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The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

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.

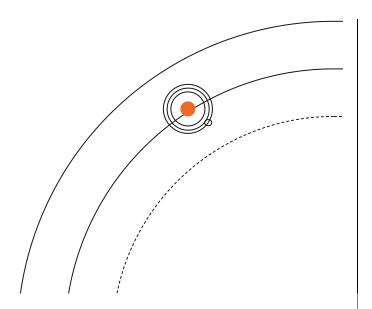
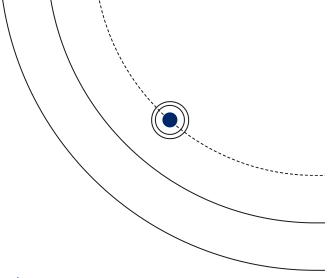


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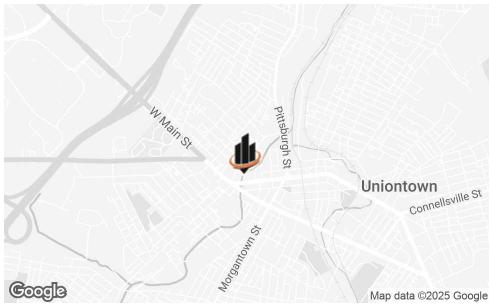






EXECUTIVE SUMMARY





OFFERING SUMMARY

LEASE RATE:	\$15.00 SF/yr (NNN)		
BUILDING SIZE:	20,640 SF		
AVAILABLE SF:	10,000 SF		
MINIMUM DIVISIBLE:	5,000 SF		

PROPERTY OVERVIEW

SVN | Three Rivers Commercial Advisors is pleased to present the 2nd floor of 142 W Main Street, available for lease in the heart of downtown Uniontown. Spanning 10,000 SF, this space was built out in 2020 with high-end commercial finishes and features a wide-open concept complemented by 9 private perimeter offices, a conference room, a kitchenette, and ADA-compliant men's and women's restrooms. The entire floor is fully ADA accessible via an elevator.

The property offers ample parking and is within walking distance to numerous eateries, providing convenience for tenants and clients alike. This is a rare opportunity to secure a modern, well-appointed space in downtown Uniontown.

PROPERTY HIGHLIGHTS

- Clean & ready to go office space built out in 2020
- Open concept with perimeter offices
- ADA Accessible
- Ample Parking (4.26/1,000)
- Furnishings Available

EXTERIOR PHOTOS









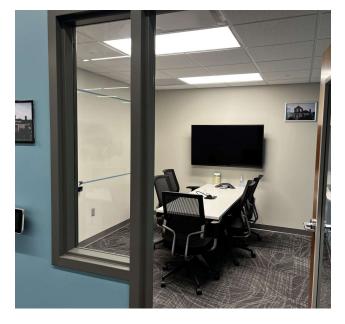




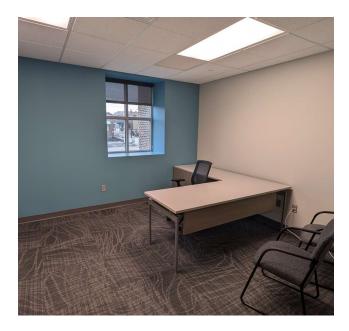
INTERIOR PHOTOS









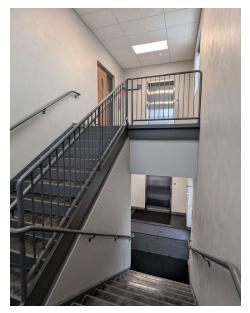


INTERIOR PHOTOS





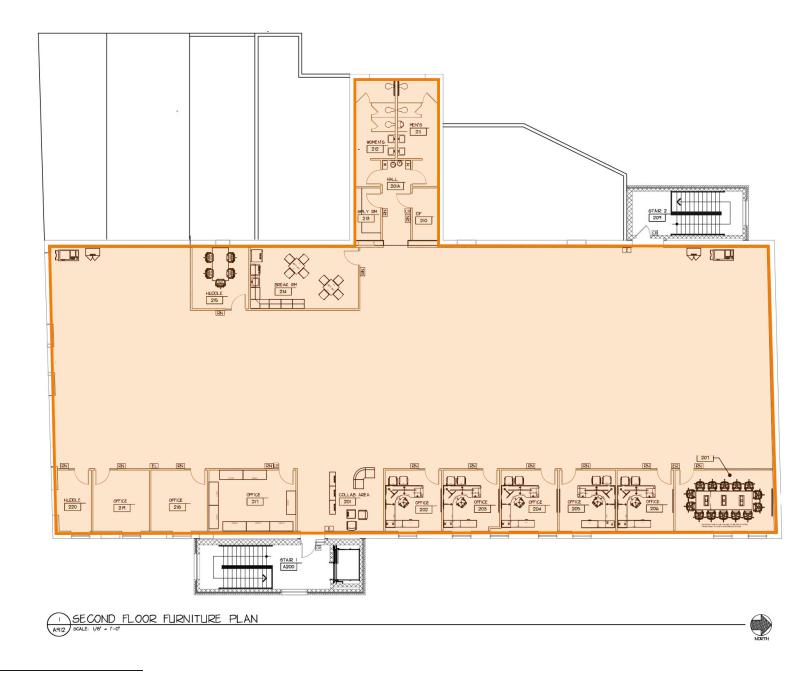






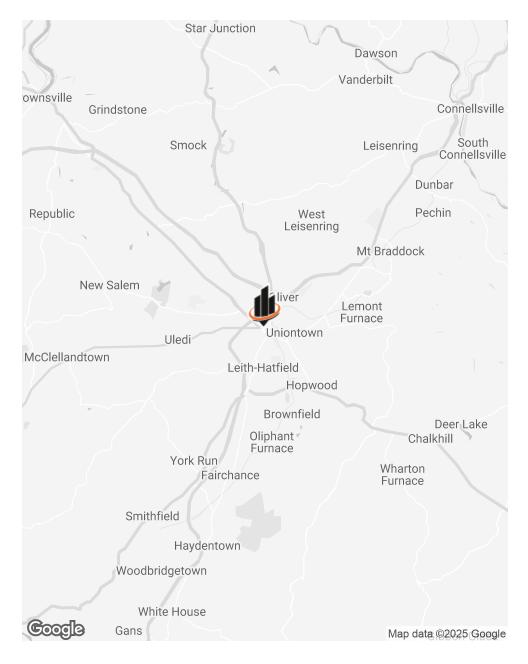


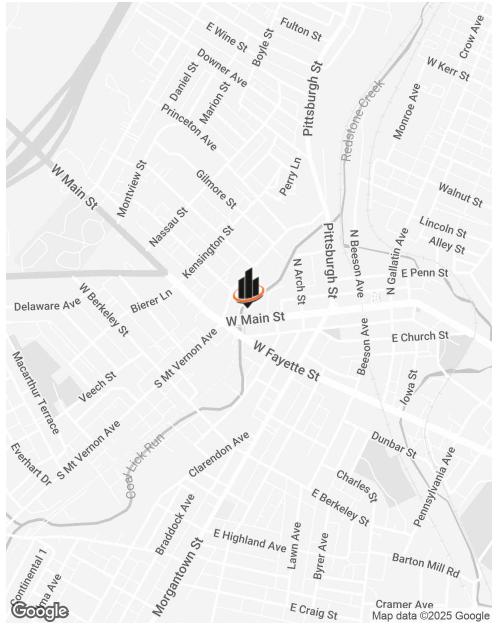
FLOOR PLAN





LOCATION MAPS





RETAILER MAP



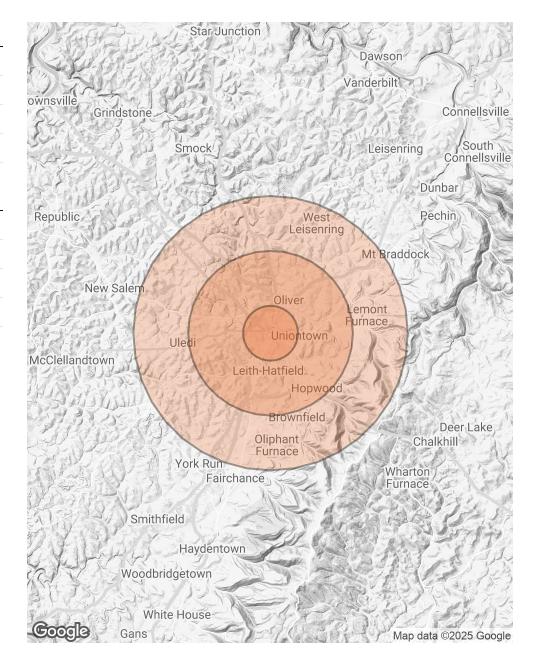
PARCEL MAP



DEMOGRAPHICS MAP & REPORT

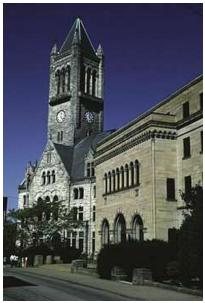
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,940	27,530	36,705
AVERAGE AGE	43	45	45
AVERAGE AGE (MALE)	41	43	44
AVERAGE AGE (FEMALE)	45	47	47
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME TOTAL HOUSEHOLDS	1 MILE 5,013	3 MILES 12,142	5 MILES 16,015
TOTAL HOUSEHOLDS	5,013	12,142	16,015

Demographics data derived from AlphaMap



LOCATION DESCRIPTION





UNIONTOWN

Uniontown is a city in Fayette County, 46 miles southeast of Pittsburgh. Uniontown is the county seat and largest city of Fayette County. Popularly known as "Beesontown", the "Town of Union" was founded by Henry Beeson on July 4th 1776. With a vast historical significance, Uniontown is included in the National Register of Historic Places. Historical events that took place in this area include the Fort Necessity Battlefield which ignited the French and Indian War, and the Whiskey Rebellion. The National Road, a 90 mile corridor that runs through Uniontown is known as Americas Road to Revolution (Cumberland Rd), was routed through Uniontown in the early 19th century, and the town grew along with the road. In 1967 Uniontown was the birthplace of the McDonald's Big Mac sandwich, and in 2007 the Big Mac Museum was opened in North Huntingdon Township in Westmoreland County, which upset Uniontown residents. Uniontown Hospital is the larger of the two hospitals in the county and it is also the city's and the county's largest employer. Today, Uniontown is a trade and marketing center with light industries, and has a population of 9,837 according to the 2019 census

FAYETTE COUNTY

Fayette County is located about 60 miles southeast of Pittsburgh Pennsylvania and adjacent to Maryland and West Virginia. Founded in 1783, Fayette county was named after Marquis de LaFayette, a French hero who fought alongside George Washington during the Revolutionary War. During the mid 19th century, Fayette County became a center for coal mining and coke production. Fayette County is home to beautiful mountains and landmarks like Nemacolin Woodlands, Falling Water and Ohiopyle State Park.

