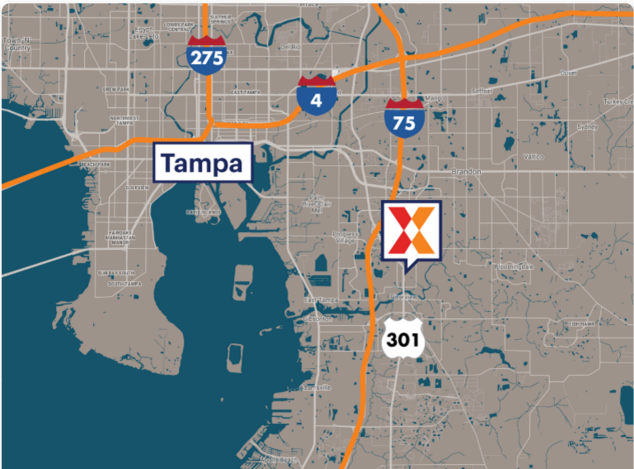


# Lake St. Charles

Hillsborough County Tampa-St. Petersburg-Clearwater, FL 61,015 Sq Ft

6913 US Highway 301 | Riverview, FL 33578

27.8806, -82.3281



| Demographics | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------|-----------|-----------|-----------|
| Population   | 11,732    | 99,680    | 223,048   |
| Daytime Pop. | 11,639    | 76,365    | 194,523   |
| Households   | 4,557     | 39,545    | 83,594    |
| Income       | \$102,447 | \$108,747 | \$109,870 |

Source: Synergos Technologies, Inc. 2024

Winn-Dixie-anchored center located on the heavily trafficked US 301 with 49K+ vehicles daily (Kalibrate 2022)

Surrounded by a densely populated trade area of 99K+ residents within a 3-mile radius

Close proximity to Brandon Exchange, a regional shopping mall anchored by Dick’s Sporting Goods, Dillard’s, JCPenney, and Macy’s

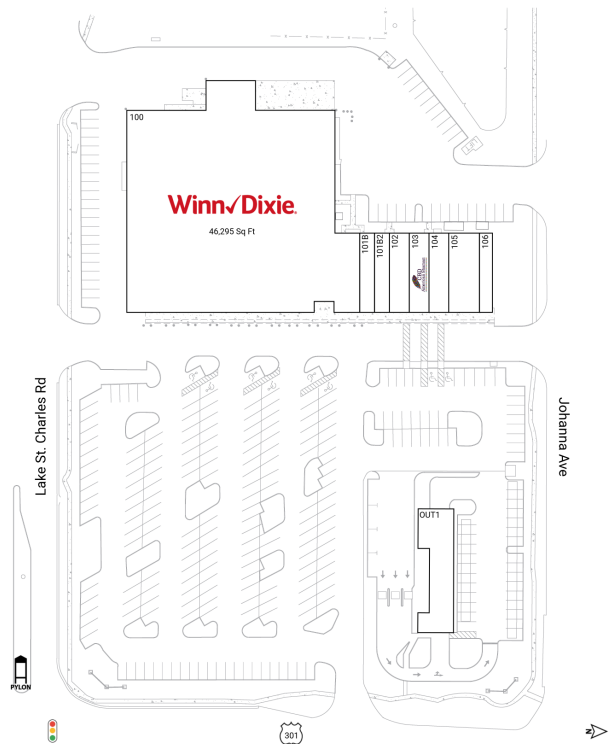


# Lake St. Charles

6913 US Highway 301 | Riverview, FL 33578

Hillsborough County Tampa-St. Petersburg-Clearwater, FL 61,015 Sq Ft

27.8806, -82.3281



## Current Tenants Space size listed in square feet

|       |                                        |        |
|-------|----------------------------------------|--------|
| 100   | Winn-Dixie                             | 46,295 |
| 101B  | China Star Restaurant                  | 1,200  |
| 101B2 | Cindy's Barber Shop                    | 1,200  |
| 102   | Amour Beautiful Nails, Lashes, & Brows | 1,600  |
| 103   | CBD American Shaman                    | 1,600  |
| 104   | Chris A. Castellano, DDS               | 1,600  |
| 105   | Holiday Cafe / Italian Kitchen         | 2,480  |
| 106   | Justin's Pizza                         | 1,040  |
| OUT1  | Speedy Car Wash                        | 4,000  |

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.

1816

