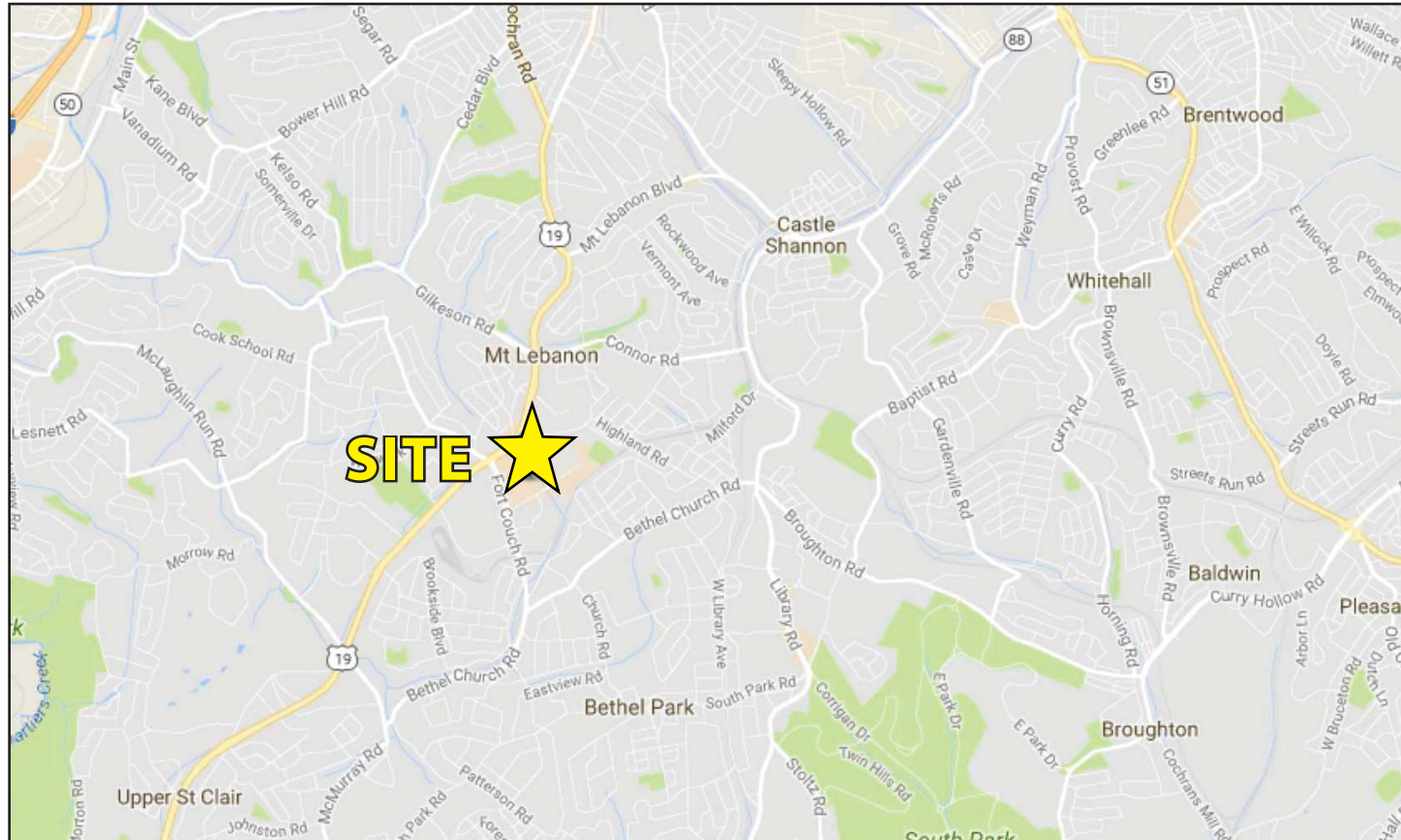


Real Estate Brokerage Services

Office | Industrial | Retail | Investing | Consulting

Village Square Mall

4000 Oxford Drive, Bethel Park, Pennsylvania 15102



Available

46,620 SF Available

Property Highlights

- Prime location at the Route 19/Fort Couch Road intersection across from South Hills Village, in the heart of the Bethel Park regional trade area
- Anchor tenants include Kohl's, Home Depot, Michael's, Office Depot and Burlington
- Outparcels include TGI Friday's, Wine & Spirits, Olive Garden & Penzoil

AVERAGE DAILY TRAFFIC

Route 19	34,132
Fort Couch Road	23,831

DEMOGRAPHICS

	3-MILES	5-MILES
Population	95,308	240,709
Avg. HH Income	\$104,655	\$89,177

For more information please contact:

Arthur J. DiDonato, Jr.
Senior Vice President, Retail Brokerage

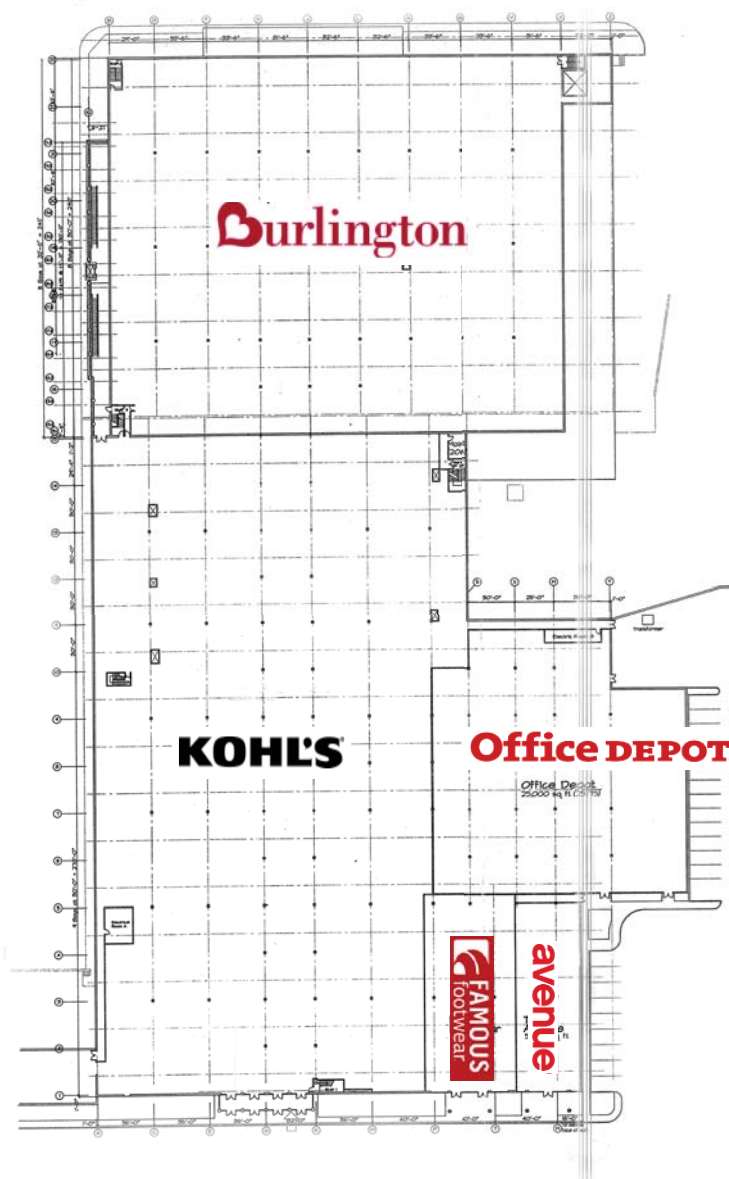
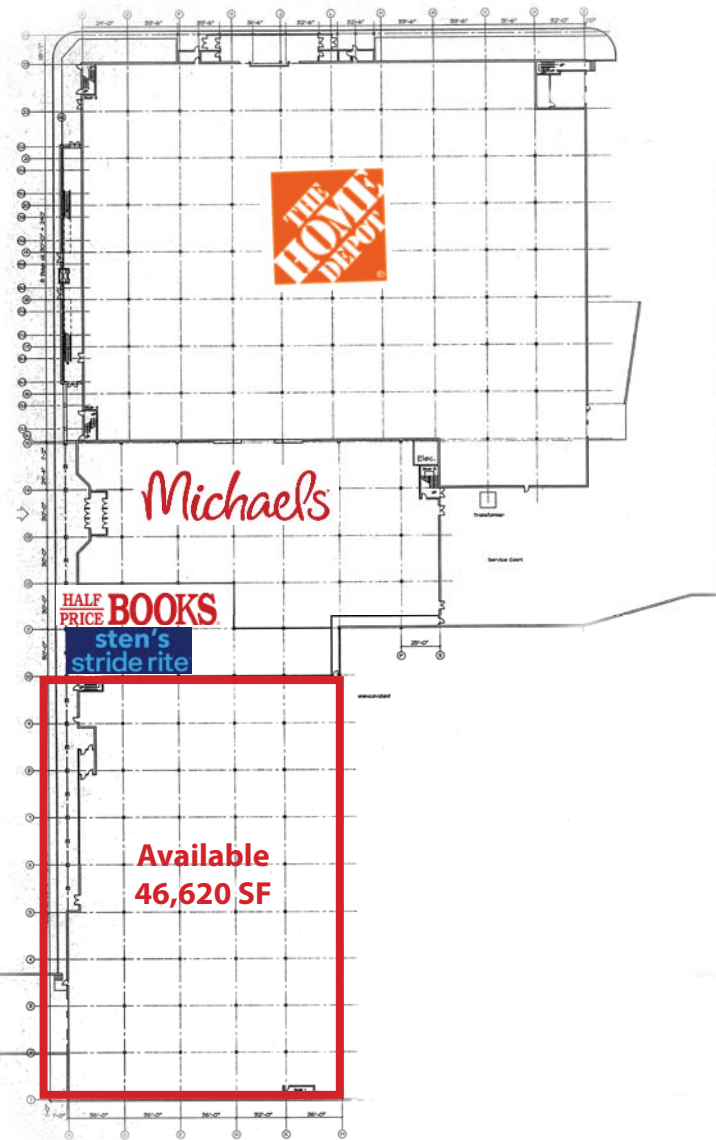
Oxford Realty Services, Inc.
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Lease Plan

Site Plan

Lower Level Plan

Upper Level Plan



Tenant List (Lower Level)

The Home Depot	82,337 SF
Michael's	23,693 SF
Half Price Books	6,945 SF
Sten's Stride Rite	1,005 SF
Available	46,620 SF

Tenant List (Upper Level)

Burlington	71,506 SF
Kohl's	91,348 SF
Office Depot	25,000 SF
Famous Footwear	7,560 SF
Avenue	5,040 SF