

Caste Village Shoppes is surrounded by a large residential population

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

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Rental terms and all dimensions are approximate and specifications are subject to change without notice. Oxford Realty Services, Inc., an independent real estate services company.

OXFORD

REALTY SERVICES, INC.

FOR LEASE

Real Estate Brokerage Services

Office | Industrial | Retail | Investing | Consulting

Caste Village Shoppes

Baptist, Weyman, & Grove Roads, Whitehall Borough, Pittsburgh, PA 15236



Available Space

- | | | | |
|---------------|--------|----------------------|-----------|
| • Suite 207 | 360 SF | • Suite 530 | 785 SF |
| • Suite M119 | 390 SF | • Suite M117 | 1,156 SF |
| • Suite M115 | 420 SF | • Suite B3 | 3,000 SF |
| • Suite M113 | 498 SF | • Suite 600WEYM | 3,120 SF |
| • Suite 528 | 600 SF | • Suites 601/608/612 | 11,480 SF |
| • Suite 545-3 | 700 SF | • 601-First Floor | 6,800 SF |
| • Suite M121 | 703 SF | • 608-Lower Level | 2,340 SF |
| | | • 612-Lower Level | 2,340 SF |

Property Highlights

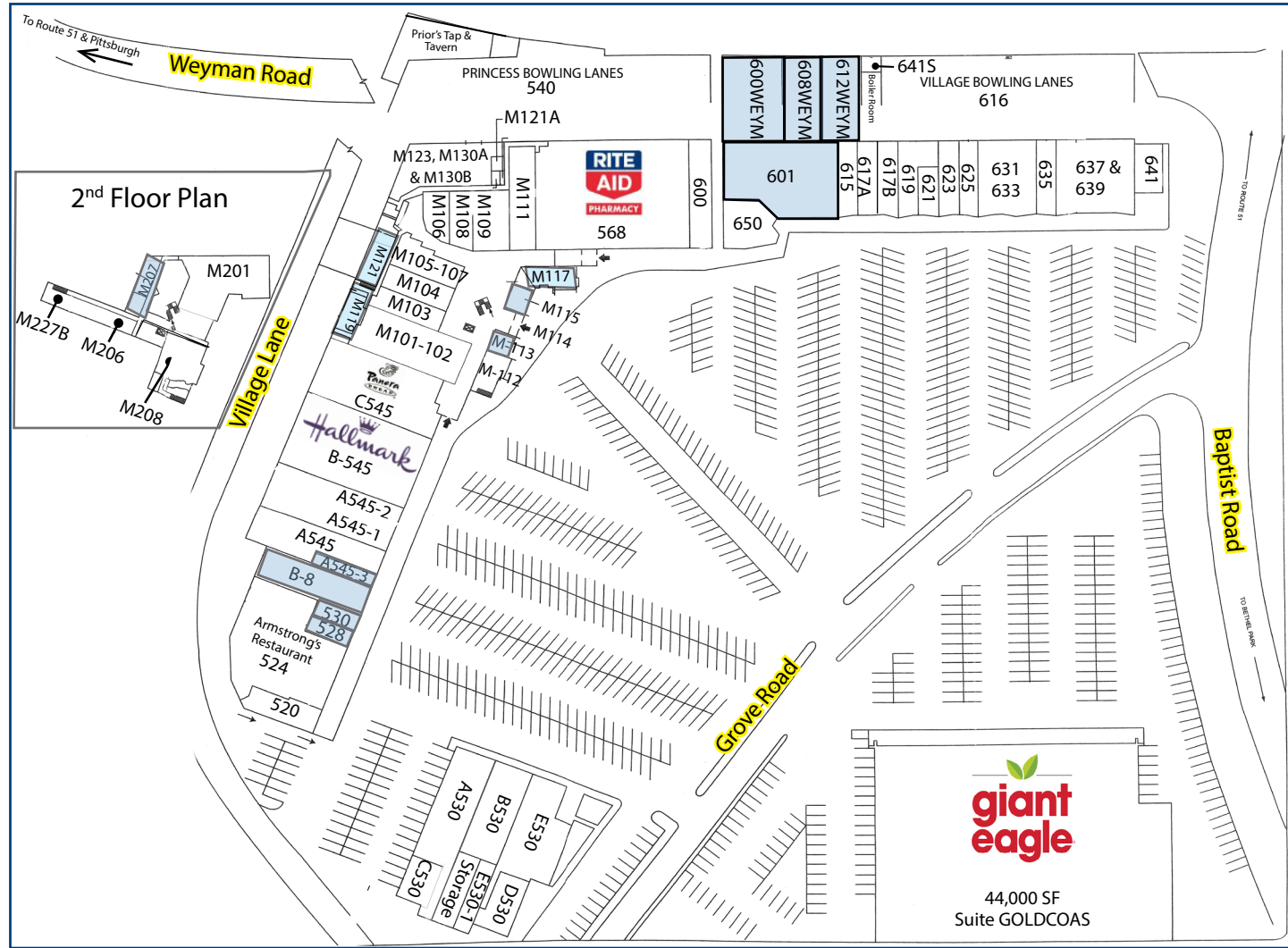
- Ideally located in the heart of the South Hills shopping district
- Diverse tenant mix with Giant Eagle as the anchor tenant
- Easy access and ample parking
- In close proximity to SR-88 and SR-51

AVERAGE DAILY TRAFFIC

Weyman Road	22,946
Baptist Road	17,381
Grove Road	10,001

DEMOGRAPHICS

	3-MILES	5-MILES
Population	112,050	260,107
Avg. HH Income	\$73,141	\$75,882



Suite	Tenant	SF	Suite #	Tenant	SF
641 & 641S	Caste Village Automotive	1,838	M117	Available	1,156
639 & 637	Gianna Via's Restaurant & Bar	5,214	M207	Available	360
631, 633, 635	St. Clair Medical	5,184	M208	ReMax Select Realty	2,163
625	Supercuts	1,314	M112	Egan Wealth Management	372
623	Flowers by Terry	1,480	M201	District Court 05-2-17	2,998
621	Blue Sky Nail Spa	774	M115	Available	420
619	Little Caesars Pizza	1,714	M206/M227B	Quality Hearing Aid Center	1,272
617B	Hairshapers	1,314	C545	Panera Bread	6,300
617A	Elevation Medical Weight Loss	1,314	B545	Hallmark Showcase	8,245
615	Subway	1,314	A545-1/A545-2	Silk Road Chinese Restaurant	5,488
601	Available	6,800	A545	Banfield Pet Hospital	3,396
650	First National Bank of Pennsylvania	1,913	A545-3	Available	700
600	Urbanowicz Jewelers	1,910	B-8	Available	3,000
568	Rite Aid	14,000	530	Available	785
M111	Armed Forces Recruitment Center	1,994	528	Available	600
M109	South Hills Physical Medicine	1,944	524	Armstrong's	8,070
M108	Bill Egan, CPA	596	520	First Commonwealth Bank	1,672
M106	Alan Farber, Attorney	940	A530	Wine & Spirits Shoppe	4,053
M123 & M130A, M130B	Western PA Behavioral Health	3,284	B530	Bittel Eye Care Center	3,135
M121	Available	703	E530 & D530	Frisch's Restaurant	5,321
M119	Available	390	E530-1	Frisch's Storage	1,000
M105 & M107 & M121A	Tom Paolo	1,879	C530	L&M Laundromat	1,500
M104	Gateway Foot & Ankle	1,050	540	Princess Lanes	21,825
M113	Available	498	540	Prior's Tap and Tavern	3,175
M114	Village Barber Shop	420	600WEYM	Available	3,120
M103	Ideal Homecare	1,364	608WEYM	Available	2,340
M101 & M102	Shari's Dance Workshop	4,000	612WEYM	Available	2,340
			616	Village Lanes	15,750
			GOLDCOAS	Giant Eagle	44,000