

OFFICE FOR LEASE

HEALTH FIRST PROFESSIONAL BUILDING

1829 UNIVERSITY DRIVE, DUNBAR, PA 15431



OFFICE FOR LEASE

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1829 UNIVERSITY DRIVE



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PROPERTY SUMMARY

1829 UNIVERSITY DRIVE | DUNBAR, PA 15431



Property Summary

Available SF:	4,400 SF
Building Name:	Health First Professional Building
Parking:	126 Spots
Vehicles Per Day	20,503

Property Overview

Professional office building offering multiple move-in ready suites along high-traffic US-119 in Dunbar, PA. The property features full-service leases with spaces ranging from 800 SF to 4,400 SF, ideal for medical practices and professional services. The building maintains established healthcare tenants including physical therapy and chiropractic practices, creating a synergistic professional environment.

Location Overview

Strategically positioned on University Avenue (US-119), the location provides excellent visibility and accessibility. Minutes from downtown Uniontown with easy access to PA Turnpike 43, Route 51, and I-70, the site offers convenient connections to Pittsburgh and Greensburg markets. Situated at the crossroads of PA, WV, and MD borders, the location serves a broad regional market with strong demographics and growing medical/professional services demand.

AVAILABLE SPACE

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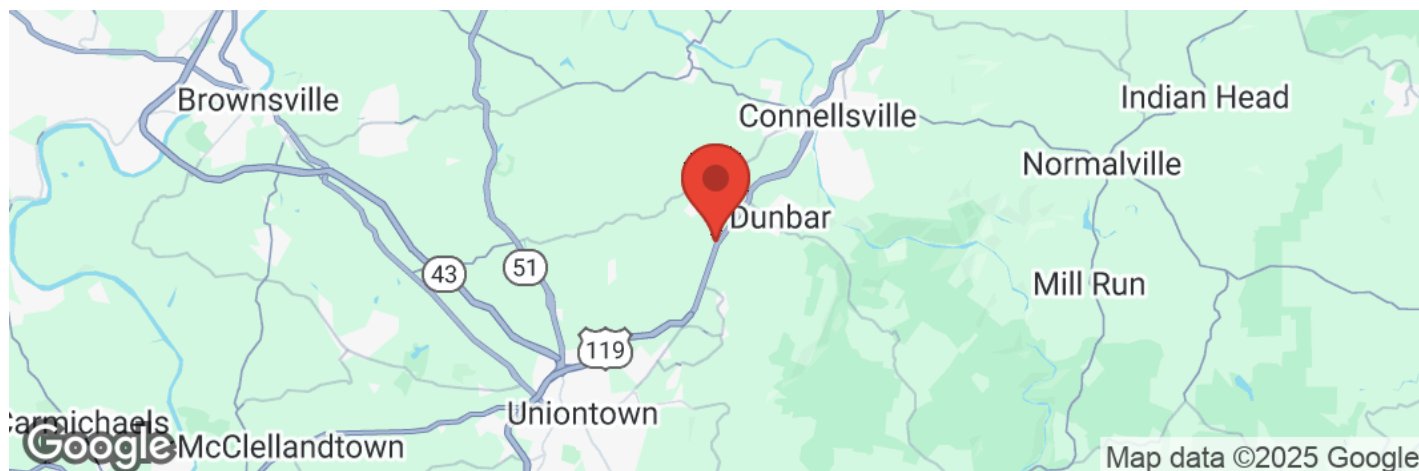


Available Spaces

Suite	Size	Available
First floor	4,400 SF	Yes

Multiple First Floor Spaces Available

- Up to 4,400 SF available for lease or as little as 800 SF.
- High-visibility location on US-119 with signage opportunity
- co-tenants: Physical Therapy & Chiropractic
- Great access to PA-43, I-70, and Route 51



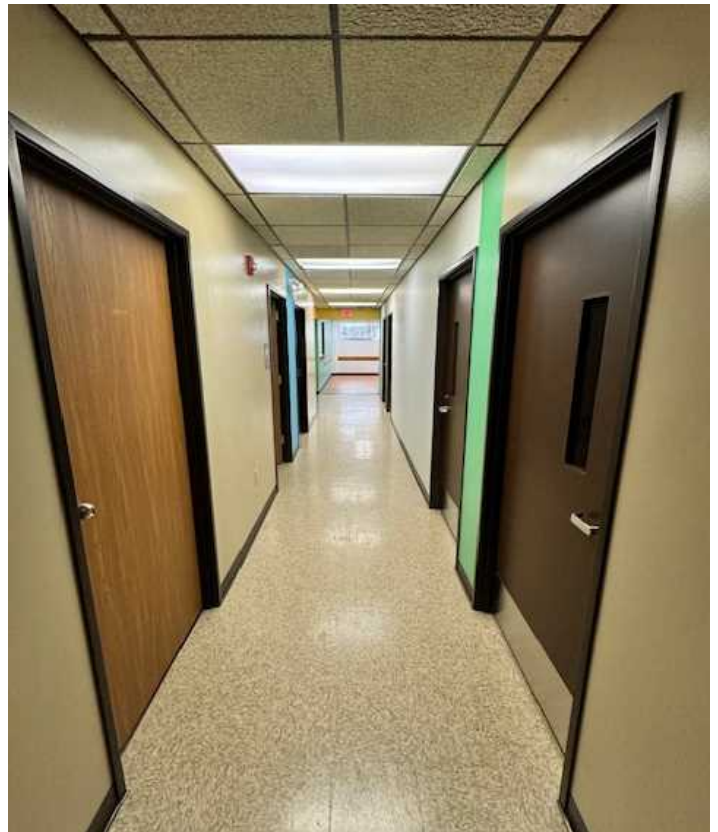
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PROPERTY PHOTOS

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LOCATION ANALYSIS

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Healthcare Corridor & Regional Crossroads

Health First Professional Building offers strategic positioning along the growing US-119 healthcare corridor, placing your practice in a hub of complementary medical services:

73,851 residents within 10 miles
\$66,787 average household income
4,150 businesses in the trade area
High-visibility location with 20,503 vehicles daily
Synergistic medical tenant mix with established healthcare practices
Minutes from PA Turnpike 43, Route 51, and I-70 with easy access to Pittsburgh markets



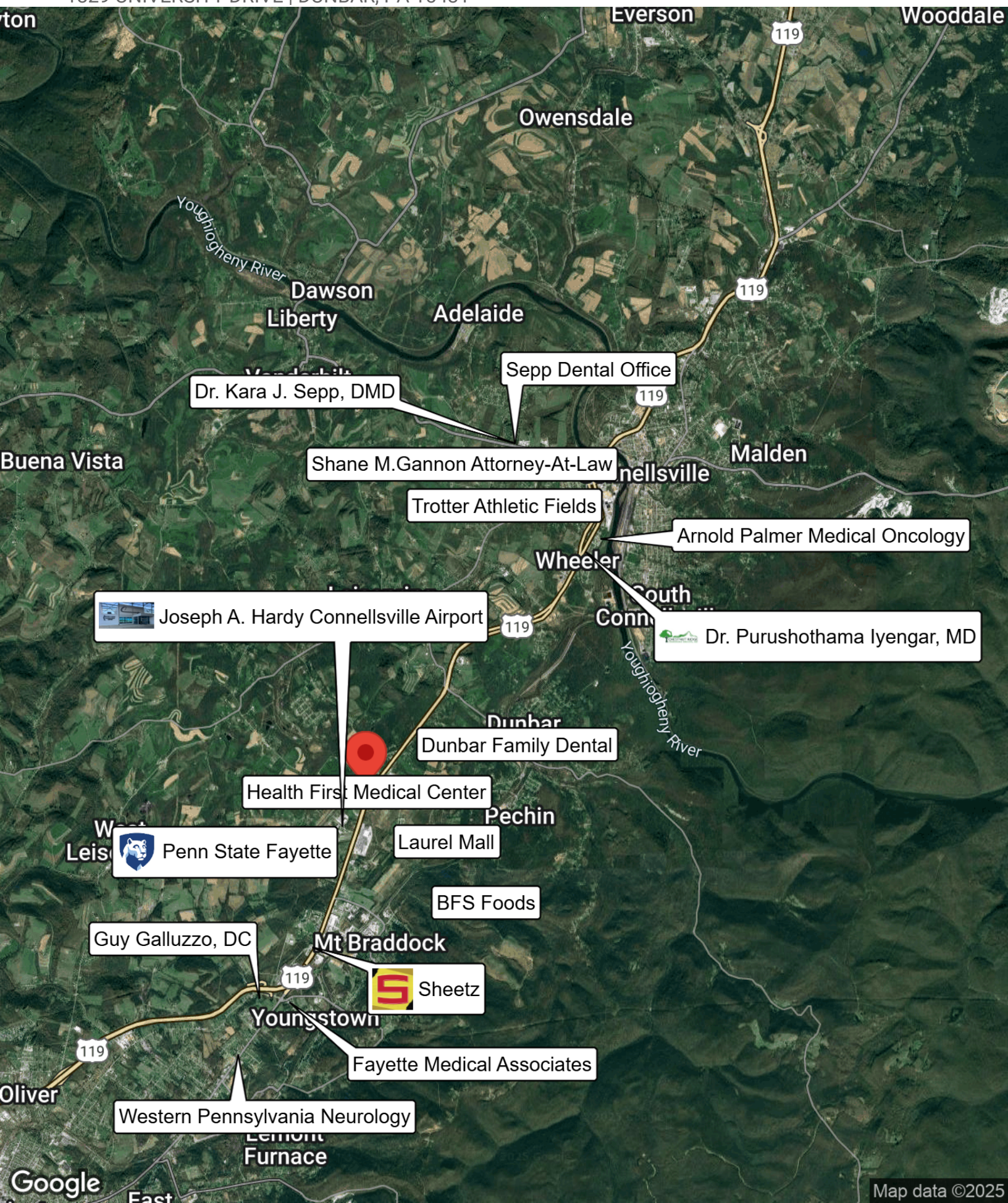
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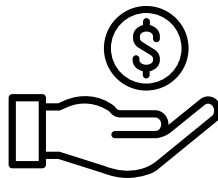
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BUSINESS MAP

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Area Demographic



	Population	Households	Avg Household Income	Businesses
2 Miles	2,647	1,111	\$65,038	122
5 Miles	22,741	9,840	\$62,148	964
10 Miles	73,851	31,965	\$66,787	4,150

* 2024 DEMOGRAPHIC DATA FROM ESRI, A GEOGRAPHIC INFORMATION SYSTEM (GIS) SOFTWARE AND DATA COMPANY

MEET OUR TEAM

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by in compliance with all applicable fair housing and equal opportunity laws.



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