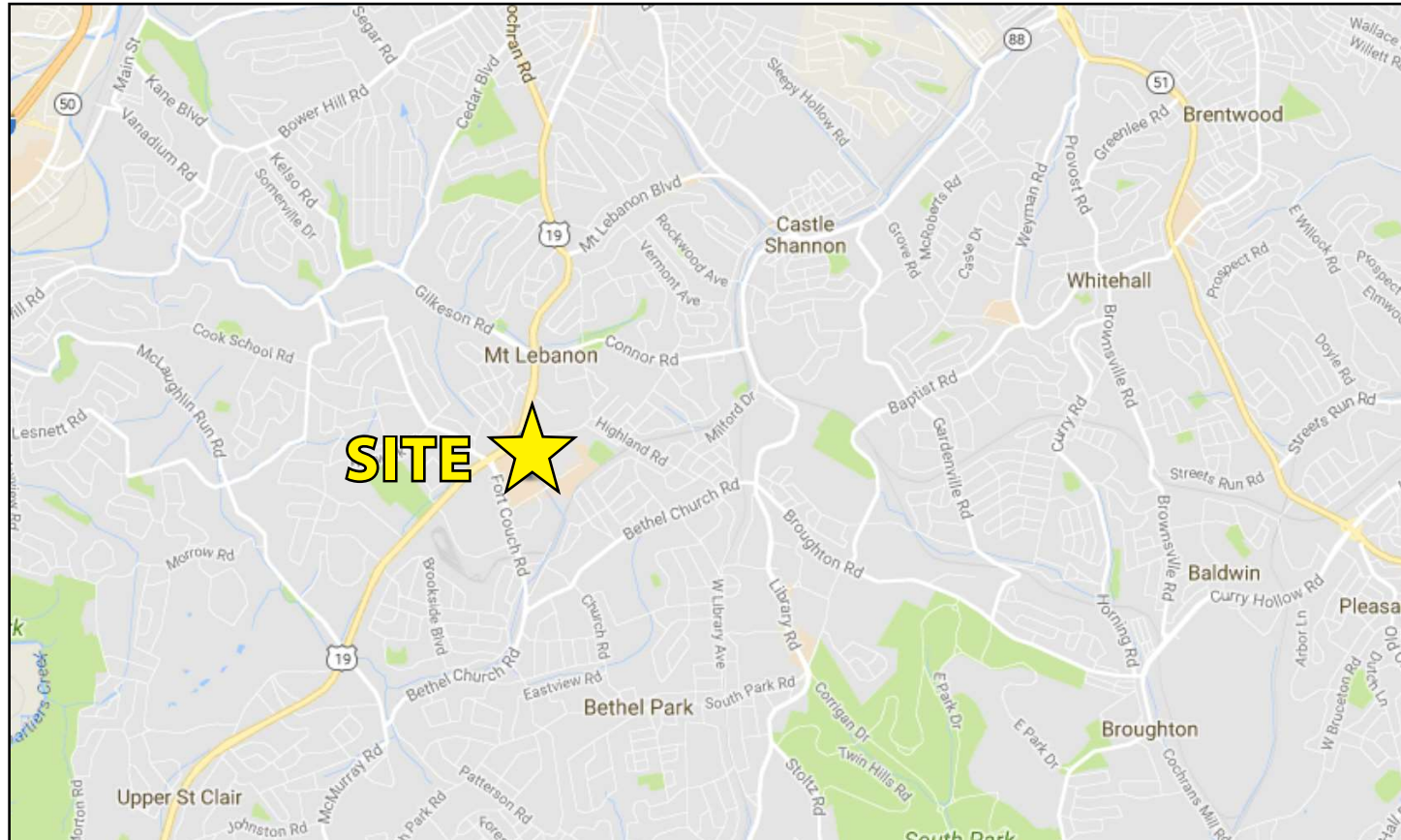


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## Village Square Mall

4000 Oxford Drive, Bethel Park, Pennsylvania 15102



### Available

5,040 SF & 46,620 SF Available

### 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 Burlington
- Outparcels include TGI Friday's, Wine & Spirits, Olive Garden & Penzoil

#### 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

For more information please contact:

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# OXFORD

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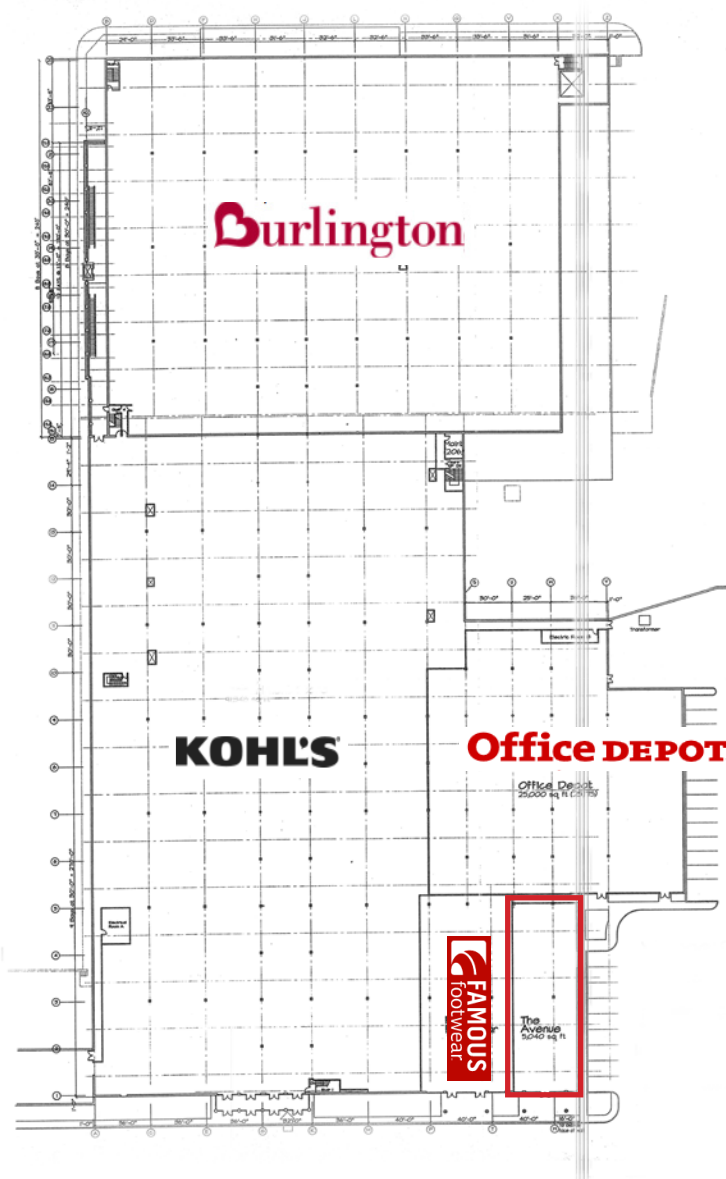
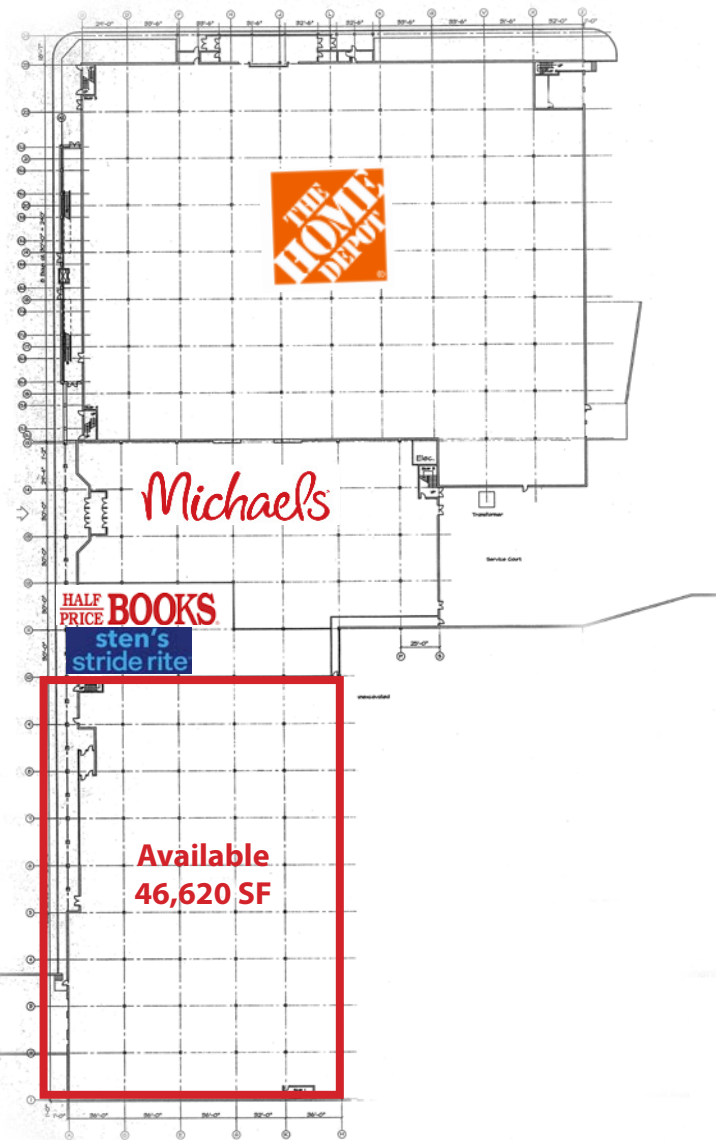
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## Lease Plan

## 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
Sten's Stride Rite	1,005 SF
<b>Available</b>	<b>46,620 SF</b>

### Tenant List (Upper Level)

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



See Lease Plan On Opposite Page