

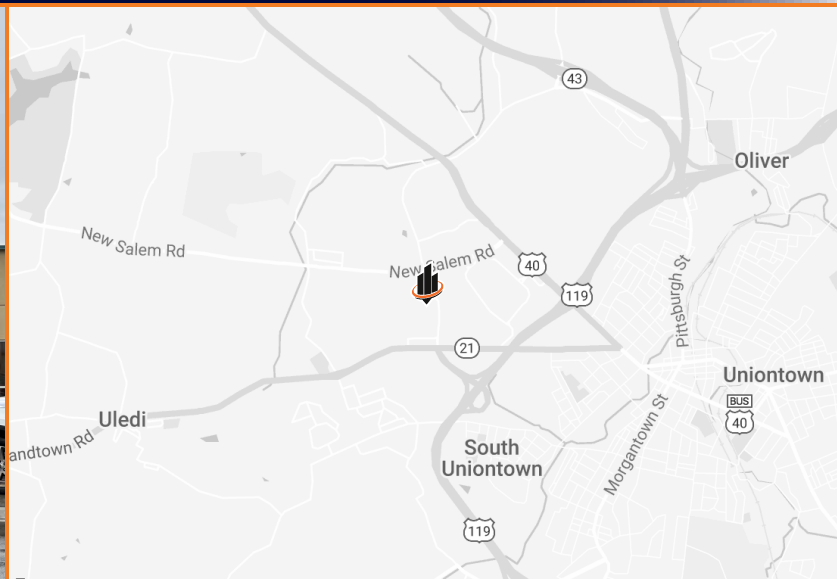


FOR LEASE
MEDICAL OFFICE BUILDING

80 MATTHEW
DRIVE

UNIONTOWN, PA

EXECUTIVE SUMMARY



THE OFFERING

SVN | Three Rivers Commercial Advisors is pleased to present for lease the medical office building located at 80 Matthew Drive in Uniontown, PA. Completed in 2024 as a contemporary “Medical Mall”, this single-story, 27,483 square-foot facility was purpose-built for efficient patient care and is strategically situated in the heart of the Fayette County retail hub, ensuring high visibility and accessibility. The building is primarily occupied by established healthcare providers, including an AHN Outpatient Center (Allegheny Health Network) and Preferred Primary Care Physicians. The existing configuration features a common reception/check-in area and an intuitive design for easy patient navigation, facilitating seamless coordination of care between the co-located practices. The building offers two remaining suites available for lease for a new provider group or health system looking to expand their footprint.

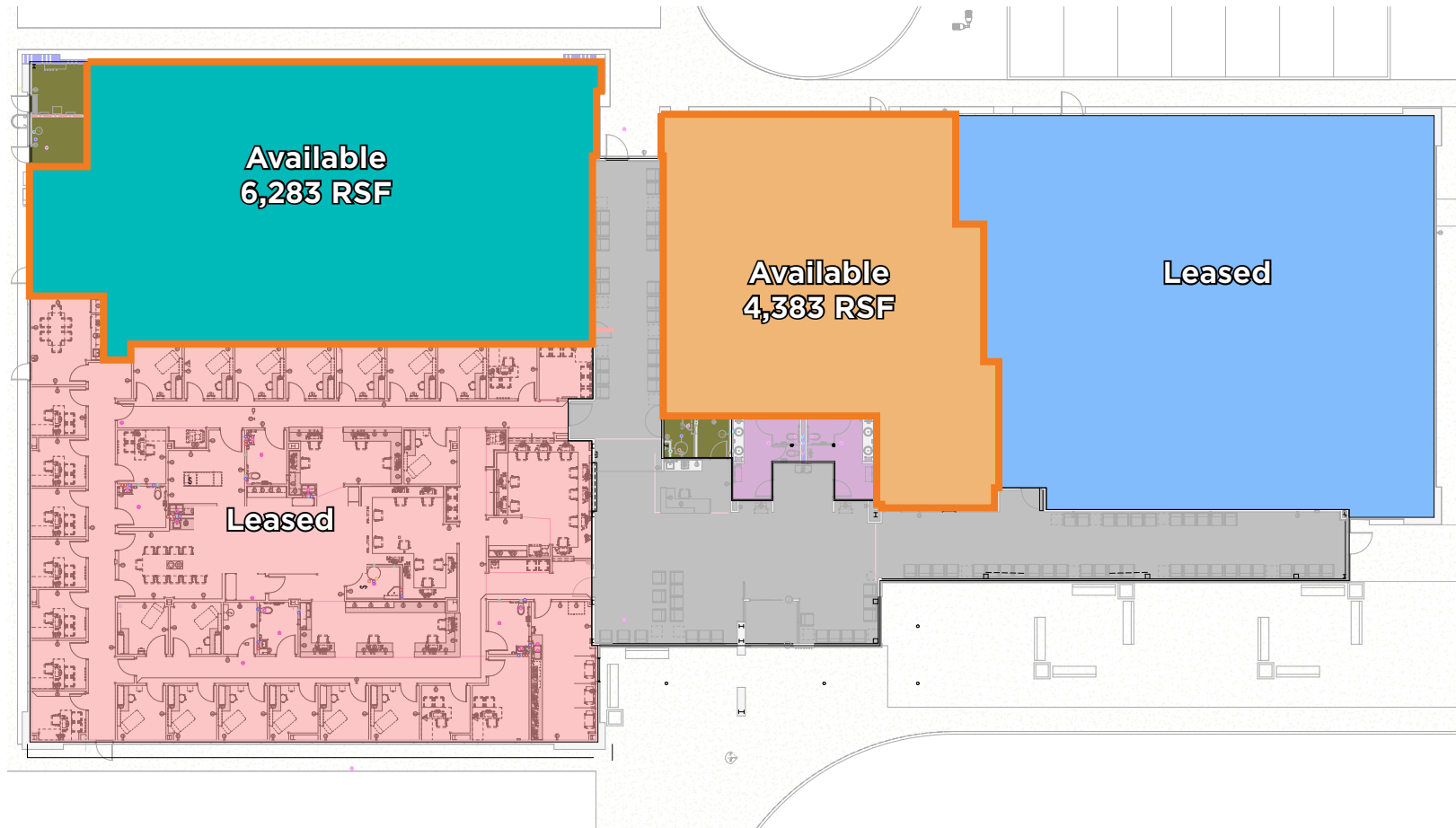
PROPERTY HIGHLIGHTS

- Built 2024
- High traffic area located at intersection of Rt. 119, Rt. 40 and Rt. 21
- Parking ratio of 5:1000
- Building Signage Potential
- Lot Size: 3.23 Acres

OFFERING SUMMARY

LEASE RATE	\$27/SF NNN
TOTAL RENTABLE SQUARE FOOTAGE	27,483 SF
AVAILABLE SF	4,383 RSF and 6,283 RSF
PARKING RATIO	5.13/1,000
TOTAL PARKING SPACES	141
NUMBER OF FLOORS	1
MARKET	Pittsburgh
SUBMARKET	Uniontown
PARCEL	34-01-006-12

FLOOR PLAN



SUITE	TENANT	SIZE
Suite 100	Available	6,283 RSF
Suite 101	Leased	9,422 RSF
Suite 102	Available	4,383 RSF
Suite 103	Leased	7,395 RSF

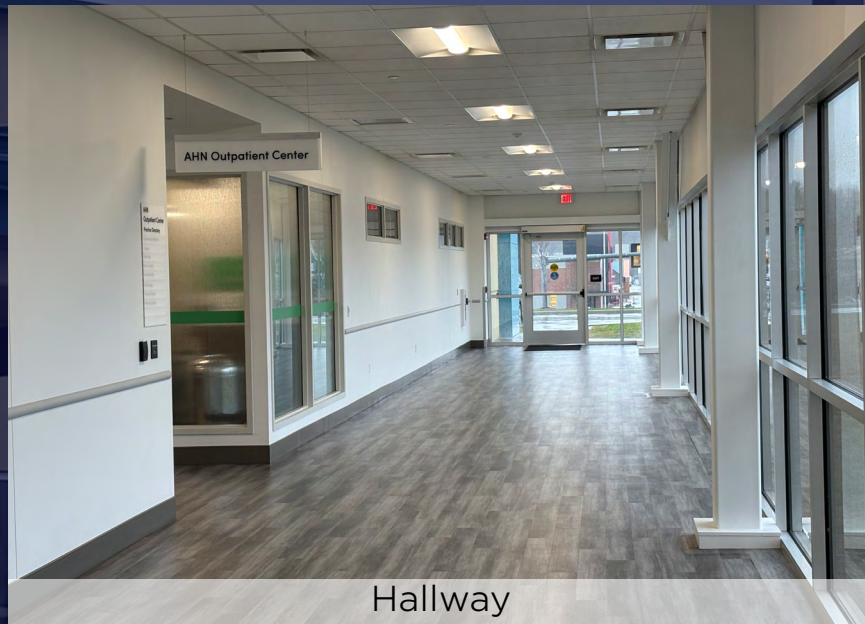
PROPERTY PHOTOS



Front Entrance / Lobby



Entrance



Hallway

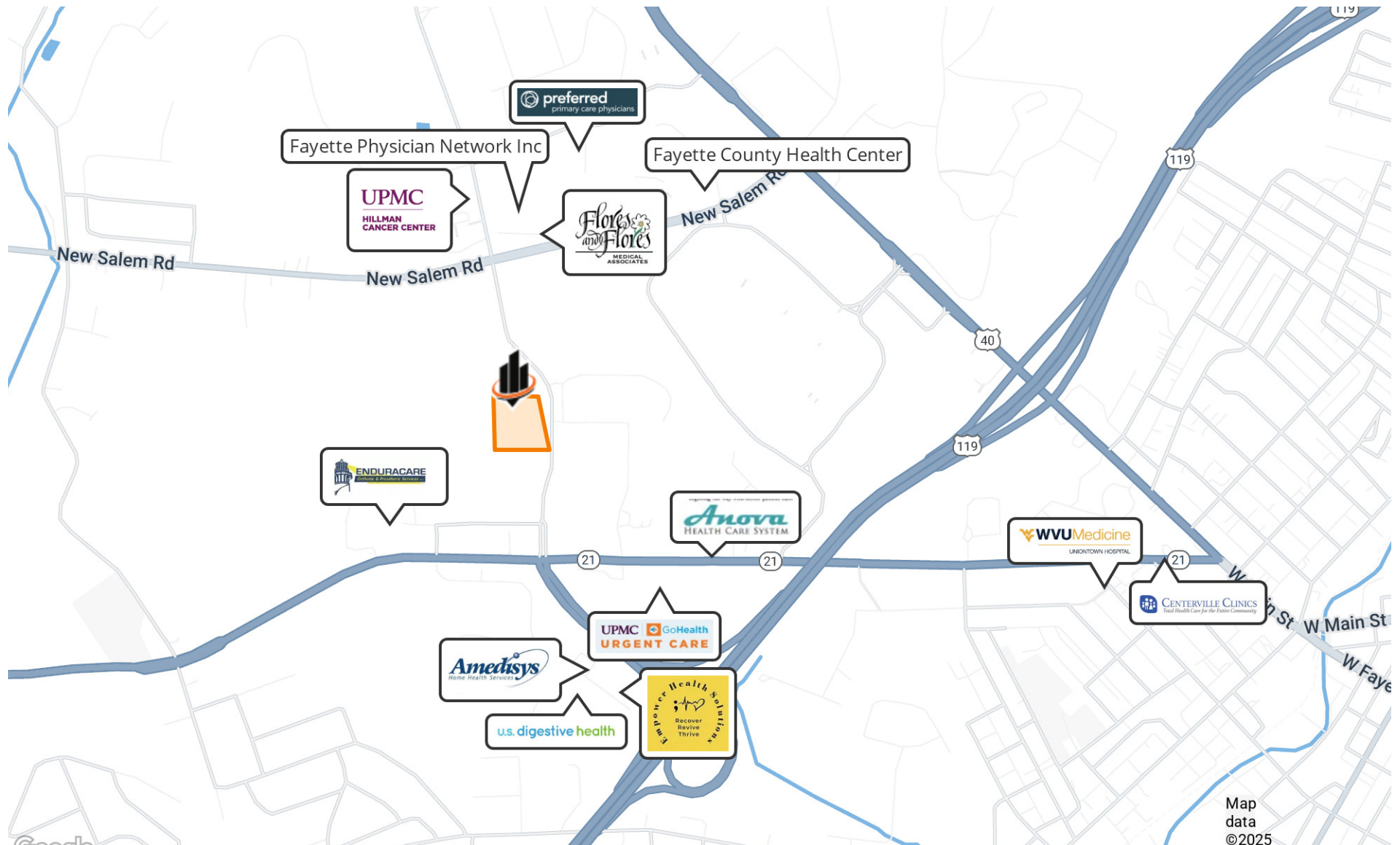


Restrooms

RETAIL MAP



NEARBY HEALTHCARE FACILITIES



PARCEL MAP



DEMOGRAPHICS

POPULATION

	1 MILE	5 MILES	10 MILES
2024 Total Population	2,485	37,871	68,773
2029 Projected Population	2,410	36,964	66,854
Average Age	46.4	44.3	44.0
Median Home Value	\$180,676	\$132,809	\$127,673

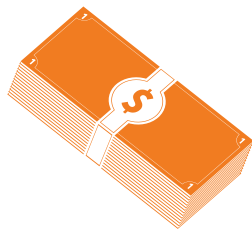
HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,025	16,460	29,407
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$89,231	\$66,283	\$67,099
Median HH Income	\$66,659	\$45,303	\$47,798



DAYTIME
EMPLOYMENT
21,246

*5 Mile Radius



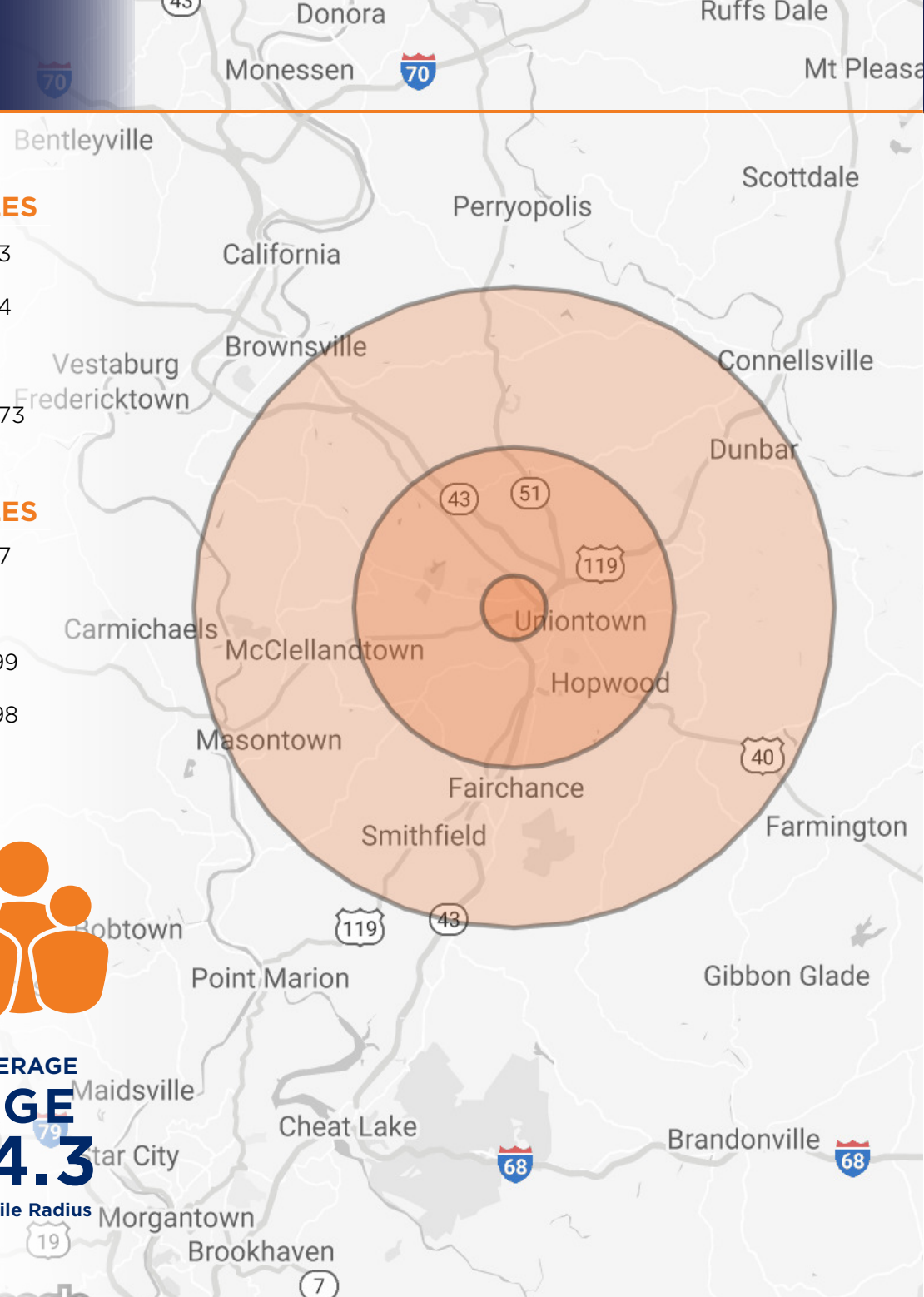
AVERAGE HOUSEHOLD
INCOME
\$89,231

*1 Mile Radius



AVERAGE
AGE
44.3

*5 Mile Radius





Darin Shriver
Senior Advisor
darin.shriver@svn.com
(724) 255-9540

Darin Shriver is a Senior Advisor with SVN Three Rivers Commercial Advisors and focuses on valuation, sales and leasing of industrial and office properties. With more than 10 years of experience in the industry, Darin has successfully represented and advised numerous regional and national companies, as well as municipal authorities and non-profits. His clientele includes Columbia Gas/NiSource, Waters Technologies Corporation, Medline Industries, Sarris Candies, and M@C Discount.

Darin's expertise extends beyond local boundaries, coordinating transactions across the tristate area. He also provides valuable guidance on projects involving Pennsylvania Keystone Opportunity Zones (KOZs) and Local Economic Revitalization Tax Assistance (LERTAs). His commitment to excellence is evident through his enduring relationships with key stakeholders such as the Pittsburgh Regional Alliance, the Southwestern Pennsylvania Commission, and the Governor's Action Team.

Before embarking on his career in commercial real estate, Darin served as a healthcare provider in several clinics in Southwestern PA. He holds a Bachelor of Science in Biology from West Virginia Wesleyan College in Buckhannon, WV, and a Doctorate in Chiropractic from Parker College of Chiropractic in Dallas, TX.



Richard Beynon
Senior Advisor
rbeynon@svn.com
(412) 298-2236



Richard L. Beynon, currently a Senior Advisor for SVN Three Rivers Commercial Advisors, was President and an owner of Beynon & Company, Incorporated for the last 20 years. With more than 40 years of experience in the commercial real estate field, he obtained his Pennsylvania salesman's license in 1982 and his broker's license in 1992. He was appointed President and COO in 2000 and was responsible for overseeing of the real estate division, insurance division, and property management division at Beynon & Company. Mr. Beynon's main focus is in the sales and leasing of office, investment, and commercial property. Selling one Downtown office building 4 times! He has also purchased and developed and managed properties for different investment partnerships in Downtown Pittsburgh and its surrounding areas.

Richard Beynon has provided professional expertise and consulted as an expert witness and other consulting assignments to include the strategy and implementations of acquisition for a Major Utility Company, strategic planning as a consultant Environmental Planning & Design for the City of Wheeling, WV; Centre County; Three Springs Road, W.V.; Kelly Facility, a government army base; and Riverview Business Park in Mount Union, PA.

Mr. Beynon served as the chairperson for the Wesley Family Services Foundation and currently serves on the Exchange Underwrites Insurance Company Board of Directors. He is past Chairman of the Board of Directors of the Pittsburgh Downtown Partnership and served on both the Executive Committee and the Board for the PDP, and he is a former member of Entrepreneurs Organization and has held many committee chair seats. He previously served on the Boards of the Benedum-Trees Building Condominium Association, the Realtors Association of Metropolitan Pittsburgh, Pittsburgh Executives Association, Kiwanis Club of Downtown Pittsburgh, and Old St. Luke's Church.

Mr. Beynon has chaired and served on many committees for the Pittsburgh Downtown Partnership, such as the Business Improvement District, Clean & Safe Committee Wi-Fi task force, Safety Ambassador Program, and Office and Retention task force. He has helped many non profits such as the Whale's Tale, the Women's Center and Shelter of Pittsburgh, ARC Allegheny, the Society of St. Vincent DePaul, Wesley Family Service Young Life, Education Partnership, and the American Cancer Society.

DISCLAIMER

The material contained in this Offering Brochure 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 Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure 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 Brochure 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 Brochure, 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 Brochure 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 Brochure 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.