



FOR LEASE
OFFICE SPACE
MARKETING FLYER



2 HIGHLAND PARK DRIVE
UNIONTOWN, PA 15401

2 HIGHLAND PARK DRIVE
SUBJECT LOCATION

ROUTE 40 / ROUTE 119
MCCLELLANTOWN ROAD (EXIT)

SPEEDWAY
CONVENIENCE STORE

MCDONALD'S
1 WORK PKWY

JEFFERSON PAIN AND REHABILITATION CENTER
625 CHERRY TREE LANE

SMITH LEWIS CHESSE & CO LLP
PUBLIC ACCOUNTANT



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OFFICE FOR LEASE

2 HIGHLAND PARK DRIVE UNIONTOWN, PA 15401

RENTAL RATE / \$10.00 / SQ FT / YEAR

LEASE TYPE / NNN

GROSS BUILDING SIZE / 6,800 (+/-) SQ FT

TOTAL SPACE AVAILABLE / 3,400 (+/-) SQ FT

PROPERTY TYPE / OFFICE

ZONING / B1-GENERAL BUSINESSES

PROPERTY HIGHLIGHTS / THREE-PHASE
ELECTRIC, SIGNAGE, TWO PARKING LOTS,
CLOSE TO MANY AMENITIES, CLOSE TO
MAJOR TRAFFIC ROUTES, SECURITY
SYSTEM, PRIVATE EXAM ROOMS

2 Highland Park Drive is a two-story office building formerly used as a medical office. The building contains a total of 6,800 (+/-) square feet and is separated into two suites, one lower level and one upper level suite. There is currently **one suite available on the second floor** that offers 3,400 (+/-) square feet of space. The property is located in the heart of the medical physician offices in the Uniontown area and is within close proximity to Uniontown Hospital, and many other medical offices including UPMC Cancer Center. There is a high presence of retail shopping, restaurants and Industrial businesses in the vicinity.

Located within Fayette County, just 10 minutes from the city of Uniontown, this property offers quick and easy access to major thoroughfares. The property is situated just 0.6 mile from US Route 40/Route 119 on/off ramp (McClellandtown Road). Along US Route 40, there is an annual average daily traffic count of 31,000 vehicles (PA.GOV, 2018). AADT is the typical daily traffic on a road segment for all the days in a week, over a one-year period.

FOR LEASE

OFFICE SPACE - LOCATED 1 MILE FROM ROUTE 40 / ROUTE 119

2 HIGHLAND PARK DRIVE · UNIONTOWN, PA 15401 · 3,400 (+/-) SQ FT

PROPERTY SPECIFICATIONS

BUILDING SPECIFICATIONS

Built in 1989 and renovated in 2022, this two-story structure office building is comprised of 7,000 (+/-) square feet, with 6,800 (+/-) square feet being usable. Exterior features include a two separate entrances, one for the lower level and one for the upper level. Both entrances have glass service doors. The building has a dryvat and glazed tile exterior. The windows are insulated, and roof is rubberized. A security system is available in this building. There is also opportunity for exterior signage and building monument.

INGRESS / EGRESS / PARKING / DIRECTIONS

This location currently offers an upper parking lot that can be accessed by turning right off of Highland Park Drive. The lot has one point of ingress and egress via Highland Park Drive. The upper lot is paved and offers roughly 30 lined parking spaces in the front of the building. See directions to the property below from Route 119/Route 40.

UTILITIES

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

UTILITY	PROVIDER
Electric	West Penn Power
Natural Gas	N/A
Water	North Fayette County Municipal Authority
Sewer	South Union Township Sewage Authority
Trash	Noble Environmental Inc.
Cable/Internet	Atlantic Broadband

* The building is currently 100% electric but a gas main is available should the buyer or tenant want a gas connection.

LEGAL DESCRIPTION / ZONING

Located within City Limits, this property is situated within the South Union District of Fayette County. The site is comprised of one parcel of land totaling 0.55 acre. The property is identified as South Union District, Tax Map 34, Parcel 68-15. This property is zoned B1 - General Business.



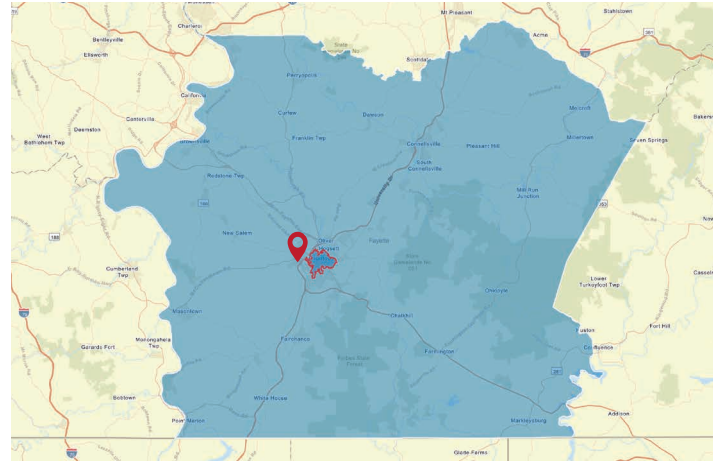
LOCATION ANALYSIS

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.

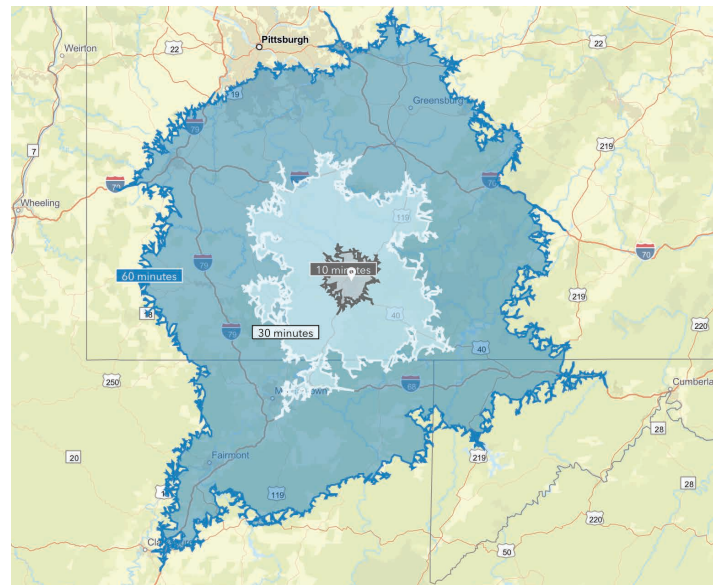
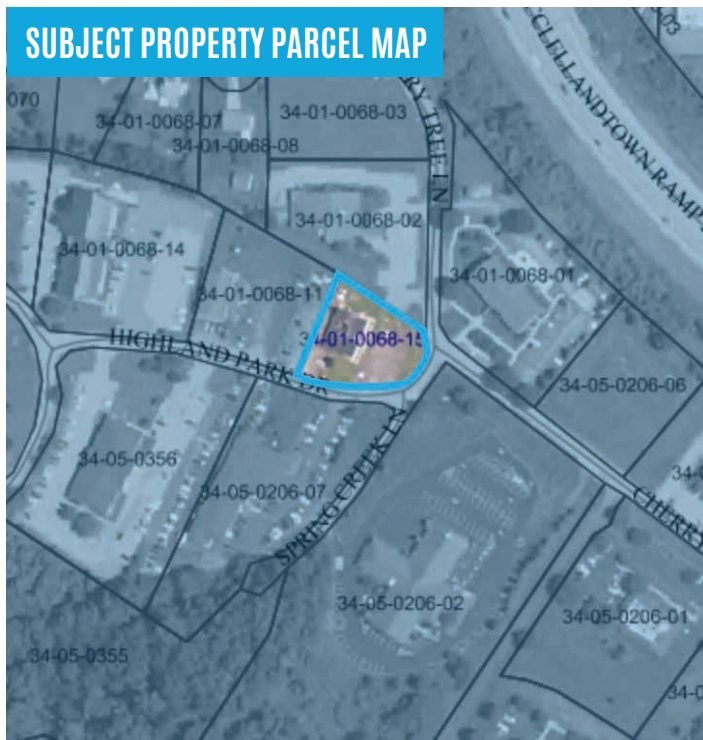
Fayette County has a total population of 130,767 and a median household income of \$47,958. Total number of businesses is 4,087.

The **City of Uniontown** has a total population of 9,306 and a median household income of \$34,741. Total number of businesses is 613.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2021.



Fayette County, PA Uniontown City Limits Subject Location



Distance to nearby cities: Morgantown, WV - 26 miles, Washington, PA - 40 miles, Pittsburgh, PA - 47 miles, Fairmont, WV - 47 miles, Bridgeport, WV - 58 miles, Wheeling, WV - 76 miles, Charleston, WV - 181 miles.

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GOOGLE AERIAL



The Google Earth aerial above highlights several of the most popular surrounding locations. The subject property has been referenced with a yellow star. The site is located along Highland Park Drive, 0.8 mile from the Route 119/Route 40 on/off ramp.

- 1 Cecchini Advanced Center for Dentistry
- 2 Smith Lewis Chess & Co LLP
- 3 Marquis Gardens Place
- 4 Cherry Tree Alliance Church
- 5 Allegheny Podiatry Management, Uniontown Health Center, SWGI Specialists, Oliverio Ear, Throat & Nose, Pish Medical Associates
- 6 Cherry Tree Nursing Center
- 7 Pizza Hut, Advance Auto Parts
- 8 Taco Bell
- 9 Harbor Freight Tools
- 10 Speedway Gas Station
- 11 Gabe's, MedExpress Urgent Care
- 12 Quality Inn & Suites, Dollar General
- 13 Monro Auto Service & Tire Centers
- 14 McDonald's
- 15 Staples
- 16 Lowe's
- 17 Timeless Furniture
- 18 Panera Bread
- 19 Wendy's
- 20 Michael's, T.J. Maxx, The Home Depot, Penske Truck Rental, Five Below
- 21 Uniontown Mall
- 22 Goodwill
- 23 Red Lobster, Olive Garden, Eat'in Park, Dairy Queen, Community Bank, Aspen Dental, McDonald's
- 24 Sheetz
- 25 Aldi, Hampton Inn, Texas Roadhouse
- 26 Chli's, Comfort Suites, Fayette County Heath Center, Super 8
- 27 Ford of Uniontown, Tri-Star Motors
- 28 Hobby Lobby, Dick's Sporting Goods
- 29 Walmart Supercenter
- 30 IHOP, Arby's, Applebee's, Hilton Garden Inn, Holiday inn Express, Fayette County Children's Services, Sonic, PC Bank

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



25,012

Total Population



1,307

Businesses



29,381

Daytime Population



\$166,692

Median Home Value



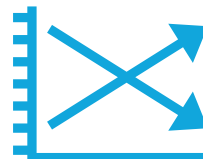
\$33,040

Per Capita Income



\$46,801

Median Household Income



-0.46%

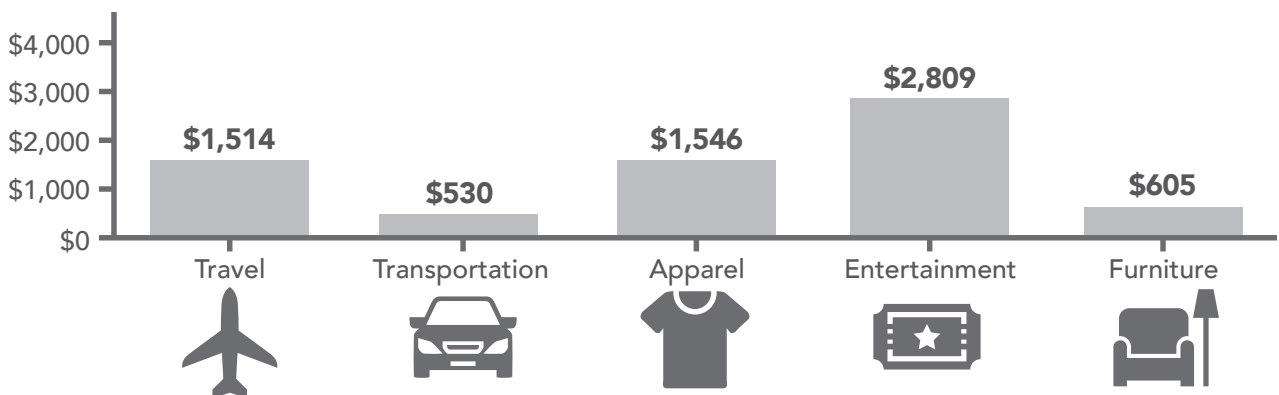
2020-2022 Pop Growth Rate



47.4

Median Age

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 2023, 2028. Spending facts are average annual dollar per household.

5 MILE RADIUS



37,386

Total Population



1,696

Businesses



40,052

Daytime Population



\$167,252

Median Home Value



\$32,815

Per Capita Income



\$48,092

Median Household Income



-0.52%

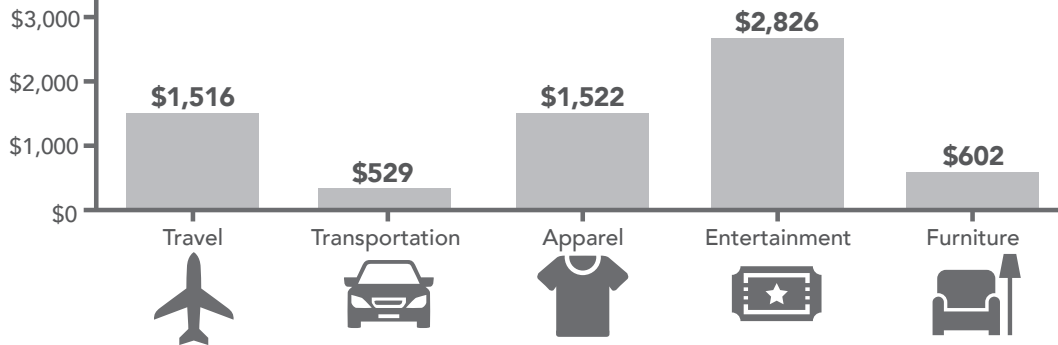
2020-2022 Pop Growth Rate



47.5

Median Age

KEY SPENDING FACTS



10 MILE RADIUS



69,981

Total Population



2,456

Businesses



65,018

Daytime Population



\$160,328

Median Home Value



\$31,635

Per Capita Income



\$49,268

Median Household Income



-0.58%

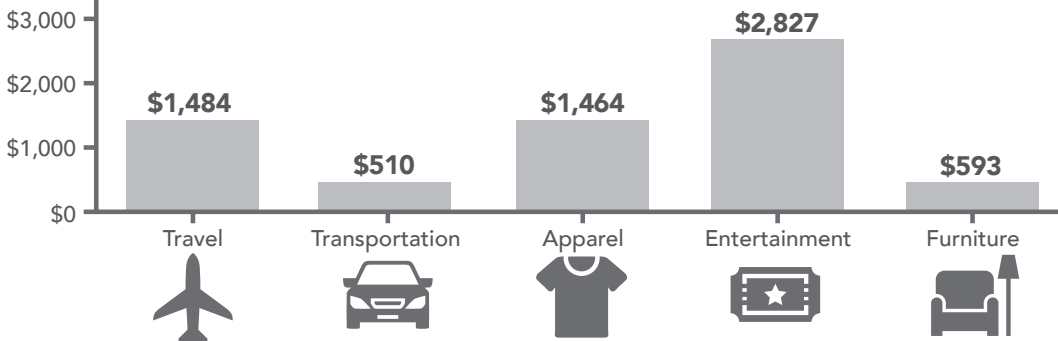
2020-2022 Pop Growth Rate



46.8

Median Age

KEY SPENDING FACTS



FLOOR PLAN

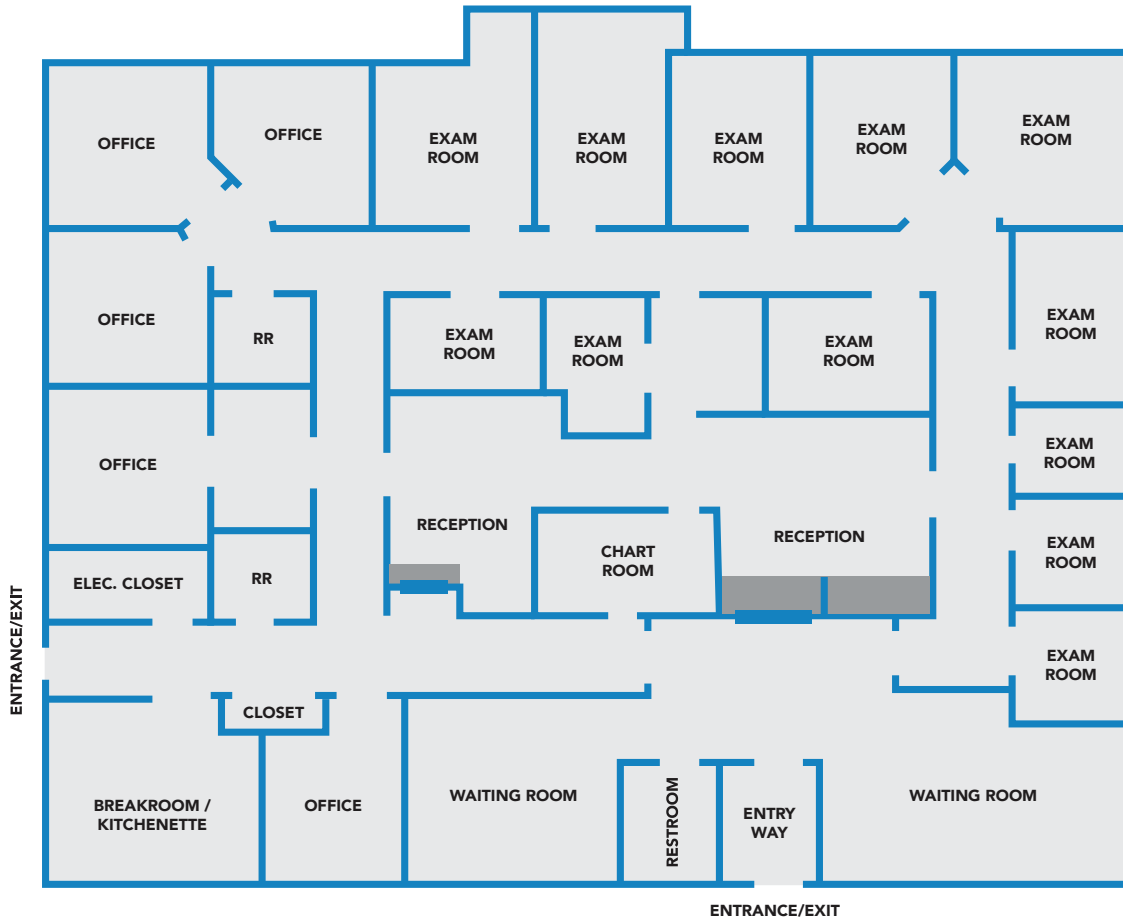
3,400 (+/-) SQUARE FEET

Previously used as a medical physicians office, the upper level suite offers 3,400 (+/-) square feet of space. The floor plan currently consists of two waiting rooms with restroom access, one reception desk, 12 exam rooms, five private offices, two restrooms for staff, a breakroom/kitchenette, and storage/closet space. This suite offers two entrance/exits. The main

entrance is covered and located in the front of the building at ground level. The other entrance/emergency exit is located on side of the building.

Interior finishes include drywall walls, a mixture of carpet and tile flooring and fluorescent lighting throughout.

FRONT OF BUILDING



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INTERIOR PHOTOS



Waiting Room.



Waiting Room.



Waiting Room / Reception Desk.

INTERIOR PHOTOS



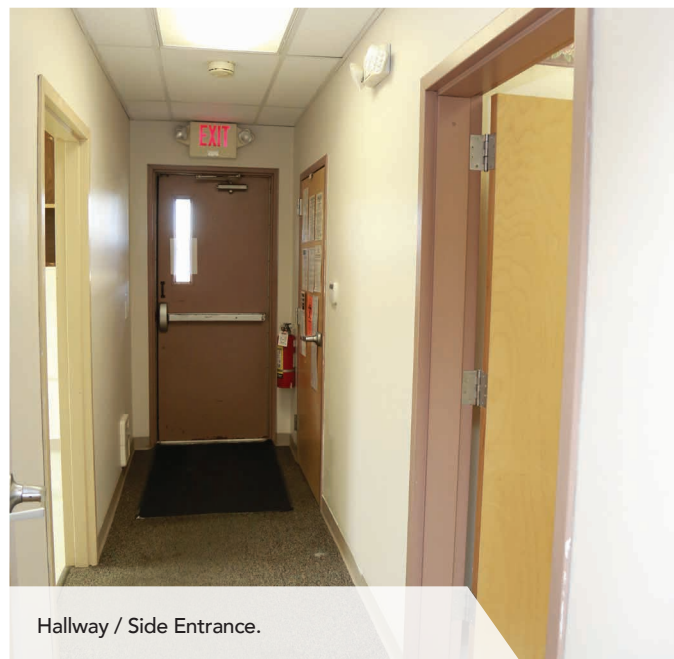
Exam Room.



Breakroom / Kitchenette.



Exam Room.



Hallway / Side Entrance.

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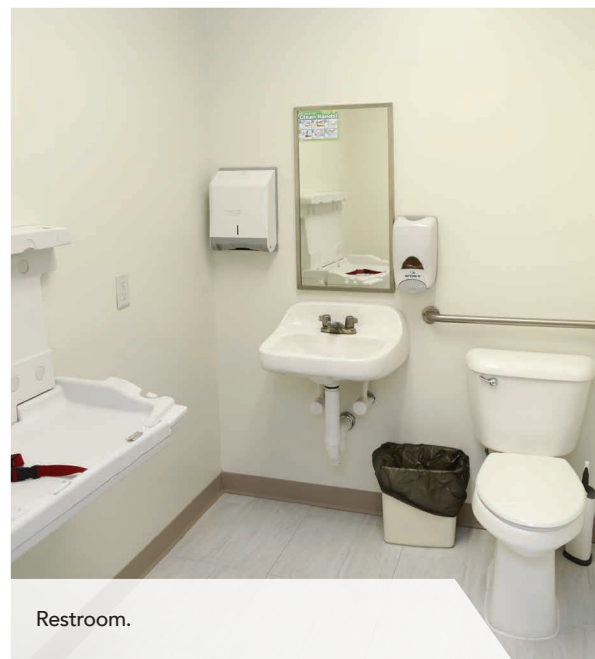
Office.



Reception Desk.



Exam Room.



Restroom.

EXTERIOR PHOTOS



Front of Building.

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Upper Level Parking Lot.



Lower Level Parking Lot.

EXTERIOR PHOTOS



Back of Building.



Signage.



Signage.

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West Side of the Building, Side Entrance.



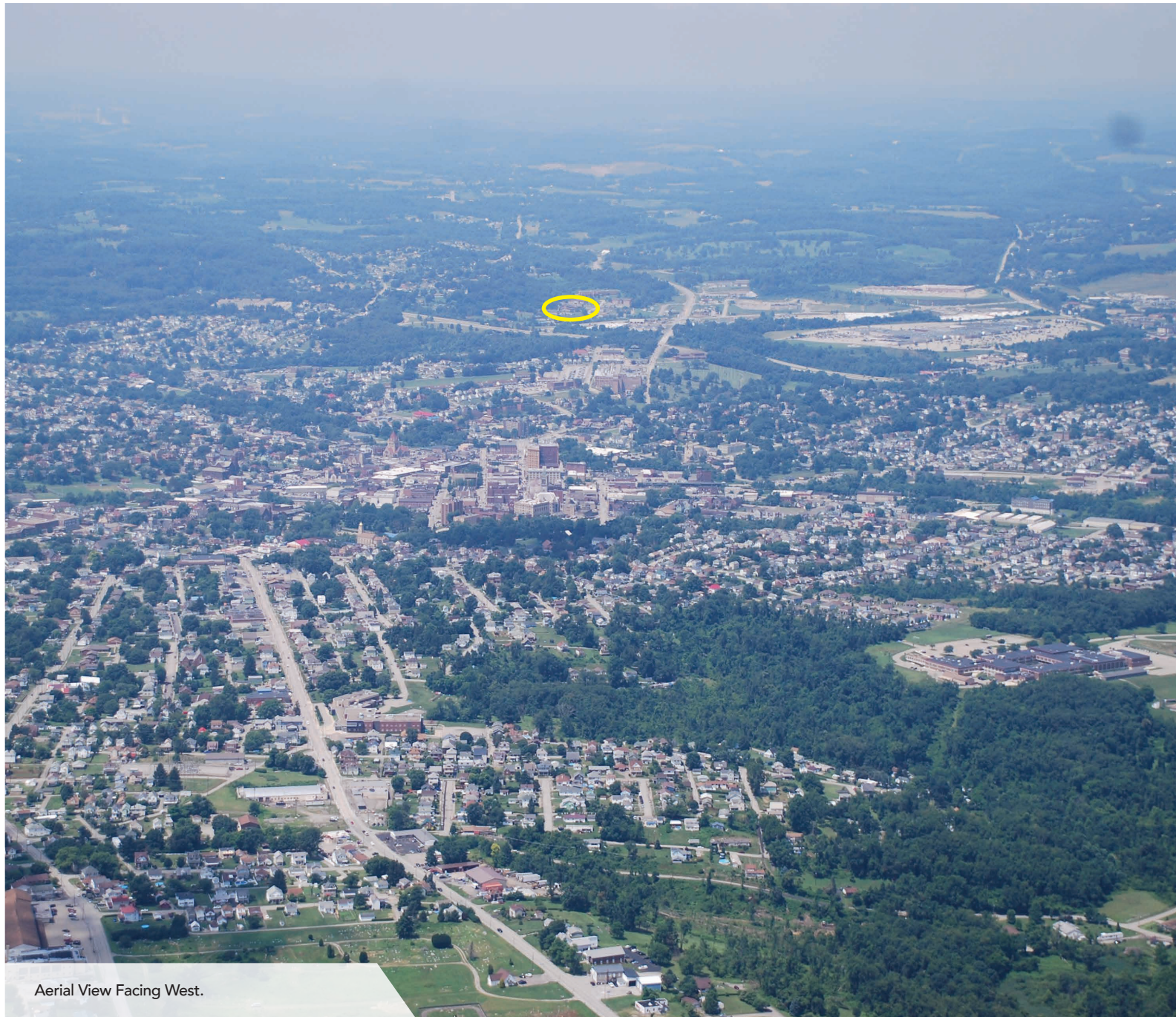
East Side of the Building, Side Entrances.

AERIALS

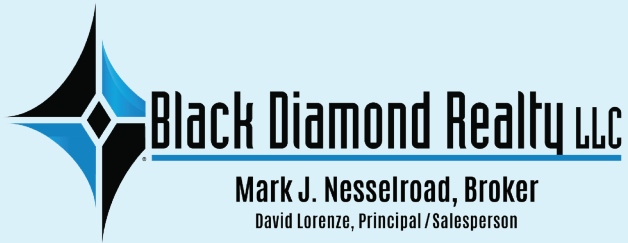


Aerial View of the Property Facing North.

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Aerial View Facing West.



CONTACT

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