

OXFORD

REALTY SERVICES, INC.

FOR LEASE

Real Estate Brokerage Services

Office | Industrial | Retail | Investing | Consulting

100 VIP Drive (T-Bones Plaza)

Wexford, PA 15090



Available Premises

2,040 SF (former NexTier Bank)

Property Highlights

- This site offers great visibility and easy access directly off the Wexford exit of I-79 at a lighted intersection
- Join other great retailers including T-Bones Marketplace, State Farm Insurance, Frames & More, Owl Cleaners, Finn Chiropractic and many others
- Located directly across from Franklin Village and Soergel Orchards

AVERAGE DAILY TRAFFIC

I-79 @ Wexford Bayne Road 25,971

DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
Population	4,036	28,994	74,959
Avg. HH Income	\$149,830	\$159,381	\$149,306



Tenants

102	State Farm Insurance	588 SF
103	Frames & More	402 SF
104	Owl Cleaners	1,600 SF
105	Finn Chiropractic	1,870 SF
106	Shepherds	1,970 SF
107	Kumon	2,040 SF
108	AVAILABLE	2,040 SF





For more information please contact:

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

Oxford Realty Services, Inc.
412.261.0200, ext 3436
adidonato@oxfordrealtyservices.com

OXFORD
REALTY SERVICES, INC.

2545 Railroad Street - Suite 300
Pittsburgh, PA 15222
www.oxfordrealtyservices.com

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