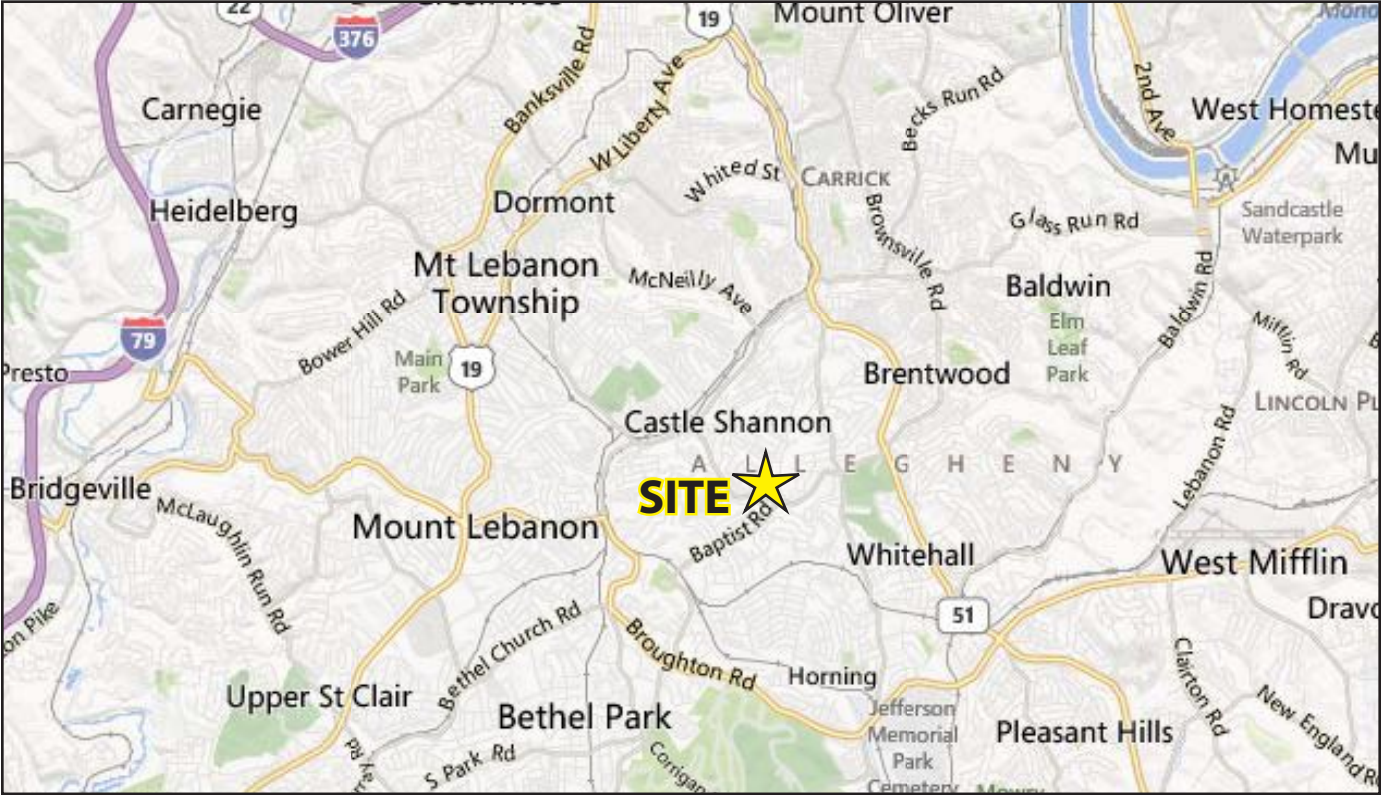




Caste Village Shoppes is surrounded by a large residential population

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

Alec M. Parchinski
Associate
Oxford Realty Services, Inc.
412.261.0200, ext 3485
aparchinski@oxfordrealtyservices.com

OXFORD
REALTY SERVICES, INC.
2865 Railroad Street, Suite 202
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

FOR LEASE

REALTY SERVICES, INC.

Real Estate Brokerage Services

Office | Industrial | Retail | Investing | Consulting

Caste Village Shoppes

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



Available Space

- | | | | |
|--------------|--------|-----------------|-----------|
| • Suite M119 | 390 SF | • Suite 641 | 1,341 SF |
| • Suite M115 | 420 SF | • Suite 600 | 1,910 SF |
| • Suite M113 | 498 SF | • Suite B-8 | 3,000 SF |
| • Suite 528 | 600 SF | • Suite 600WEYM | 3,120 SF |
| • Suite M121 | 703 SF | • Suites 616 | 13,750 SF |
| • Suite 530 | 785 SF | • Suite 568 | 14,000 SF |

Property Highlights

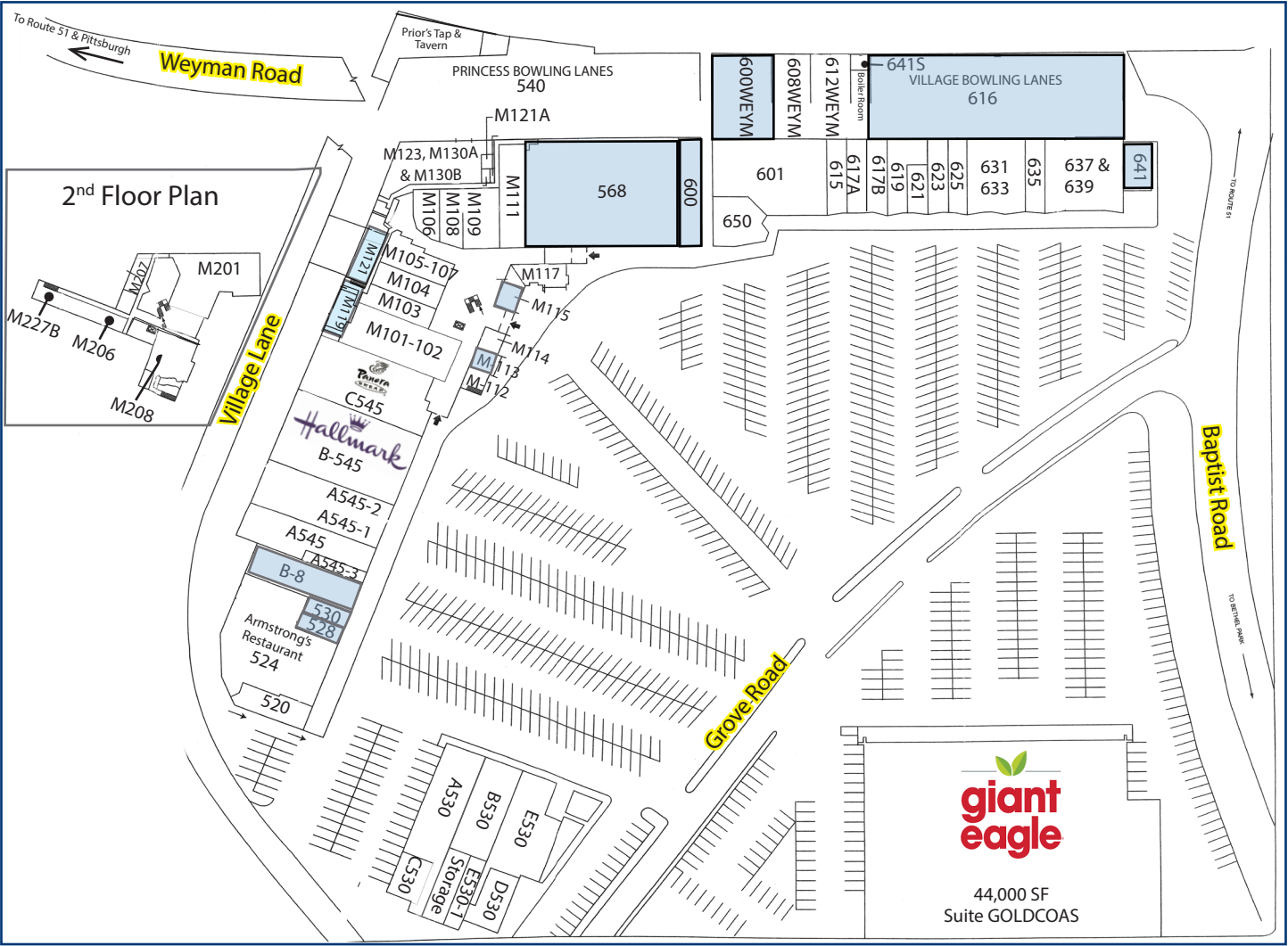
- Ideally located in the heart of the South Hills shopping district
- Diverse tenant mix with Giant Eagle as the anchor tenant
- Easy access and ample parking
- In close proximity to SR-88 and SR-51

AVERAGE DAILY TRAFFIC

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

DEMOGRAPHICS

	3-MILES	5-MILES
Population	112,850	258,340
Avg. HH Income	\$94,838	\$98,183



Suite	Tenant	SF	Suite #	Tenant	SF
641	Available	1,341	M114	Village Barber Shop	420
639 & 637	Gianna Via's Restaurant & Bar	5,214	M113	Available	498
631, 633, 635	St. Clair Medical	5,184	M112	Egan Wealth Management	372
625	Supercuts	1,314	M201	District Court 05-2-17	2,998
623	Flowers by Terry	1,480	M208	ReMax Select Realty	2,165
621	Blue Sky Nail Spa	774	M227B	Quality Hearing Aid Center	1,731
619	Little Caesars Pizza	1,714	C545	Panera Bread	6,300
617B	Hairshapers	1,314	B545	Hallmark Showcase	8,245
617A	Elevation Medical Weight Loss	1,314	A545-1/A545-2	Silk Road Chinese Restaurant	5,488
615	Subway	1,314	A545	Banfield Pet Hospital	3,396
601	Fitness 19	6,800	A545-3	Eyebrow Threading Boutique	700
650	First National Bank of Pennsylvania	1,913	B-8	Available	3,000
600	Available	1,910	530	Available	785
568	Available	14,000	528	Available	600
M111	Armed Forces Recruitment Center	1,994	524	Armstrong's	8,070
M109	South Hills Physical Medicine	1,944	520	First Commonwealth Bank	1,672
M108	Bill Egan, CPA	596	A530	Wine & Spirits Shoppe	4,053
M106	Alan Farber, Attorney	940	B530	Bittel Eye Care Center	3,135
M123 & M130A, M130B	Western PA Behavioral Health	3,284	E530 & D530	Frisch's Restaurant	5,321
M121	Available	703	E530-1	Frisch's Pizza	1,000
M119	Available	390	C530	L&M Laundromat	1,500
M105 & M107 & M121A	Tom Paolo	1,879	540	Princess Lanes	21,825
M104	Gateway Foot & Ankle	1,050	540A	Prior's Tap and Tavern	3,175
M103	Ideal Homecare	1,364	600WEYM	Available	3,120
M101 & M102	Shari's Dance Workshop	4,000	608WEYM	Fitness 19	2,340
M117	State Farm	1,156	612WEYM	Fitness 19	2,340
M115	Available	420	616	Available	13,750
			GOLDCOAS	Giant Eagle	44,000