



AVAILABLE FOR:
GROUND LEASE, B-T-S, OR SALE FOR \$450,000
Lot 2-A, Rt 40 & New Salem Rd, South Union Township, PA

Union Town Mall

ADT:13,693

Approximately
1/2 acre of usable land



New Salem Road Access



ADT:19,424



New Salem Road



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6000 Town Center Boulevard, Suite 230
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John D. Aderholt, Broker

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HIGHLIGHTS:

- South Union Township, Pennsylvania is located in Fayette County approximately 30 miles southeast of Pittsburgh and 20 miles northwest of Morgantown, West Virginia.
- The land is approximately 0.449 acres and zoned commercial use.
- The site is at the intersection of US Route 40 and New Salem Turnpike. Adjacent to the Uniontown Mall, as well as several additional retailers which include: Bon Ton, Burlington, Lowe's, PetsMart, Target, Michael's, Walmart, TJ Maxx, Home Depot, JC Penney, Carmike Theatres, Sears, Sheetz, Med Express, Aspen Dental, Harbor Freight, Staples, Gabe's, as well as several restaurants and hotels.



DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
2023 POPULATION	17,233	25,402	75,634
AVERAGE HH INCOME	\$61,114	\$66,140	\$66,327

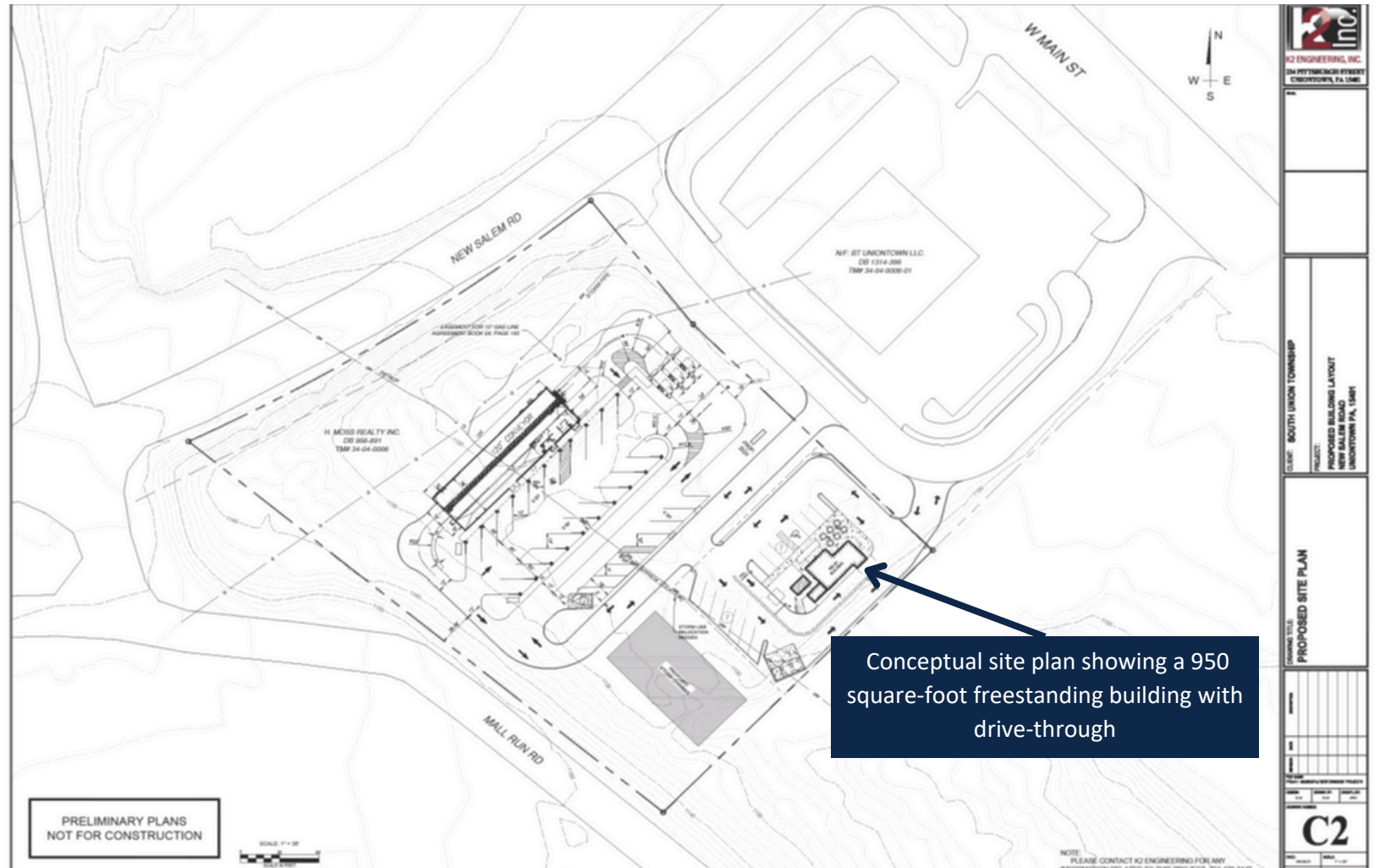


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Conceptual site plan showing a 950 square-foot freestanding building with drive-through



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