

## 2800 Oxford Drive

Village Square Mall - Bethel Park, PA 15102

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### Building **Size**

8,500 SF Building (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



## Site Plan



### Village Square Mall

#### 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 |

### Village Square Mall

#### 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         |





#### AVERAGE DAILY TRAFFIC

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

#### DEMOGRAPHICS

|                | 1-MILE    | 3-MILES   | 5-MILES   |
|----------------|-----------|-----------|-----------|
| Population     | 10,097    | 92,922    | 239,474   |
| Avg. HH Income | \$114,477 | \$125,092 | \$107,616 |

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