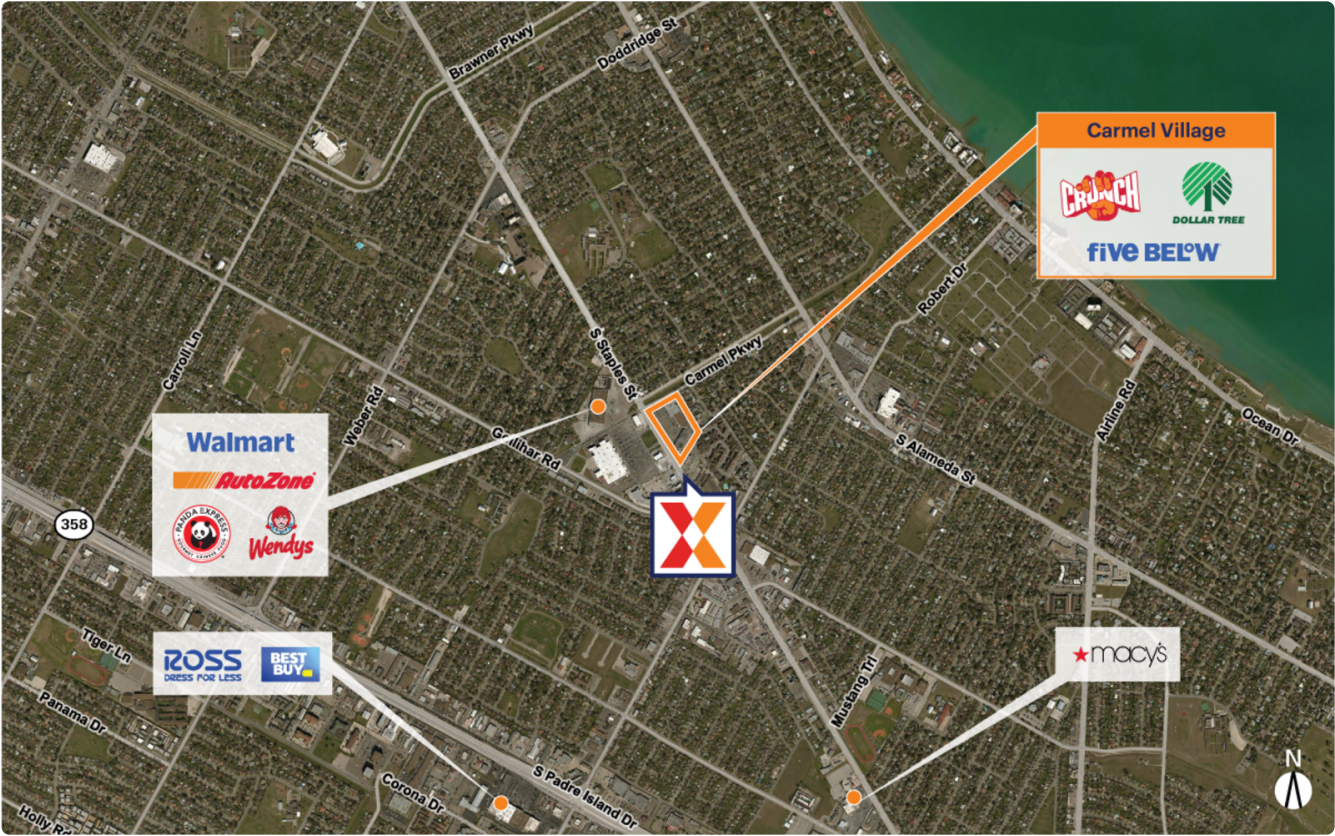


# Carmel Village

Nueces County Corpus Christi, TX 84,667 Sq Ft

4100-4128 South Staples | Corpus Christi, TX 78411

277292, -973801



| Demographics | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------|----------|----------|----------|
| Population   | 13,767   | 103,008  | 217,873  |
| Daytime Pop. | 17,670   | 120,682  | 248,173  |
| Households   | 5,445    | 40,276   | 81,776   |
| Income       | \$93,477 | \$85,787 | \$90,709 |

Source: Synergos Technologies, Inc. 2024

Anchored by Crunch Fitness and Five Below with top national brands including Dollar Tree, Dunkin’ and MY SALON Suite

High visibility from 26K+ vehicles daily on S Staples St (Kalibrate 2022)

Surrounded by a dense population of 103K+ residents within 3 miles

Strong daytime population of 120K+ within a 3-mile radius and adjacent to Walmart Supercenter

Located 1-mile north of 1M Sq Ft La Palmera with 7.5M+ annual visits (Placer.ai 2024) and proximity to Texas A&M University Corpus Christi with 10.8K+ students (TAMUCC 2023)

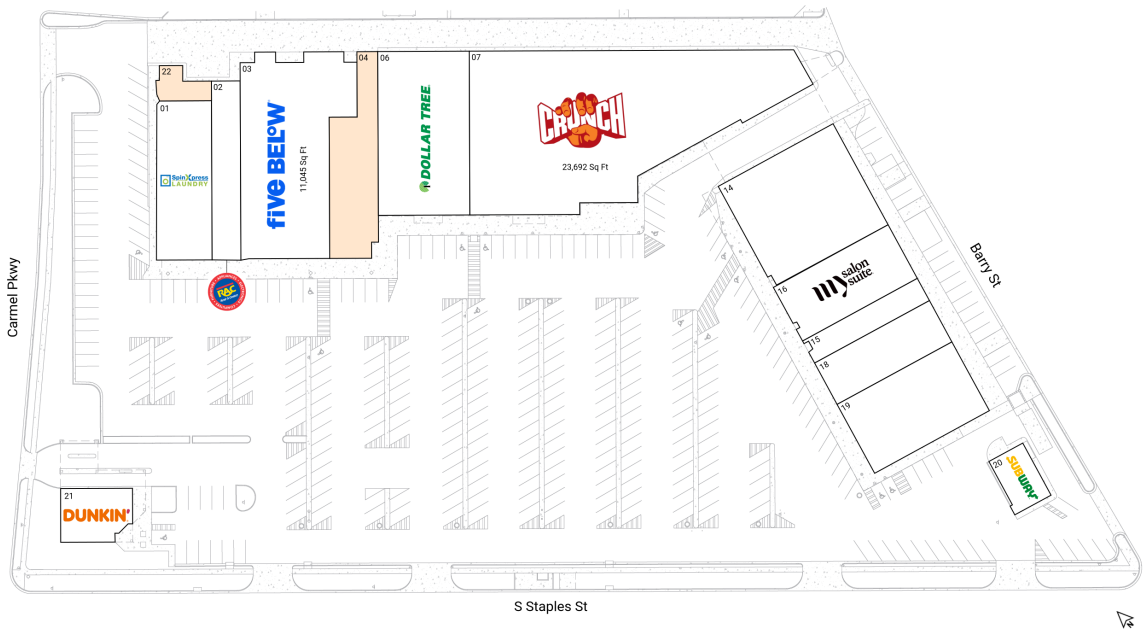


# Carmel Village

4100-4128 South Staples | Corpus Christi, TX 78411

Nueces County Corpus Christi, TX 84,667 Sq Ft

277292, -97.3801



## Available Spaces

04 4,000 Sq Ft 360° 22 1,664 Sq Ft

## Current Tenants

Space size listed in square feet

|    |                                |        |
|----|--------------------------------|--------|
| 01 | SpinXpress Laundry             | 4,870  |
| 02 | Rent-A-Center                  | 2,224  |
| 03 | Five Below                     | 11,045 |
| 06 | Dollar Tree                    | 8,750  |
| 07 | Crunch                         | 23,692 |
| 14 | Bay Area Dialysis              | 8,800  |
| 15 | Signed Lease                   | 0      |
| 16 | My Salon Suite                 | 4,665  |
| 18 | Smile Magic of Corpus Christi  | 5,600  |
| 19 | Pompano's Seafood House & Oyst | 5,900  |
| 20 | Subway                         | 1,340  |
| 21 | Dunkin'                        | 2,117  |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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