

OFFERING MEMORANDUM

**For Lease | 2,000 SF
Office Space**

5 SOUTH MOUNT VERNON AVENUE

Uniontown, PA 15401



PRESENTED BY:

DARIN SHRIVER

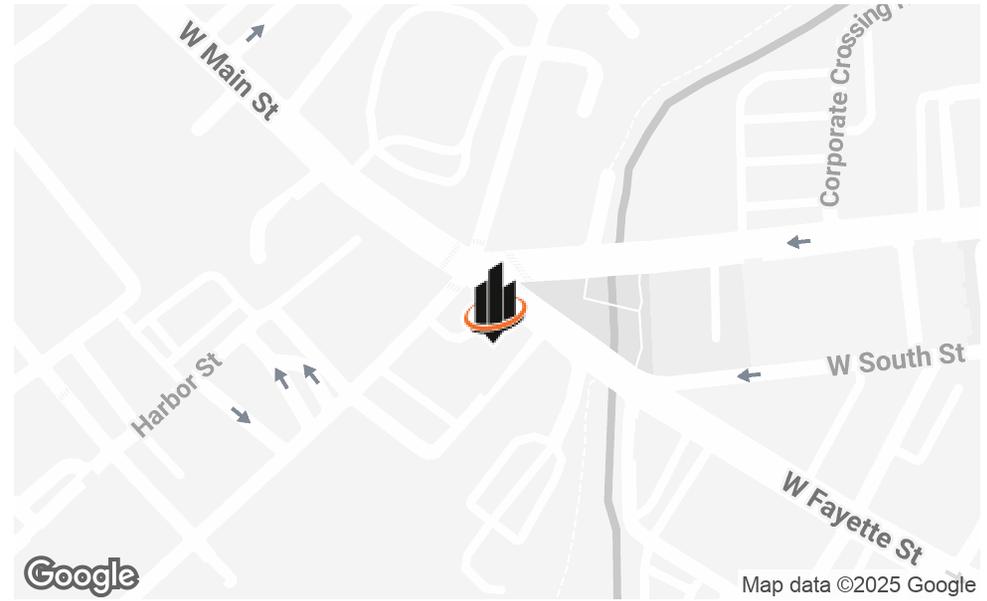
Senior Advisor

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EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE: \$10.86 SF/yr (Full Service, net of janitorial service plus Tenant's pro-rata share of Trash Removal and Snow/Ice Removal)

BUILDING SIZE: 9,050 SF

AVAILABLE SF: 2,000 SF

LOT SIZE: 0.33 Acres

MARKET: Pittsburgh

SUBMARKET: Uniontown

PROPERTY OVERVIEW

SVN Three Rivers Commercials Advisors is pleased to present this prime office space available for lease at 5 South Mount Vernon Avenue in Uniontown, PA,. This space offers 5 offices, a conference room, a convenient kitchenette and a dedicated data/copy room, ensuring seamless functionality for your business operations. With 21 parking spaces, this property provides ample parking for staff and visitors. Strategically situated at the high-exposure corner of W Fayette and S Mount Vernon Ave, this location offers unparalleled visibility for your business.

PROPERTY HIGHLIGHTS

- 5 Offices, 1 conference room with wet bar
- Kitchenette
- 1 Restroom
- Data/copy room
- 21 Parking spaces
- High exposure location at the corner of W Fayette and S Mt Vernon Ave

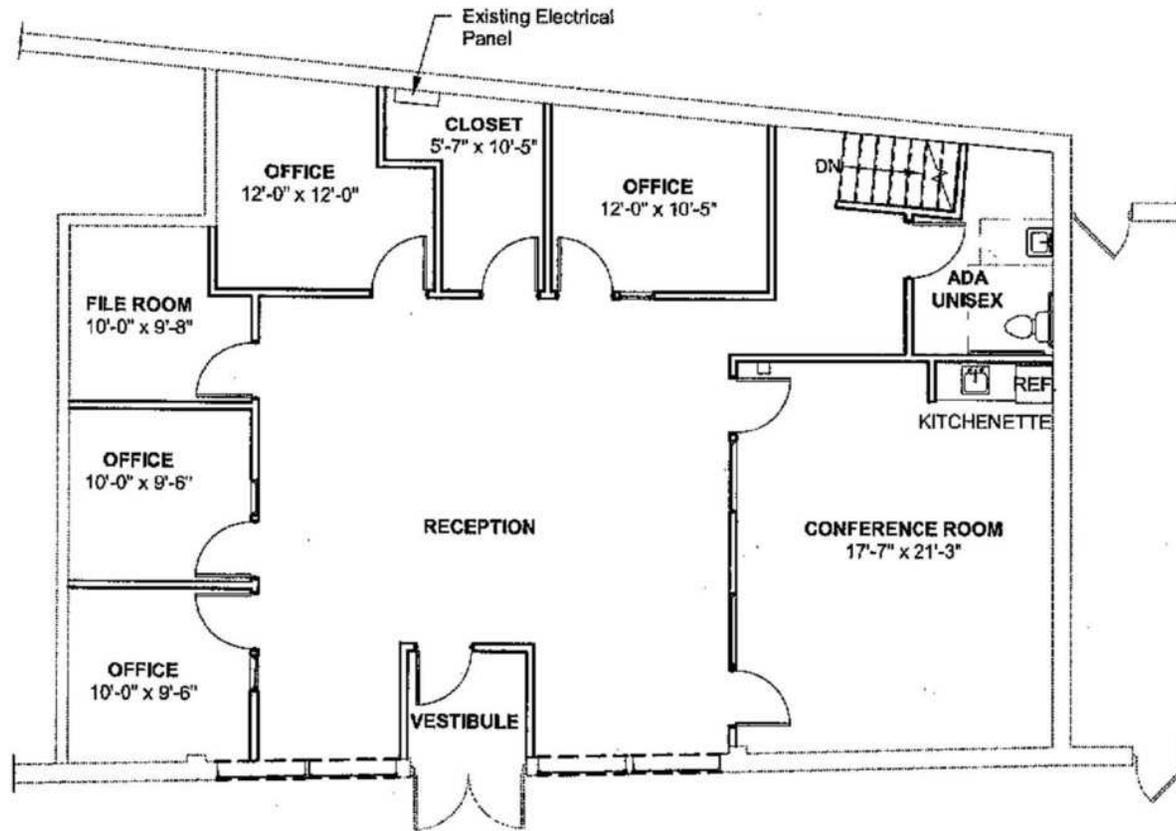
ADDITIONAL PHOTOS



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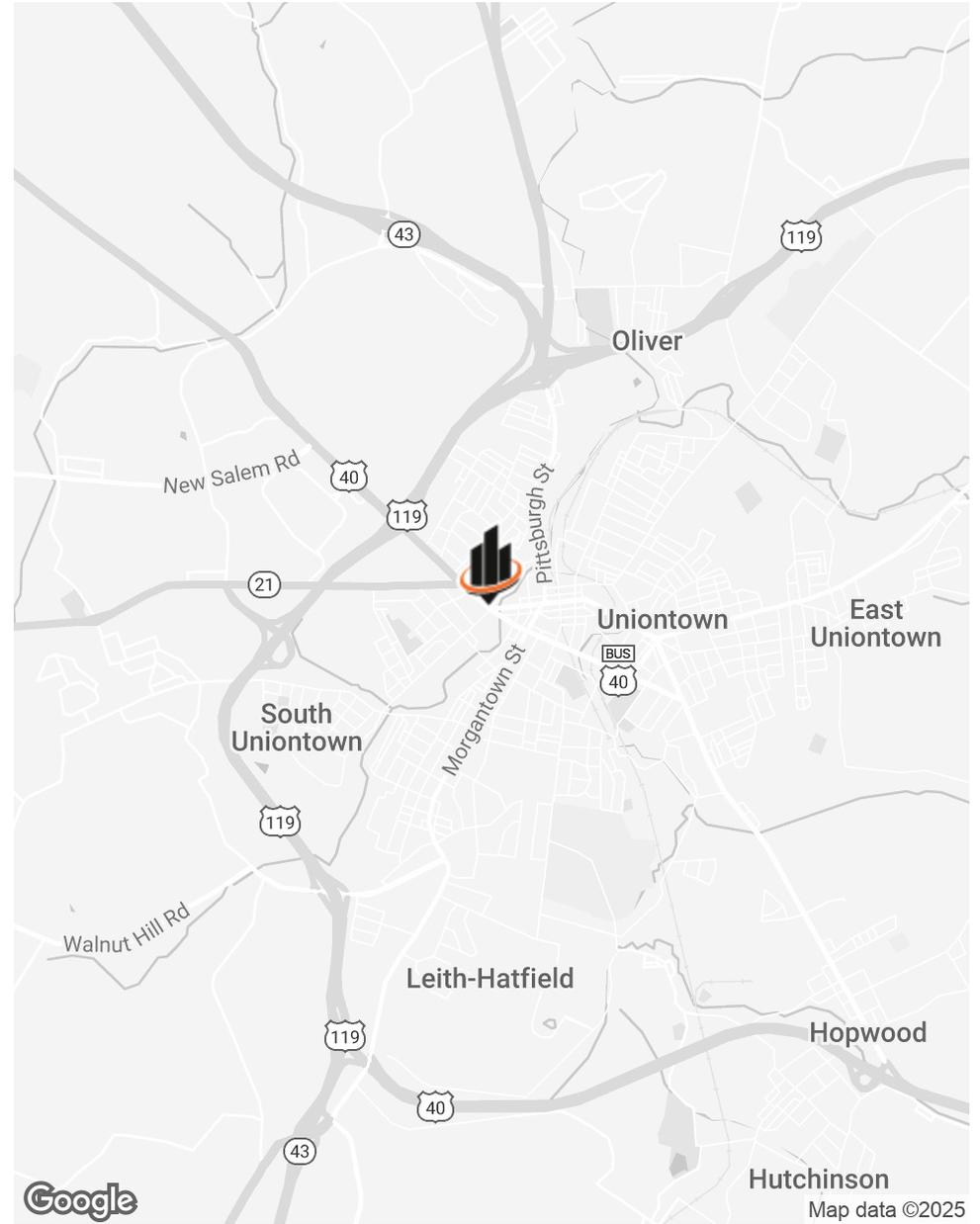
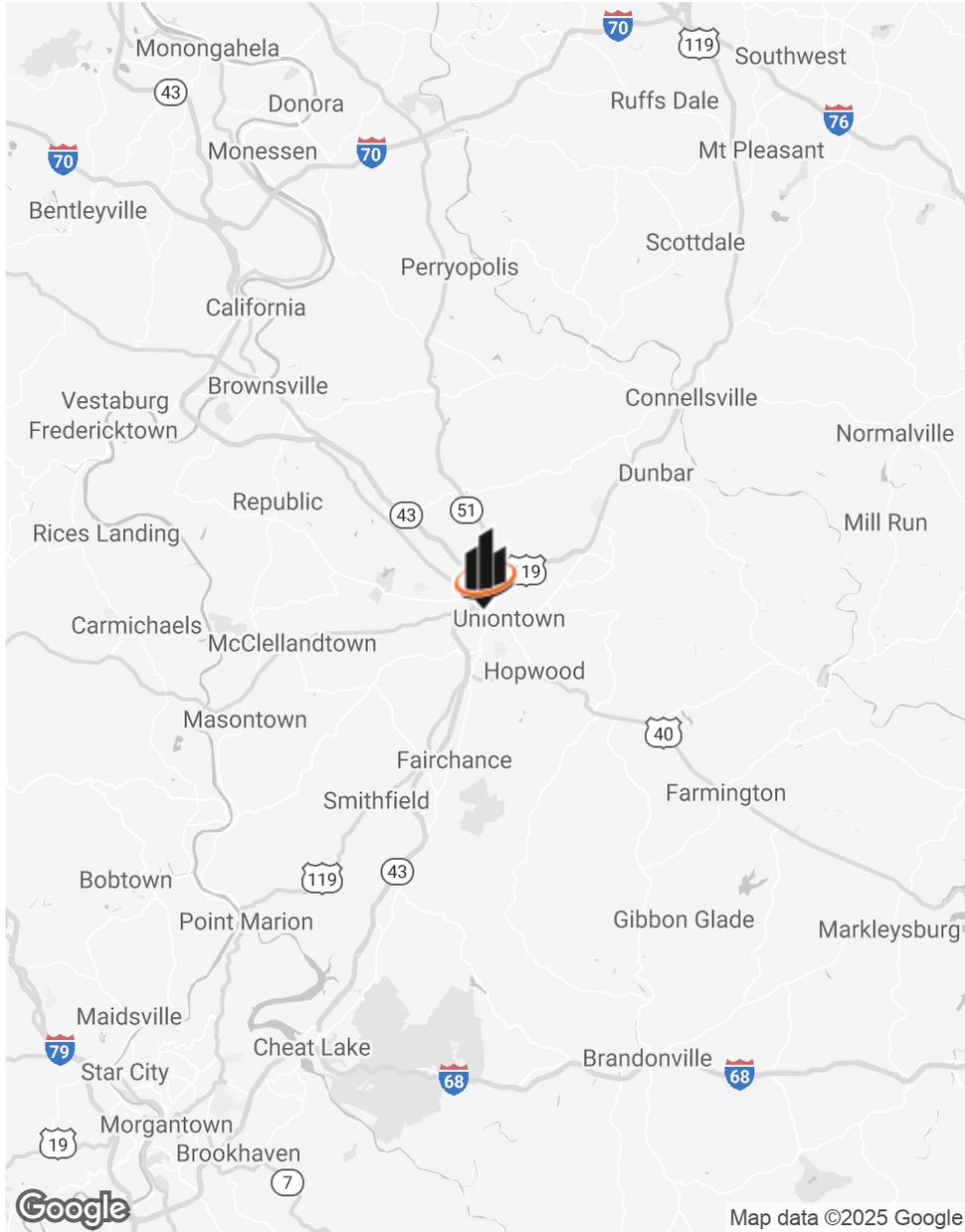
FLOORPLAN



FIRST FLOOR PLAN

1/8" = 1'-0"

LOCATION MAPS



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

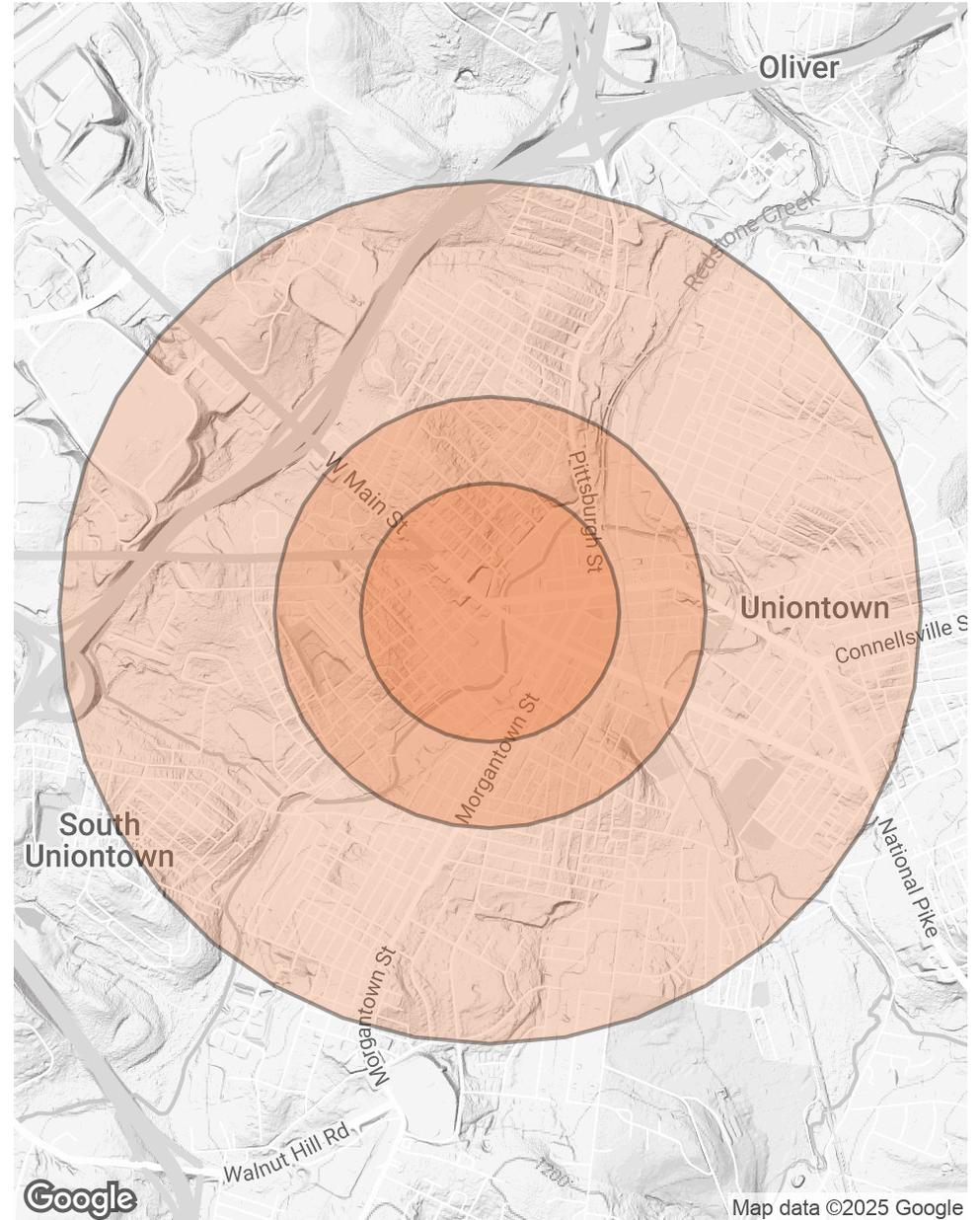
| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| TOTAL POPULATION | 743 | 3,616 | 10,801 |
| AVERAGE AGE | 45 | 44 | 43 |
| AVERAGE AGE (MALE) | 43 | 42 | 41 |
| AVERAGE AGE (FEMALE) | 47 | 47 | 46 |

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 362 | 1,738 | 4,959 |
| # OF PERSONS PER HH | 2.1 | 2.1 | 2.2 |
| AVERAGE HH INCOME | \$71,495 | \$69,494 | \$63,241 |
| AVERAGE HOUSE VALUE | \$137,621 | \$148,507 | \$141,352 |

Demographics data derived from AlphaMap



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DISCLAIMER

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.