

DEVELOPMENT OPPORTUNITY

80 MATTHEW DRIVE

UNIONTOWN, PA

±3.86 ACRES LAND FOR SALE!

FOR SALE!



property highlights.

- Area Retailers: **TJ-maxx**, **AMC THEATRES**, **THE HOME DEPOT**, **UNIONTOWN HOSPITAL**, **LOWE'S**, **Panera BREAD**
- Located in close proximity to the prominent intersection of McClellandtown Road (Route 21) and Matthew Drive (9,738 VPD)
- Traffic Counts on Route 21: 8,497 VPD
- About 45 miles southwest of Pittsburgh
- Adjacent to the Uniontown Mall with 698,012 SF of retail
- Zoning: B1 - (Business/Commercial)

stats.

2019 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	2,731	24,914	37,785
EST. HOUSEHOLDS	1,082	10,675	16,120
EST. AVG. HH INCOME	\$98,339	\$94,897	\$91,631

MATTHEW DRIVE TRAFFIC COUNT: 9,738 VPD *ESRI 2019



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get in touch.

GREG JONES

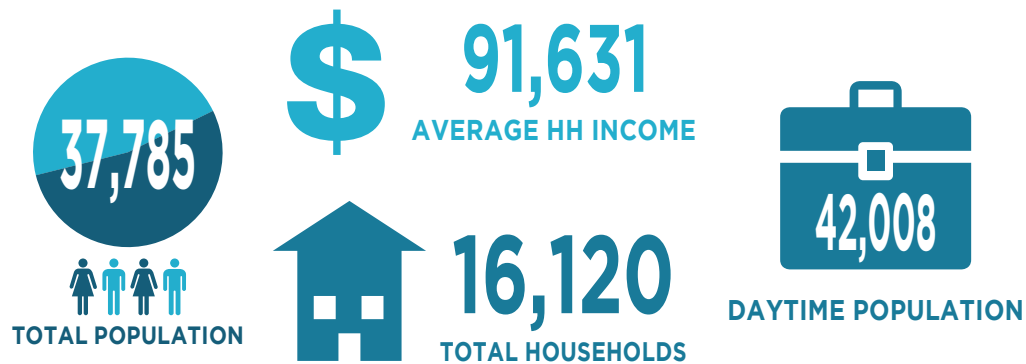
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demographic highlights:

*DEMOGRAPHICS BASED ON A 5-MILE RADIUS



zoning:



site data

- Acres: ±3.86 AC
- Square Foot: ±140,699 SF of land area
- Zoning: B1 - Business / Commercial

Township: South Union Township, PA
County: Fayette County

About Uniontown:

Uniontown is a city in Fayette County, Pennsylvania and approximately 46 miles southeast of Pittsburgh and part of the Greater Pittsburgh Region. The population is 9,824 at the 2017 census. In addition to being the largest city of Fayette County, Uniontown is commonly known for the 700,000 square-foot Uniontown Mall anchored by JC Penney's and Burlington Coat Factory.

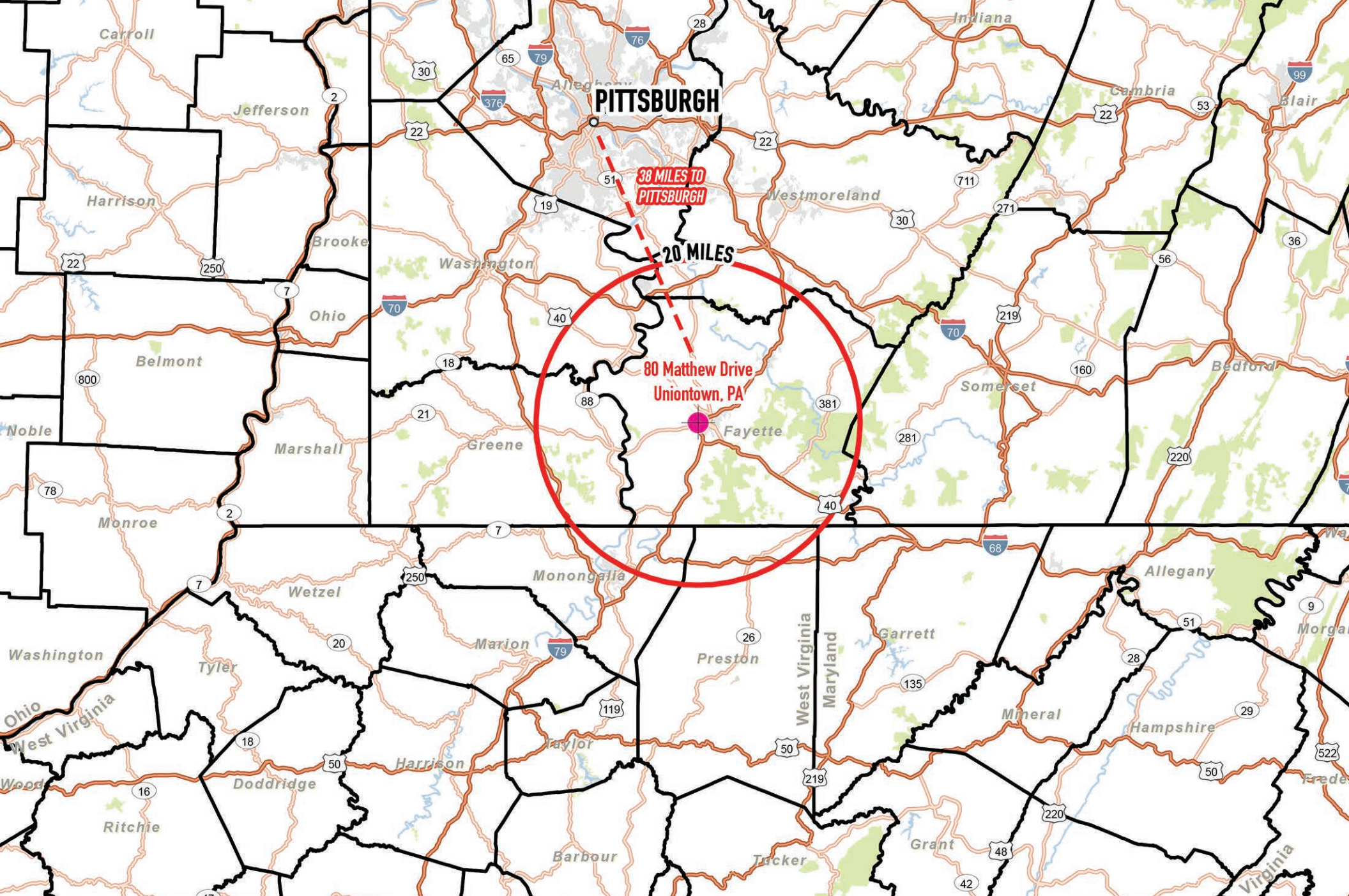
Permitted Uses:

- Accessory Use
- Automotive Sales
- Boarding House
- Business Service
- Clothing Service
- Commercial School
- Entertainment
- Equipment Service
- Essential Service
- Food Service
- Hotel/Motel
- Mine Land Reclamation
- Mortuary
- Offices
- Passenger Terminal
- Personal Service
- Professional Activity
- Public Use
- Retail Business
- Semipublic Use
- Social Activity
- Tourist Home

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SITE
LAND FOR SALE
±3.86 ACRES



9,793 VPD

MATTHEW DRIVE

DANIEL DRIVE

MCCLELLANTOWN ROAD 8,497 VPD

SHOPPING CENTER

HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices

First National Bank

STAPLES

PIZZA HUT

Advance Auto Parts

TACO BELL

UNIONTOWN HOSPITAL

First Federal
Member FDIC
Serving and Loan Association
of GREENE COUNTY

McDonald's

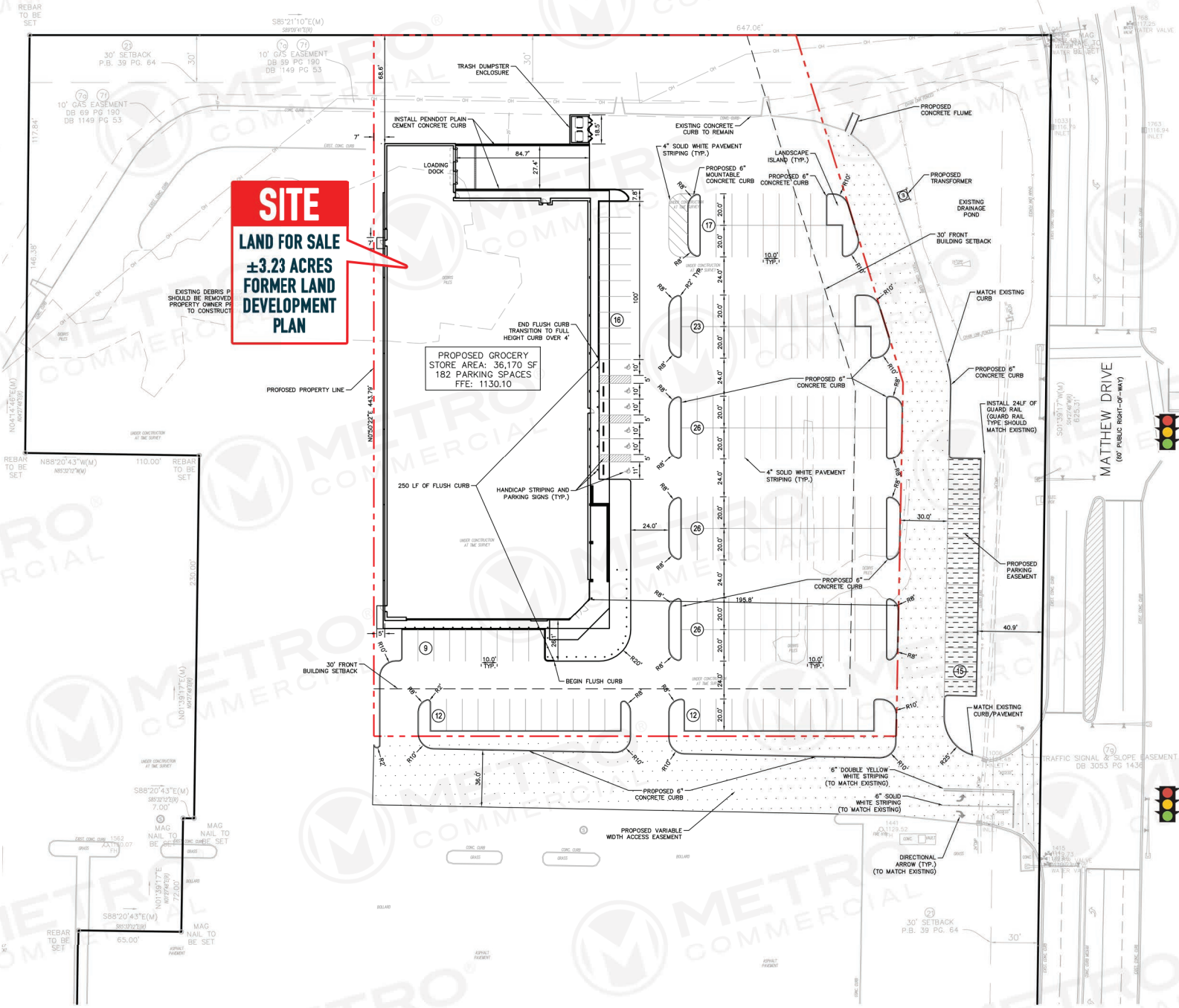
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SITE
LAND FOR SALE
±3.23 ACRES
FORMER LAND
DEVELOPMENT
PLAN

PROPOSED GROCERY STORE AREA: 36,170 SF
 182 PARKING SPACES
 FFE: 1130.10



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