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OXFORD

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FOR LEASE

Real Estate Brokerage Services

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Village Square Mall

4000 Oxford Drive, Bethel Park, PA 15102



Available Space

- 71,506 SF
- 8,500 SF (Former TGI Friday's)

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 Wine & Spirits, Olive Garden & Huntington Bank

AVERAGE DAILY TRAFFIC

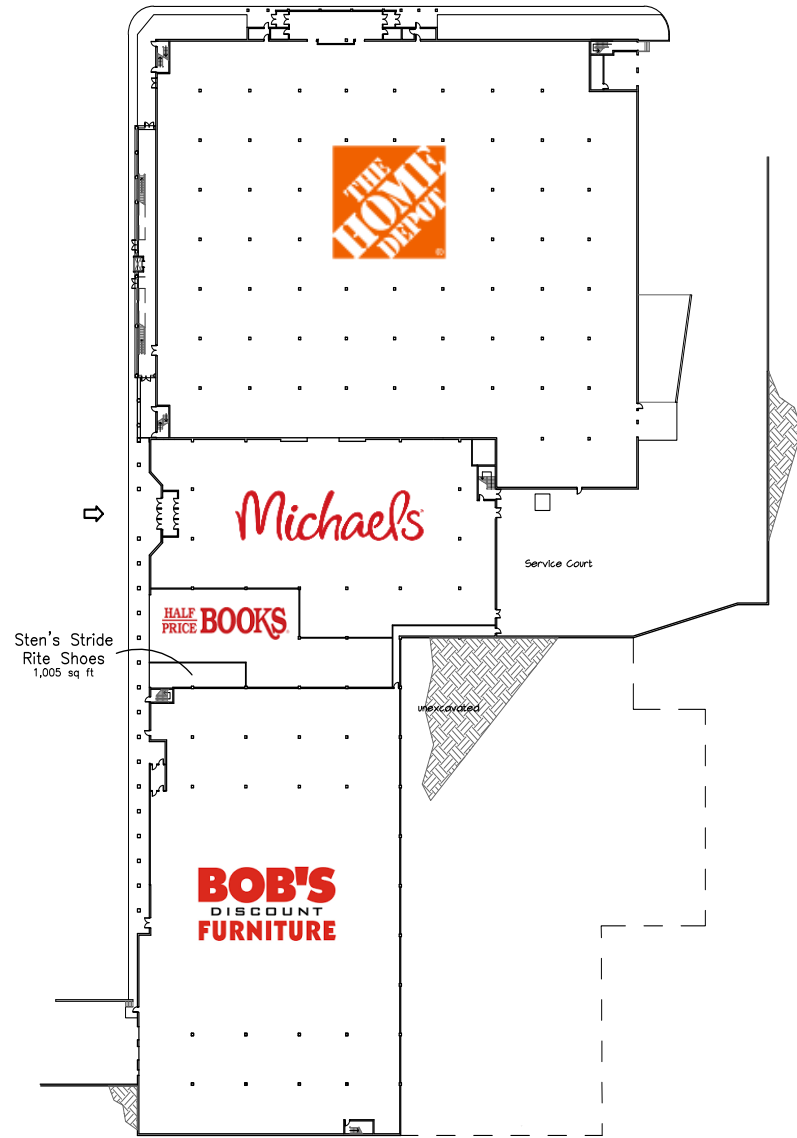
| | |
|-----------------|--------|
| Route 19 | 34,132 |
| Fort Couch Road | 23,831 |

DEMOGRAPHICS

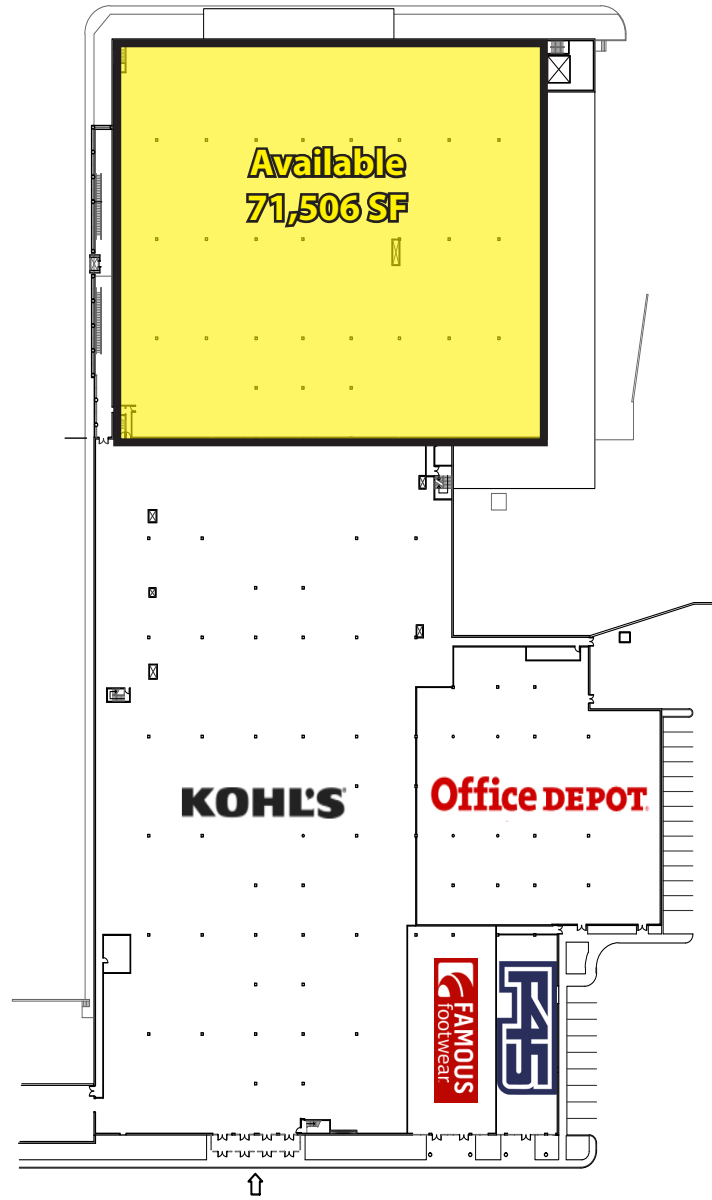
| | 3-MILES | 5-MILES |
|----------------|-----------|-----------|
| Population | 92,922 | 239,474 |
| Avg. HH Income | \$125,092 | \$107,616 |

Lease 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)

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

Site Plan

