



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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# OXFORD

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## Village Square Mall

4000 Oxford Drive, Bethel Park, PA 15102



### Available Space

- 71,506 SF

### 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 Bob's Discount Furniture (coming soon)
- Outparcels include TGI Friday's, Wine & Spirits, Olive Garden & Huntington Bank

#### AVERAGE DAILY TRAFFIC

Route 19	34,132
Fort Couch Road	23,831

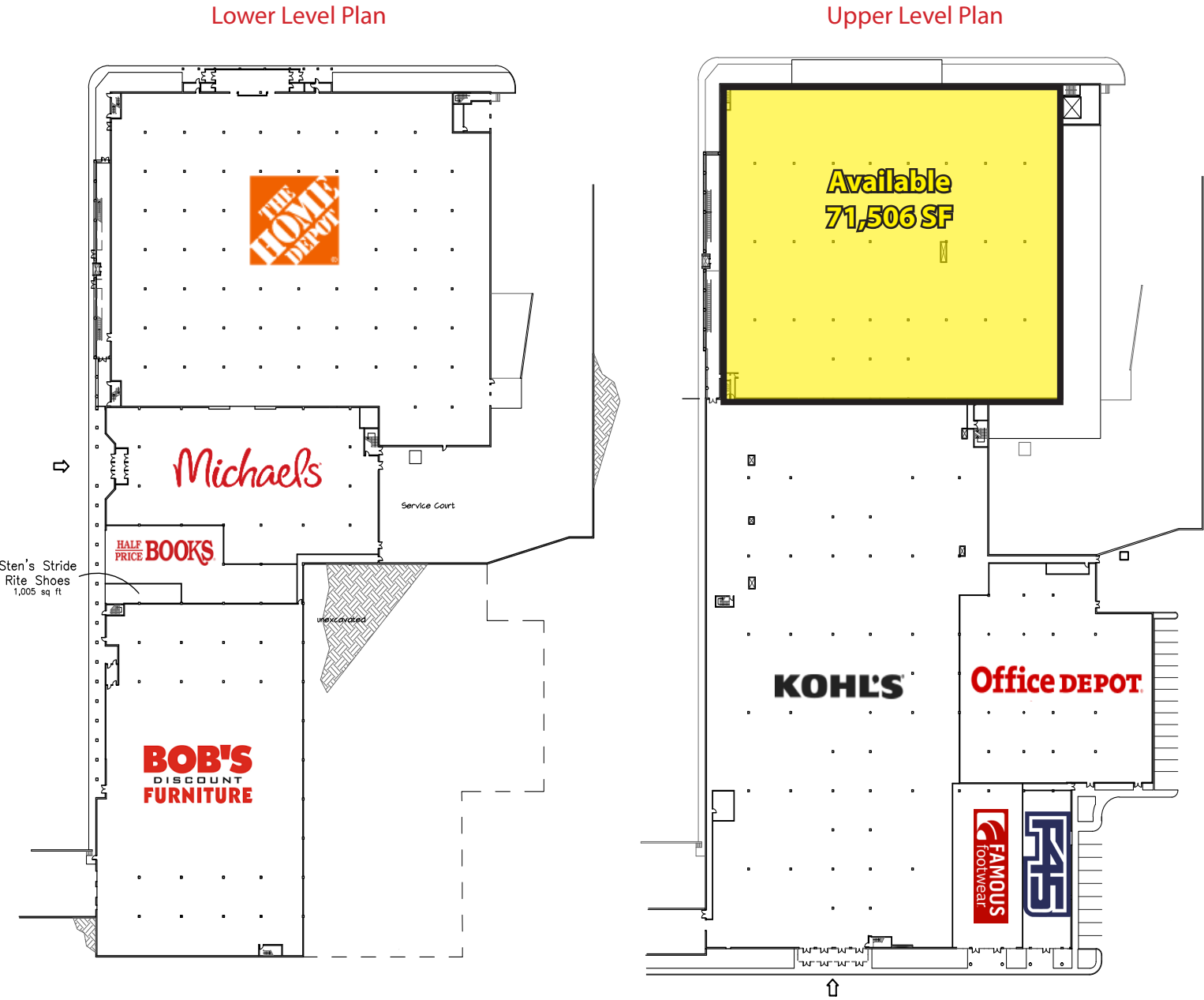
#### DEMOGRAPHICS

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



Lease Plan

Site Plan



Tenant List (Lower Level)

The Home Depot	82,337 SF
Michael's	23,693 SF
Half Price Books	6,945 SF
Stride Rite Shoes	1,005 SF
Bob's Discount Furniture	46,620 SF

Tenant List (Upper Level)

Available	71,506 SF
Kohl's	91,348 SF
Office Depot	25,000 SF
Famous Footwear	7,560 SF
F45 Training	5,040 SF

