OXFORD

FOR LEASE

REALTY SERVICES, INC.

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)

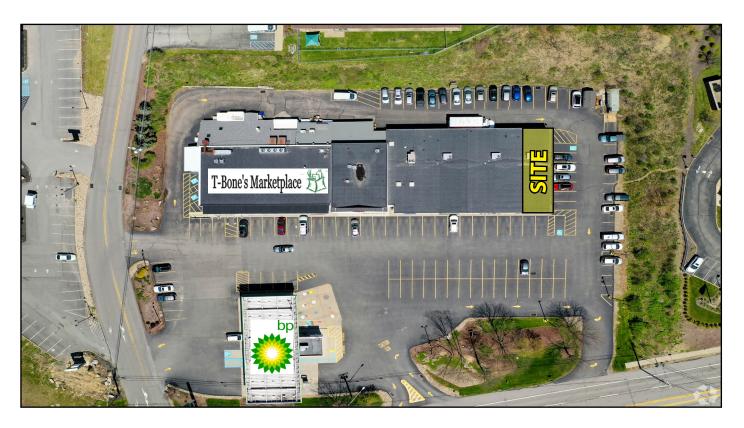
Property Highlights

- 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

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





For more information please contact:

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