



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  
Pittsburgh, PA 15222  
www.oxfordrealtyservices.com

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# OXFORD

REALTY SERVICES, INC.

Real Estate Brokerage Services

# FOR LEASE

Office | Industrial | Retail | Investing | Consulting

## 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
- Outparcels include TGI Friday's, Wine & Spirits, Olive Garden & Huntington Bank

### AVERAGE DAILY TRAFFIC

Route 19	34,132
Fort Couch Road	23,831

### DEMOGRAPHICS

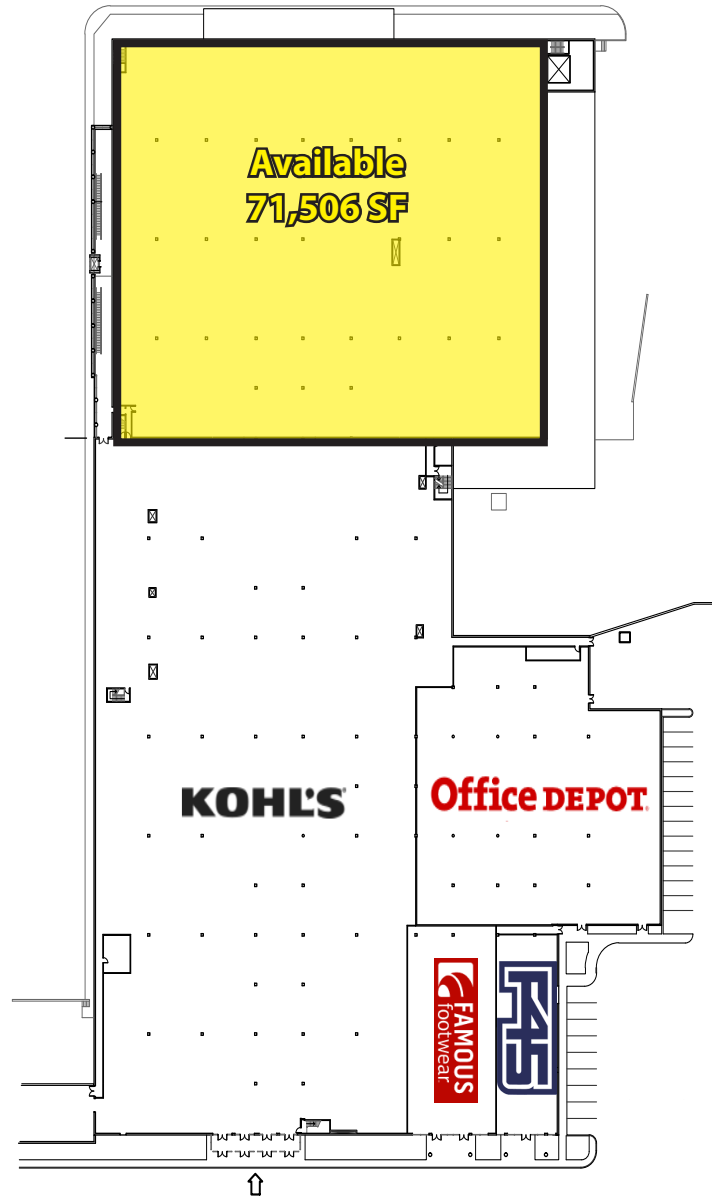
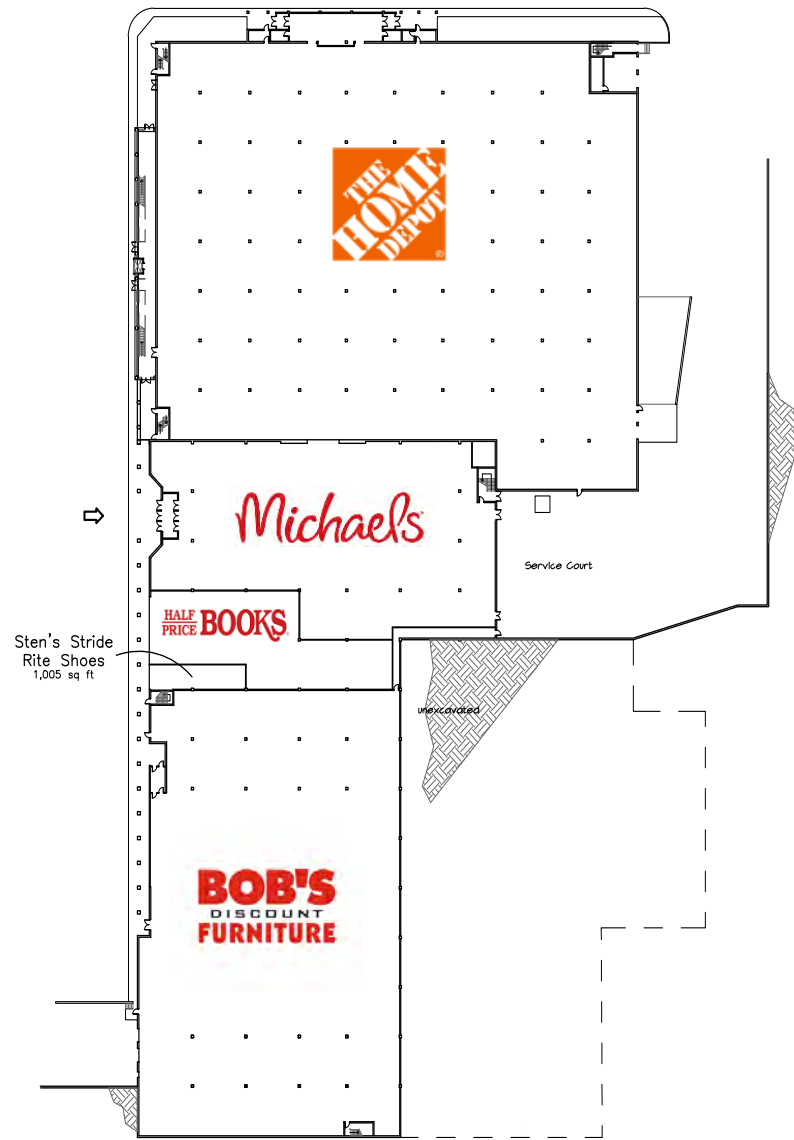
	3-MILES	5-MILES
Population	95,308	240,709
Avg. HH Income	\$104,655	\$89,177

## Lease Plan

## Site Plan

Lower Level Plan

Upper Level 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)

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