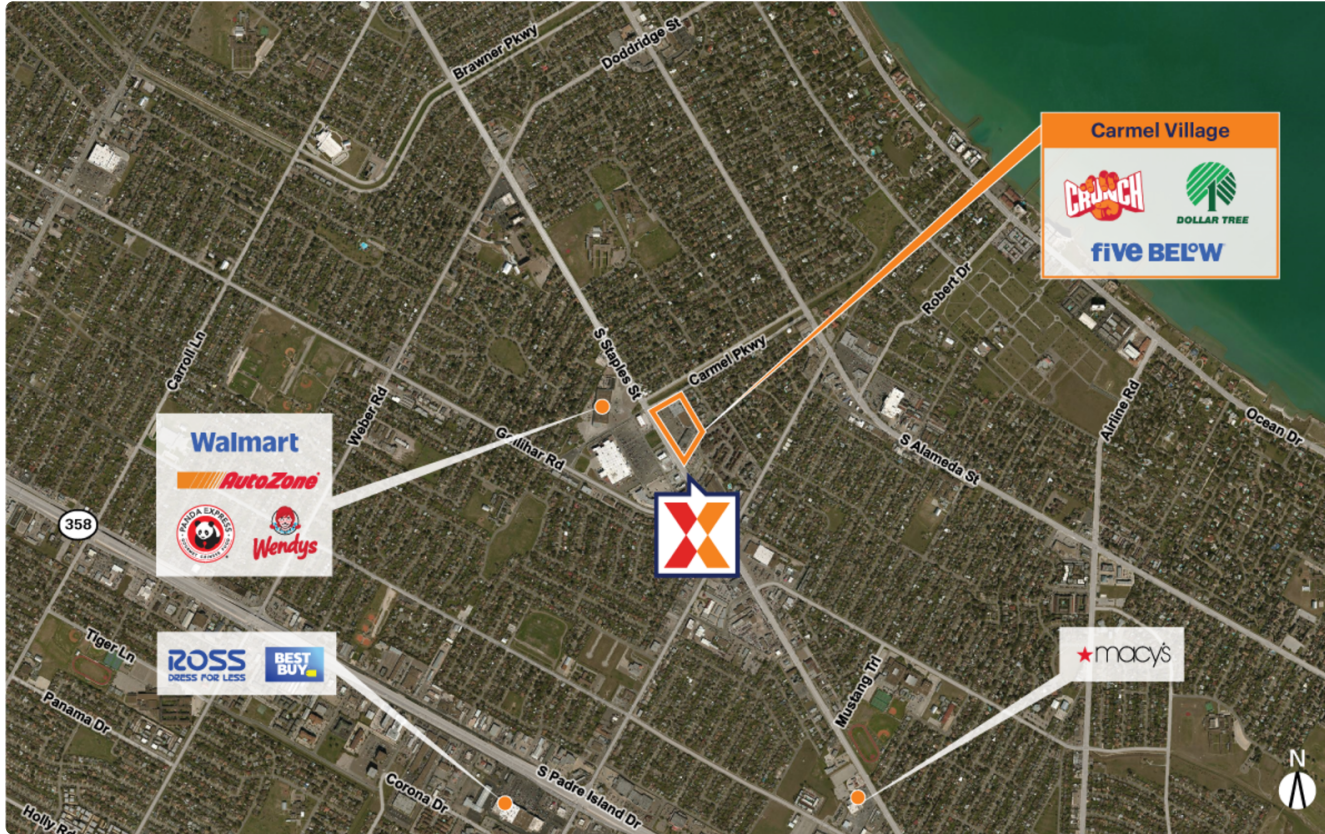


Carmel Village

4100-4128 South Staples | Corpus Christi, TX 78411

Nueces County Corpus Christi, TX 84,667 Sq Ft

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)

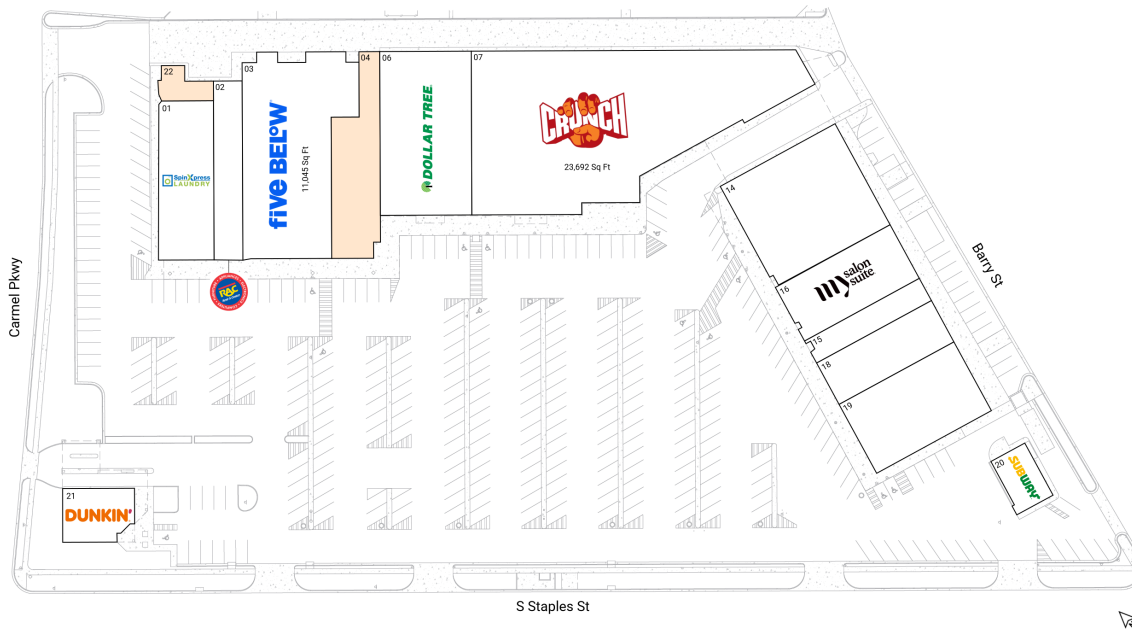


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Available Spaces

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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