

## 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 and 7 Brew (coming soon)



# 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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