



2 HIGHLAND PARK DRIVE

2 Highland Park Drive, Uniontown, PA 15401

- Flexible Layout
- Turnkey Ready
- High Traffic

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Property Summary

Building SF:	3400
Lease Rate:	\$11/Sq
Lot Size:	24,132 SF
Parking:	Yes
Zoning:	B-1

Property Overview

This two-story commercial building offers an ideal turnkey opportunity, featuring a highly functional 3,400 SF floor plan per level. Currently configured as a professional medical office, the move-in ready space includes 10 exam rooms, private offices, fully ADA-compliant restrooms, an employee break room, and an established security system. While currently optimized for clinical care, the versatile layout is easily adaptable for general corporate use, professional services, or a law firm. Additionally, the property provides excellent convenience for both staff and clients with a spacious, dedicated off-street surface parking lot containing 46 spaces.

Location Overview

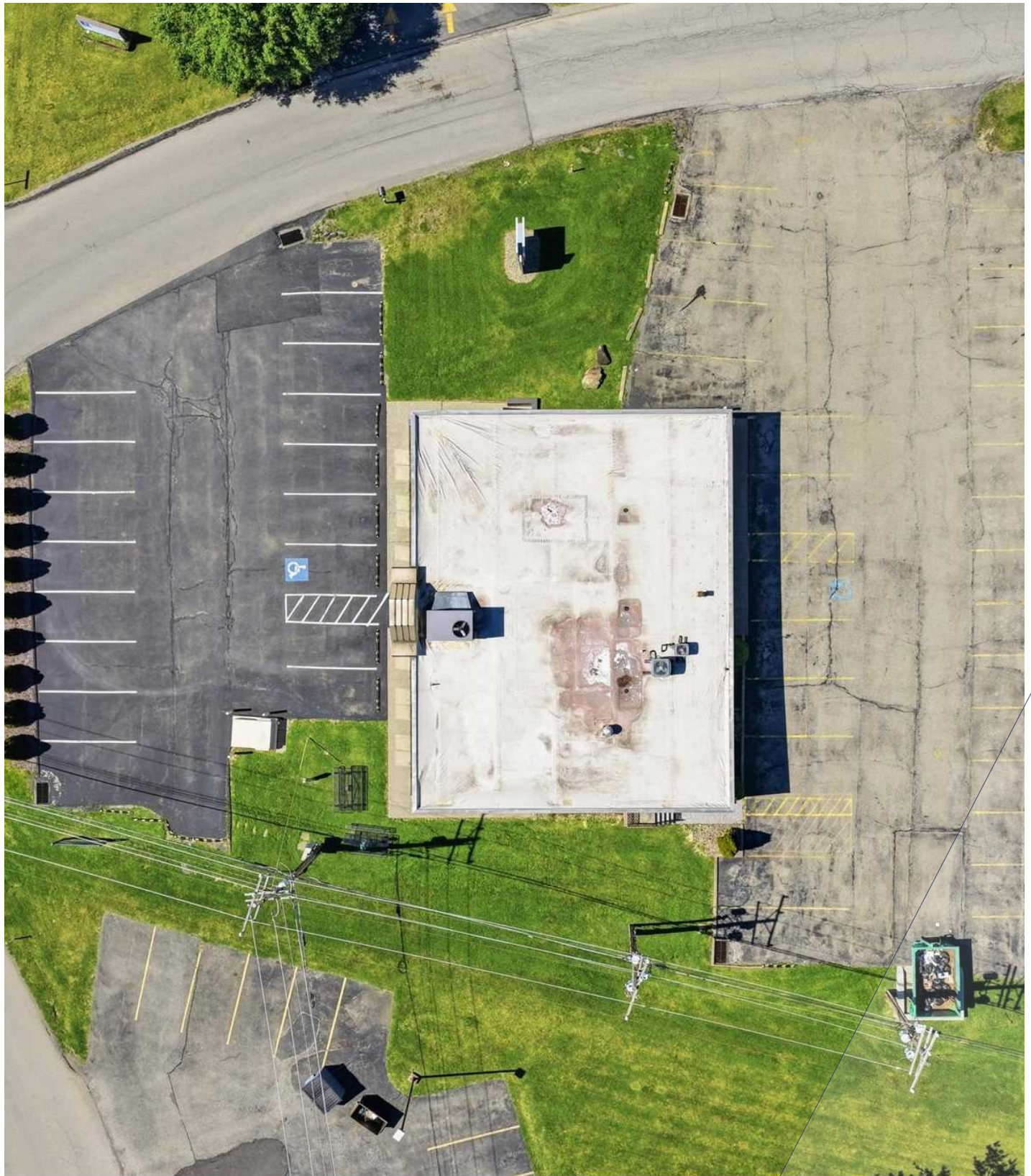
Situated in South Union Township, this property is exceptionally positioned in a prime medical hub surrounded by established healthcare practices, near WVU Medicine Uniontown Hospital and the UPMC Hillman Cancer Center. The building offers excellent visibility and accessibility, located just 0.6 miles from the US Route 40 and Route 119 on-off ramps at McClellandtown Road. Tenants and visitors will benefit from a high-volume corridor that boasts an average daily traffic count of 31,000 vehicles along nearby Route 40, while a high-presence retail zone just minutes away provides easy access to local shopping, dining, and financial centers.



PROPERTY PHOTOS

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