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FOR LEASE

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Village Square Mall

4000 Oxford Drive, Bethel Park, PA 15102

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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

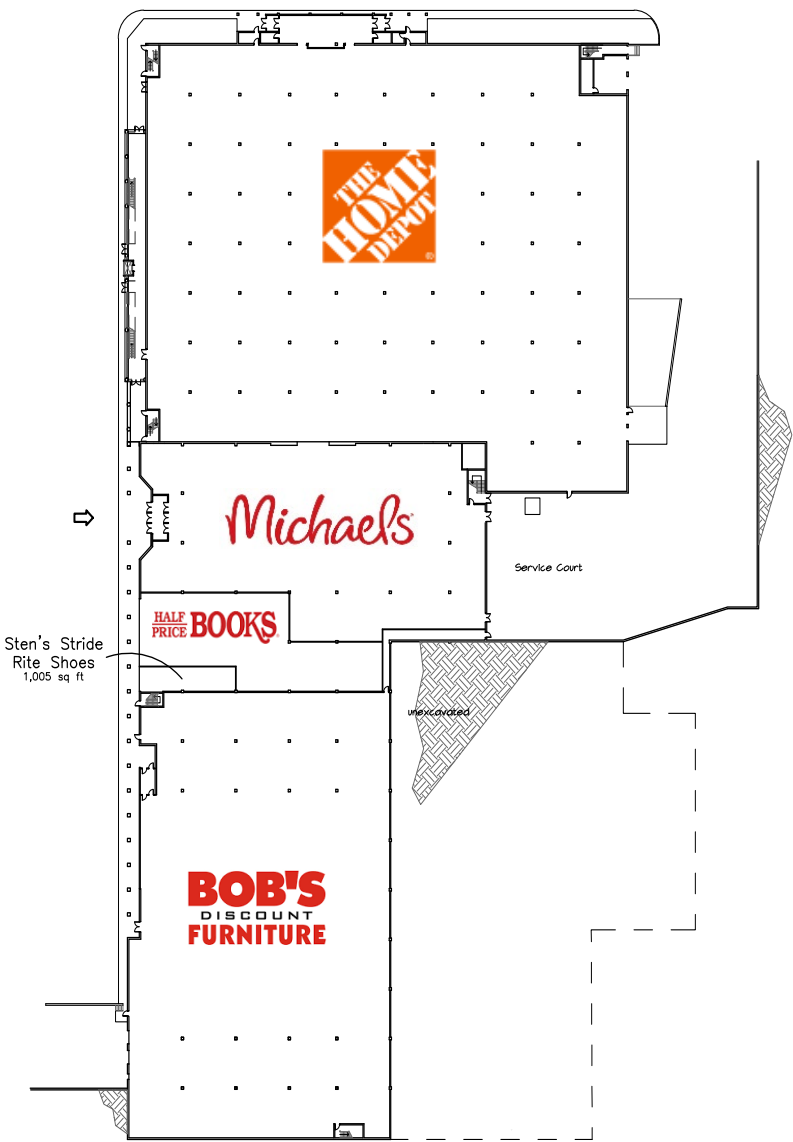
Route 19	34,132
Fort Couch Road	23,831

DEMOGRAPHICS

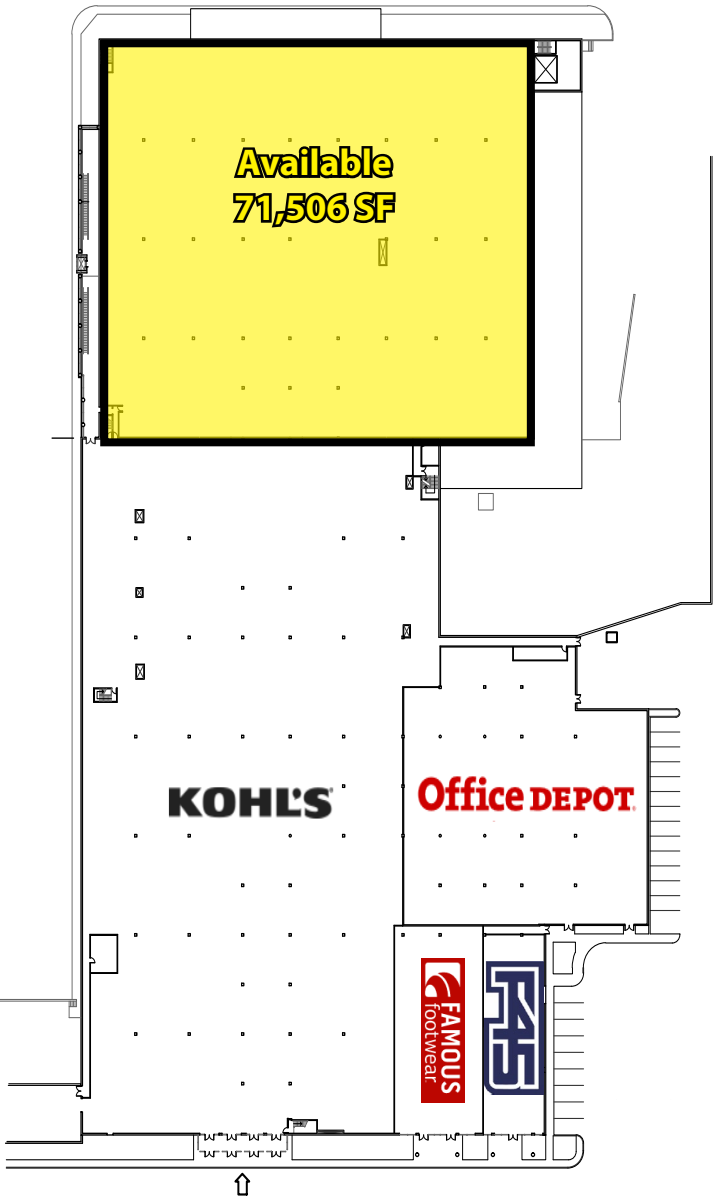
	3-MILES	5-MILES
Population	92,922	239,474
Avg. HH Income	\$125,092	\$107,616

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

