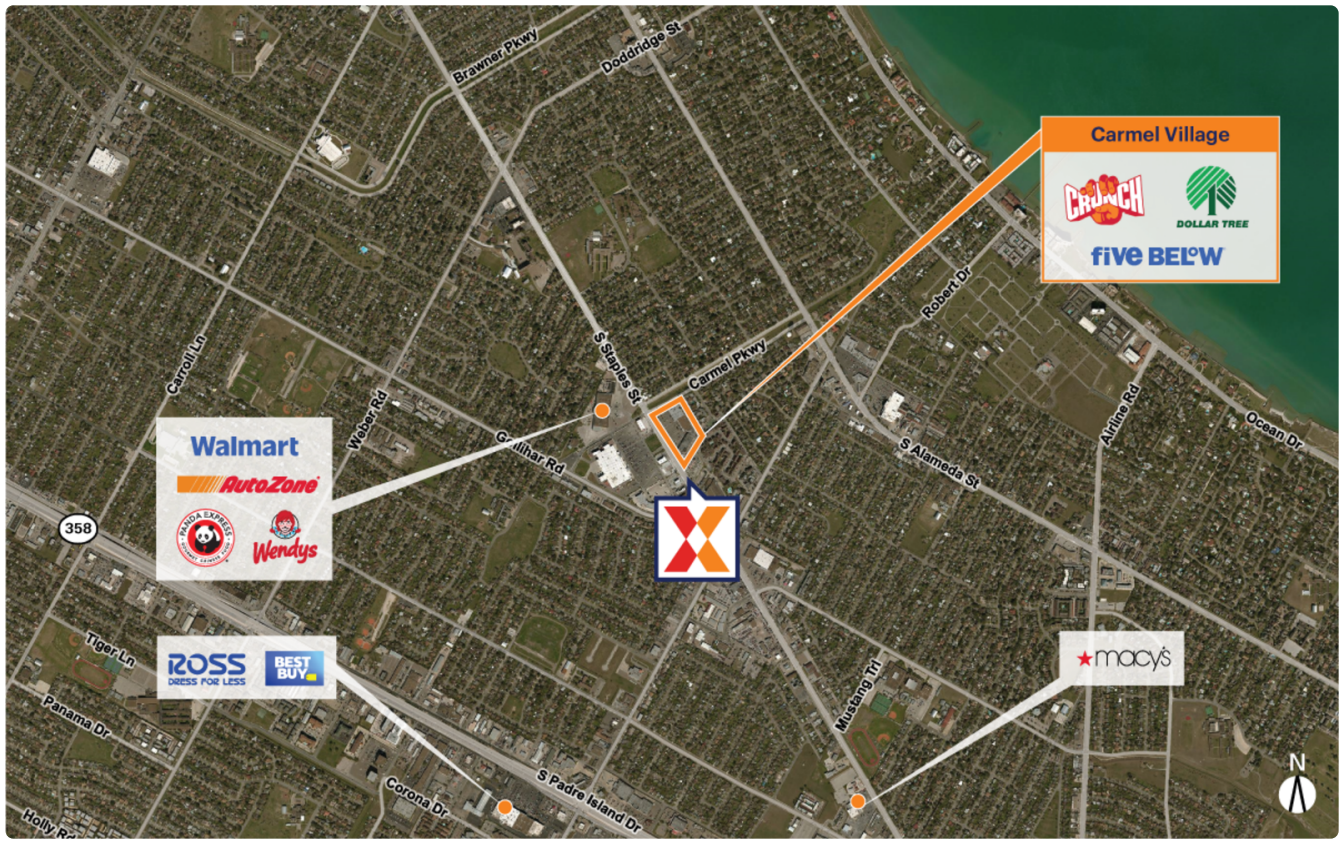
Carmel Village

Nueces County | Corpus Christi, TX | 84,667 Sq Ft

4100-4128 South Staples | Corpus Christi, TX 78411

27.7292, -97.3801





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 Texas A&M University Corpus Christi with 10.8K+ students (TAMUCC 2023)



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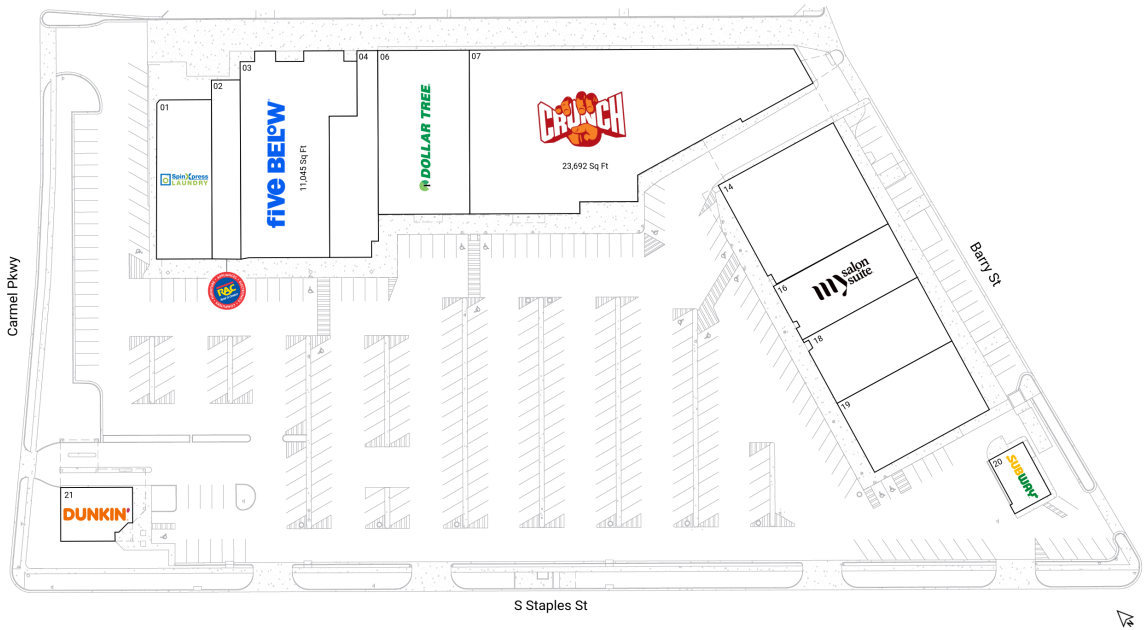
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Current Tenants

Space size listed in square feet

01	SpinXpress Laundry	4,870
02	Rent-A-Center	3,888
03	Five Below	11,045
04	Most Wanted Comics	4,000
06	Dollar Tree	8,750
07	Crunch	23,692
14	Bay Area Dialysis	8,800
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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