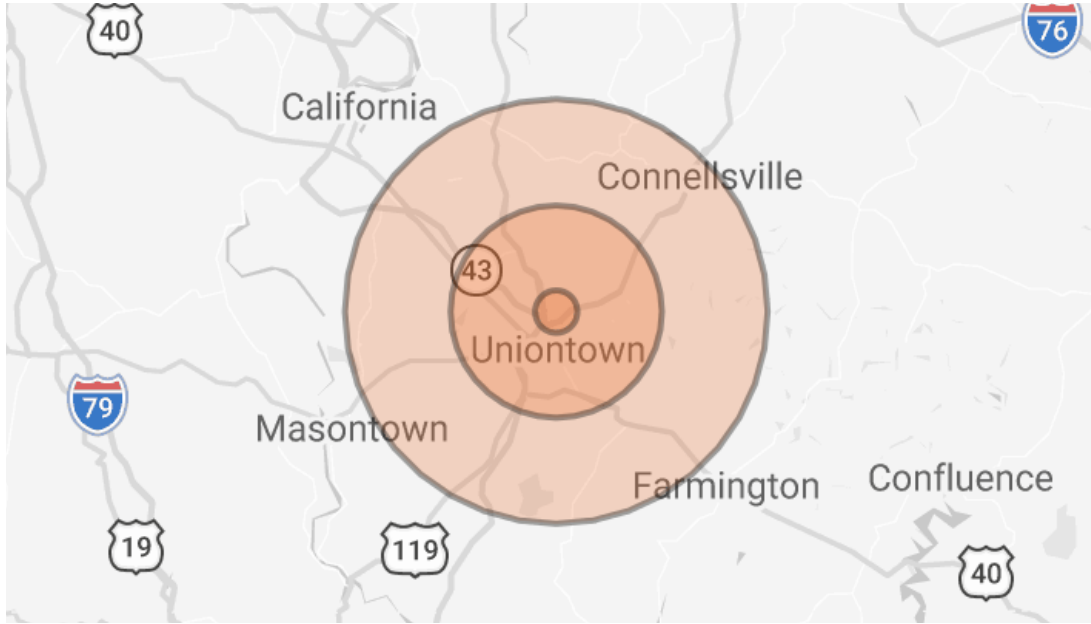
PARCEL MAP



LOCATION MAPS



UNIONTOWN | DEMOGRAPHICS



Uniontown is a city in Fayette County, 46 miles southeast of Pittsburgh. Uniontown is the county seat and largest city of Fayette County. Popularly known as “Beesontown”, the “Town of Union” was founded by Henry Beeson on July 4th 1776. With a vast historical significance, Uniontown is included in the National Register of Historic Places. Historical events that took place in this area include the Fort Necessity Battlefield which ignited the French and Indian War, and the Whiskey Rebellion. The National Road, a 90 mile corridor that runs through Uniontown is known as Americas Road to Revolution (Cumberland Rd), was routed through Uniontown in the early 19th century, and the town grew along with the road. In 1967 Uniontown was the birthplace of the McDonald’s Big Mac sandwich, and in 2007 the Big Mac Museum was opened in North Huntingdon Township in Westmoreland County, which upset Uniontown residents. Uniontown Hospital is the larger of the two hospitals in the county and it is also the city’s and the county’s largest employer. Today, Uniontown is a trade and marketing center with light industries.

POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,306	43,829	84,295
AVERAGE AGE	49.3	44.1	43.3
AVERAGE AGE (MALE)	45.9	40.9	40.7
AVERAGE AGE (FEMALE)	53.4	46.3	45.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	923	17,928	33,860
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$41,292	\$49,584	\$47,704
AVERAGE HOUSE VALUE	\$99,620	\$119,532	\$115,599

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SVN | THREE RIVERS COMMERCIAL ADVISORS

20 Stanwix Street Suite 500, Pittsburgh, PA 15222

412-535-8050 | threeriversadmin@svn.com

www.SVNThreeRivers.com