

**OFFERING MEMORANDUM**

# For Lease | 2,000 SF Office Space

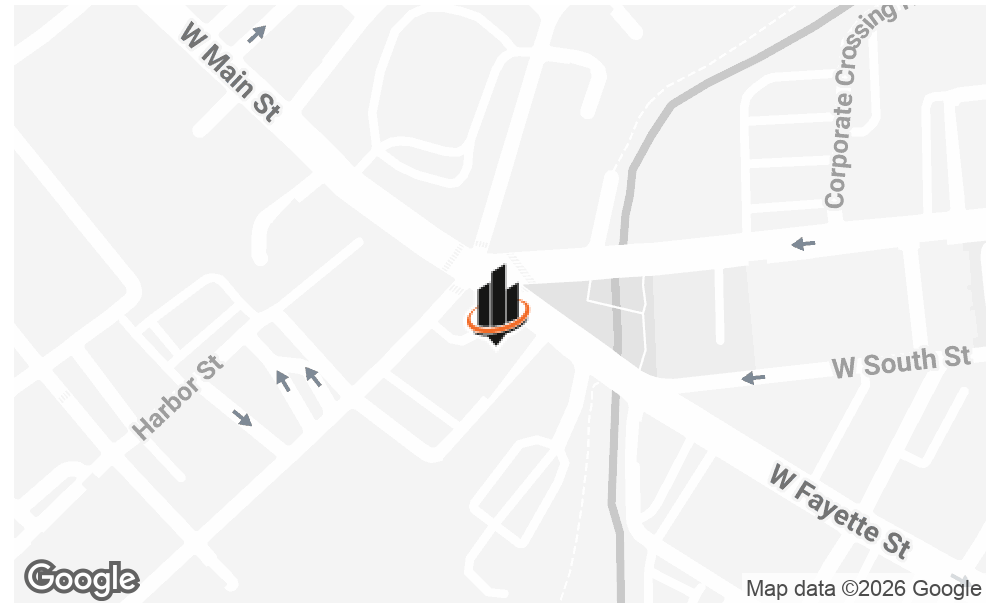
**5 SOUTH MOUNT VERNON AVENUE**

Uniontown, PA 15401

**PRESENTED BY:**

**DARIN SHRIVER**  
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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

**LEASE RATE:** \$10.86 SF/yr (Full Service, net of janitorial service plus Tenant's pro-rata share of Trash Removal and Snow/Ice Removal)

**BUILDING SIZE:** 9,050 SF

**AVAILABLE SF:** 2,000 SF

**LOT SIZE:** 0.33 Acres

**MARKET:** Pittsburgh

**SUBMARKET:** Uniontown

## PROPERTY OVERVIEW

SVN Three Rivers Commercials Advisors is pleased to present this prime office space available for lease at 5 South Mount Vernon Avenue in Uniontown, PA,. This space offers 5 offices, a conference room, a convenient kitchenette and a dedicated data/copy room, ensuring seamless functionality for your business operations. With 21 parking spaces, this property provides ample parking for staff and visitors. Strategically situated at the high-exposure corner of W Fayette and S Mount Vernon Ave, this location offers unparalleled visibility for your business.

## PROPERTY HIGHLIGHTS

- 5 Offices, 1 conference room with wet bar
- Kitchenette
- 1 Restroom
- Data/copy room
- 21 Parking spaces
- High exposure location at the corner of W Fayette and S Mt Vernon Ave

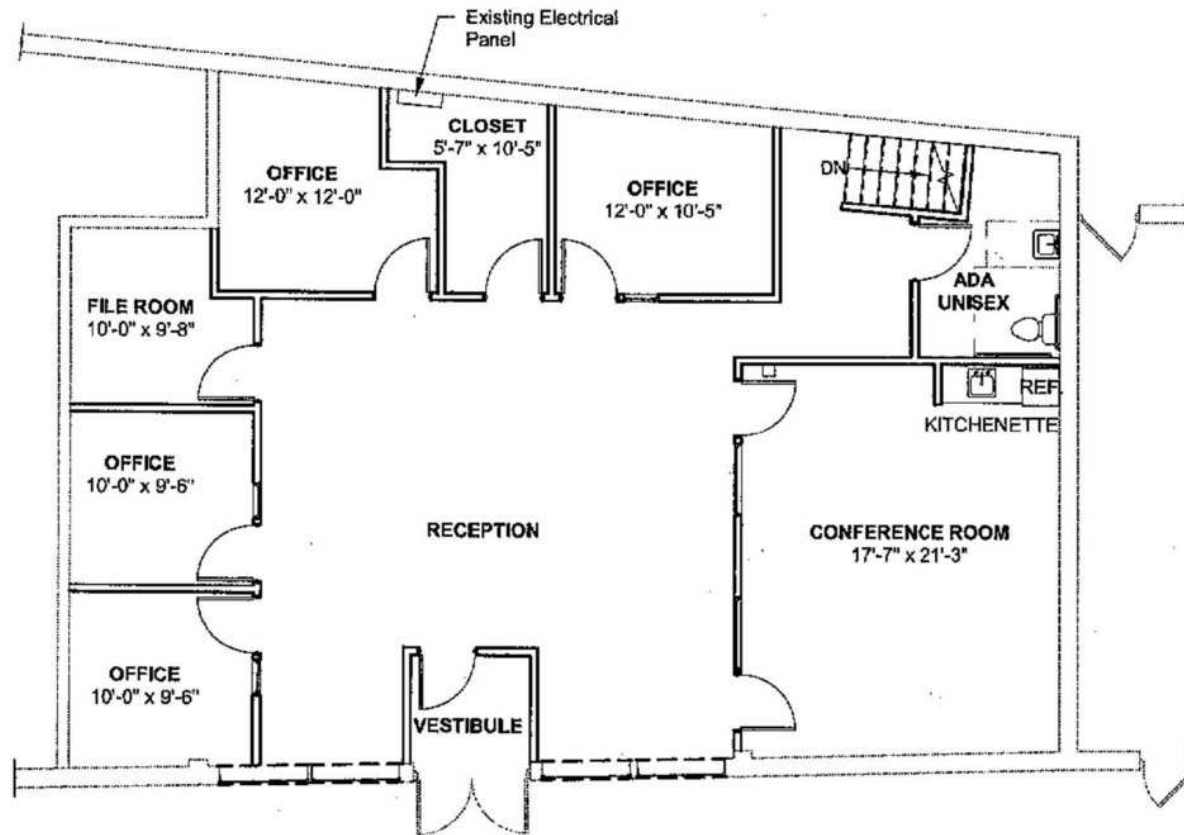
ADDITIONAL PHOTOS



**ADDITIONAL PHOTOS**



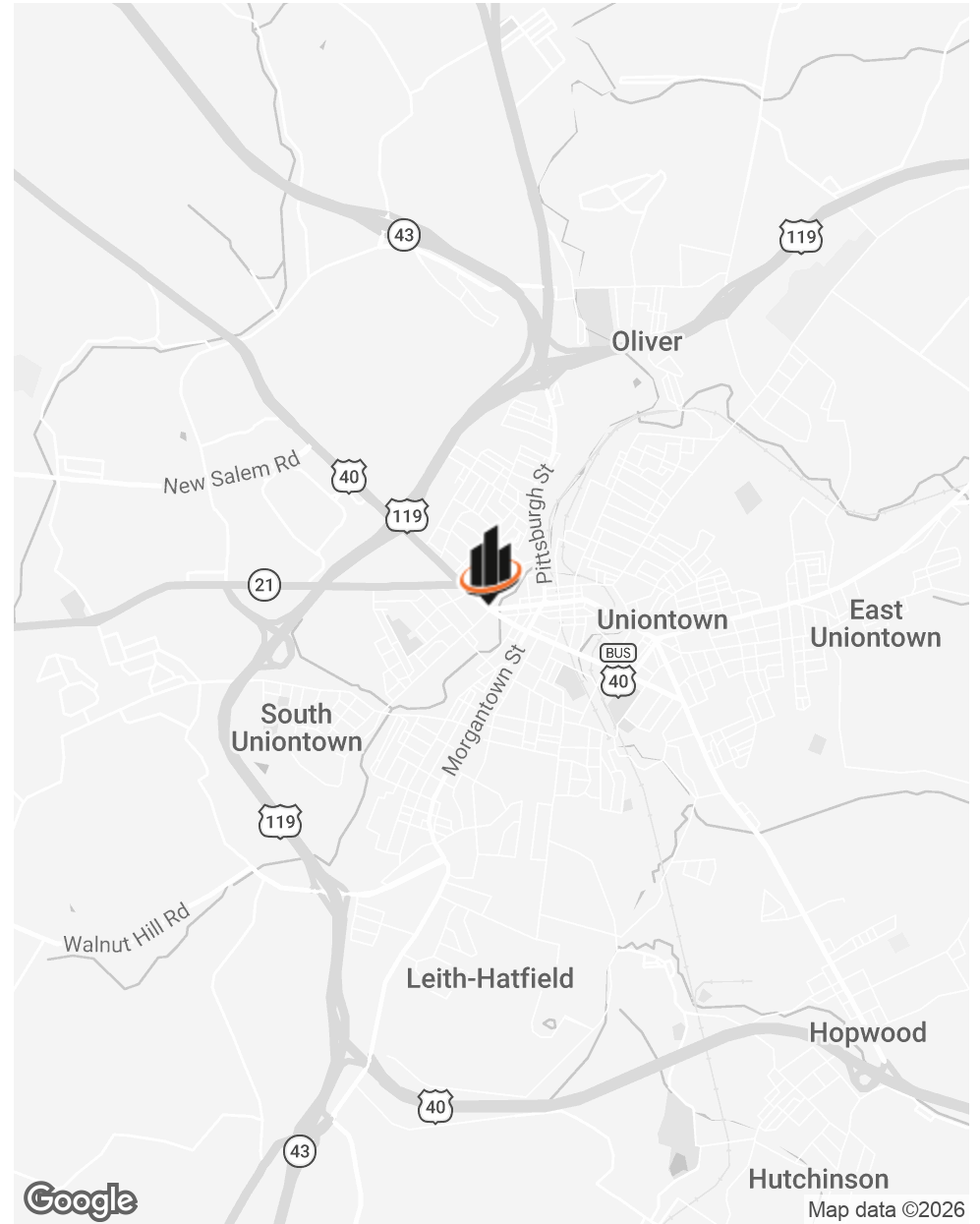
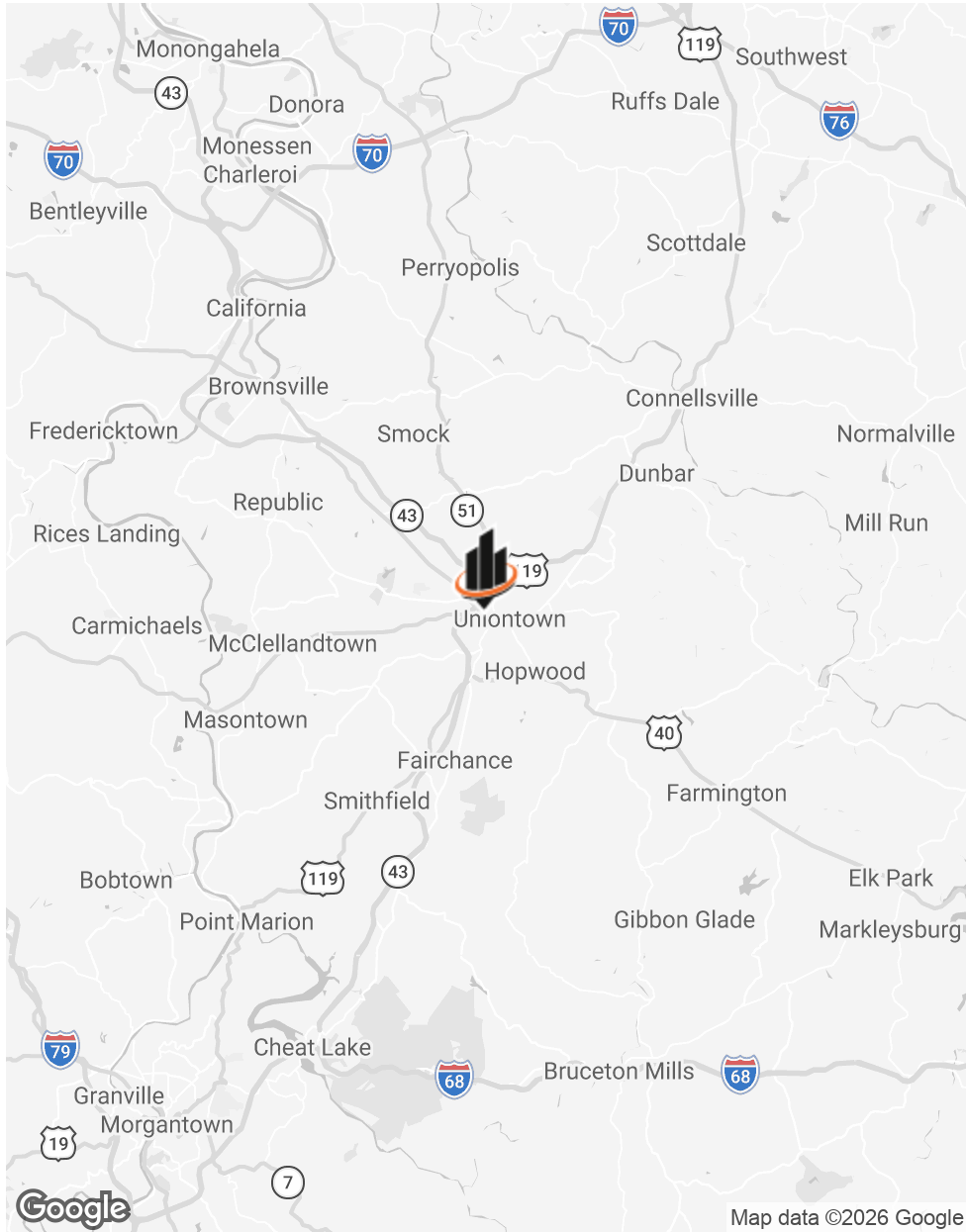
# FLOORPLAN



FIRST FLOOR PLAN

1/8" = 1'-0"

# LOCATION MAPS



# RETAILER MAP



# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

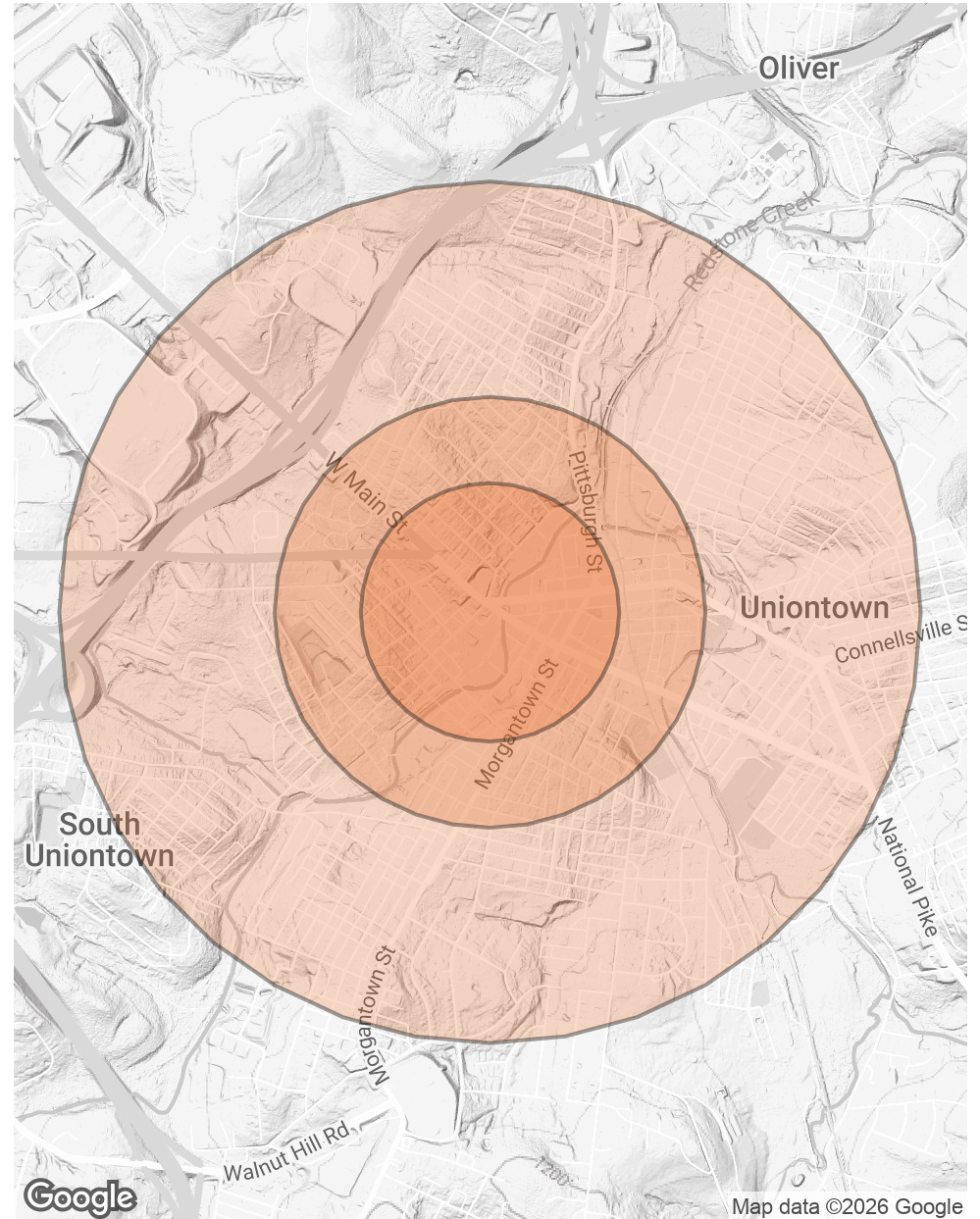
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	743	3,616	10,801
AVERAGE AGE	45	44	43
AVERAGE AGE (MALE)	43	42	41
AVERAGE AGE (FEMALE)	47	47	46

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	362	1,738	4,959
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$71,495	\$69,494	\$63,241
AVERAGE HOUSE VALUE	\$137,621	\$148,507	\$141,352

2020 American Community Survey (ACS)



PRESENTED BY:

# Darin Shriver

Senior Advisor

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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.

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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.