

**AVAILABLE FOR:
GROUND LEASE, B-T-S, OR SALE**
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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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

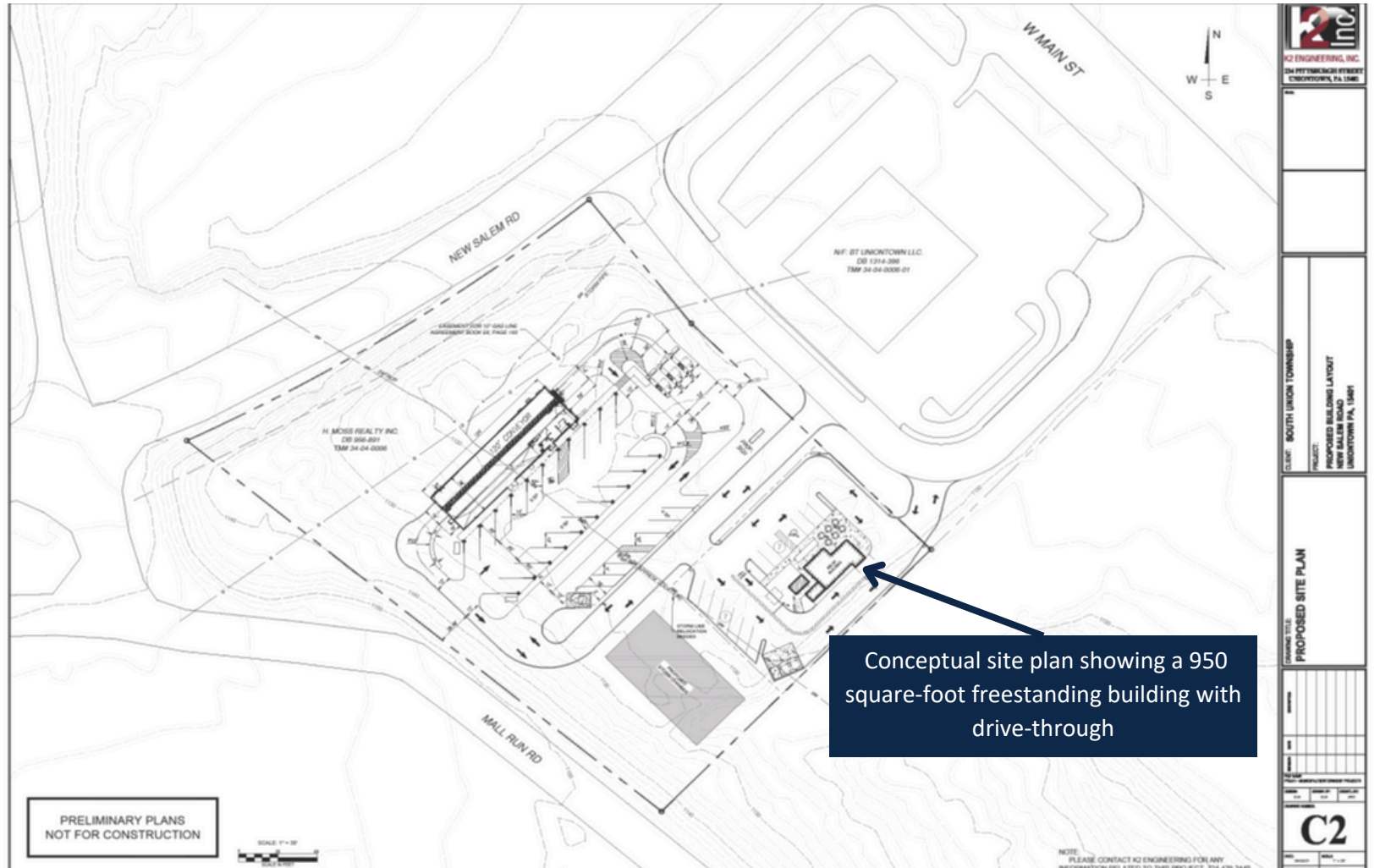


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