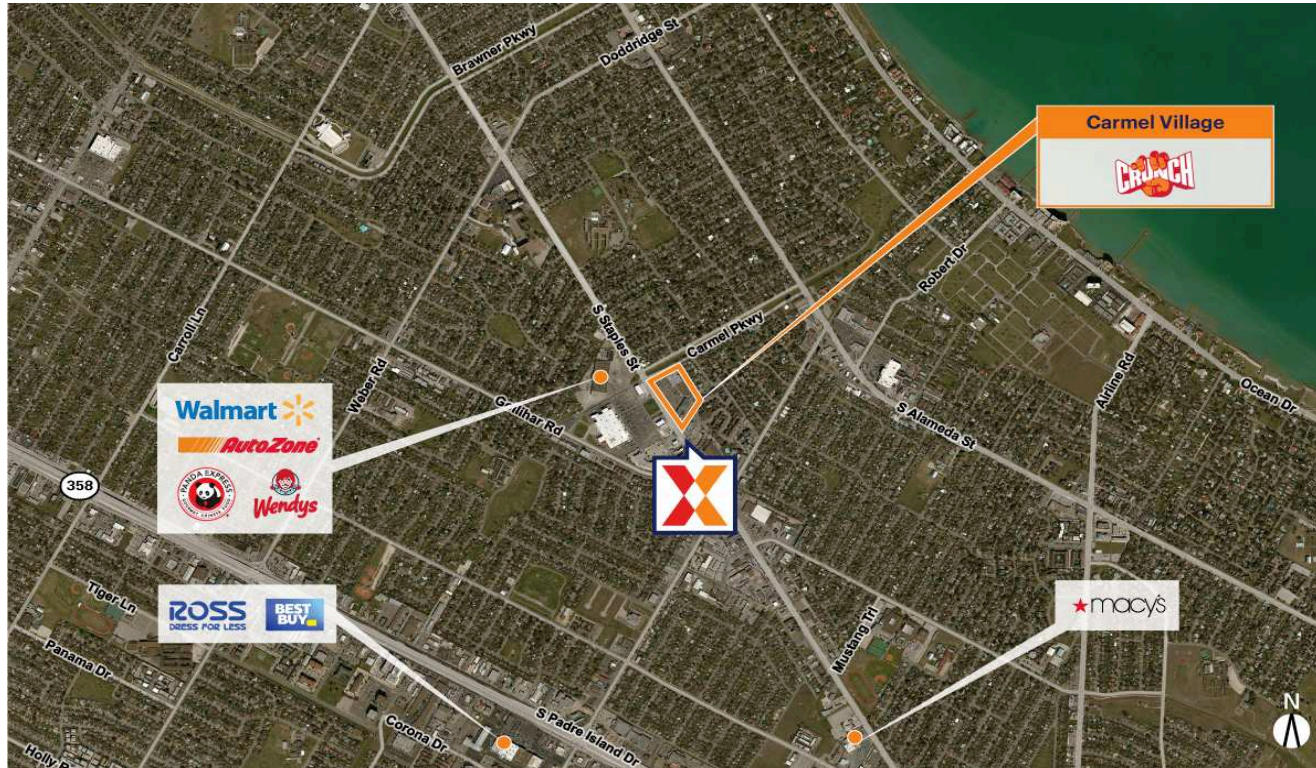


Carmel Village

Corpus Christi, TX

27.7294, -97.3802

4100-4128 South Staples | Corpus Christi, TX 78411



Center Size: 84,667 SF



Demographics	1 Mile	3 Mile	5 Mile
	13,950	107,262	222,312
	5,504	41,975	83,611
	\$74,328	\$71,481	\$74,029

Located at the SE Corner of Staples St (33,900VPD) and Carmel Pkwy, across from Walmart Supercenter

1 mile North of the La Palmera Mall (1 million SF) which recently went thru a \$50 million redevelopment. The only super-regional mall within 140+ miles

The center is surrounded by a dense population of 107,000+ residents within 3 miles

Corpus is the 8th largest city in TX its home to the 6th largest port in the US and 45th largest in the world

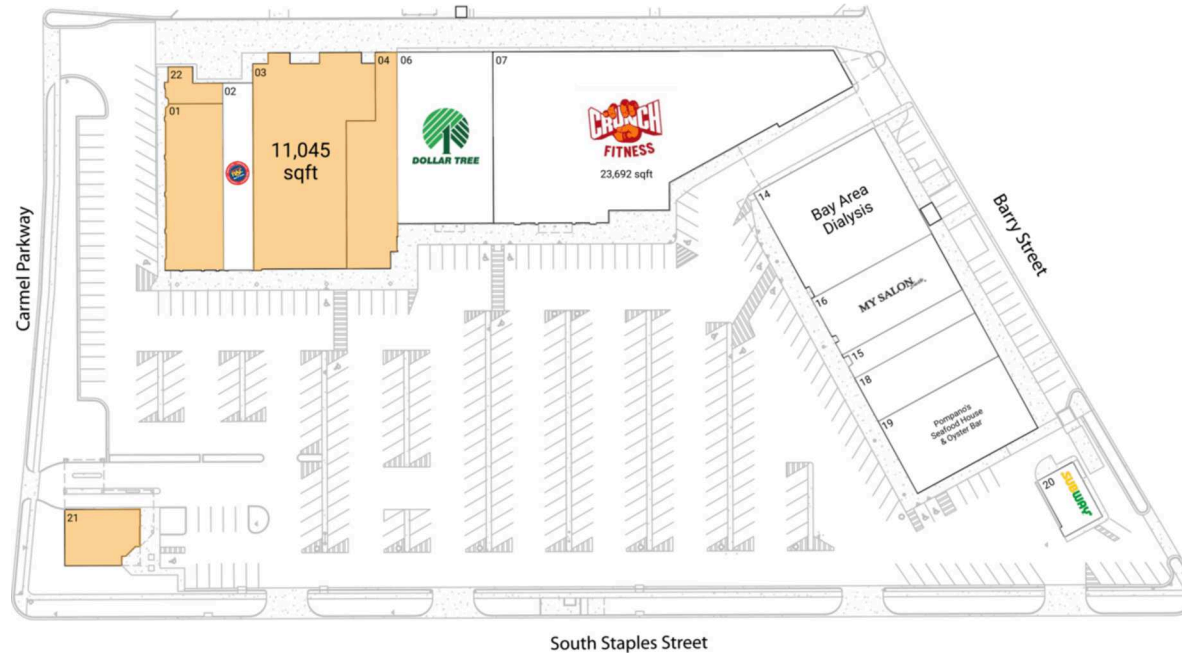
Corpus has a strong petrochemical industry and was the first port authorized to export LNG

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Available Space

01	4,870 SF
03	11,045 SF
04	4,000 SF
22	1,664 SF

Pad Opportunities

21 Pad	2,100 SF/0
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Current Retailers

02	Rent-A-Center	2,224 SF
06	Dollar Tree	8,750 SF
07	Crunch Fitness	23,692 SF
14	Bay Area Dialysis	8,800 SF
15	SIGNED LEASE	2,000 SF
16	My Salon Suite	4,665 SF
18	Smile Magic of Corpus Christi	3,600 SF
19	Pompano's Seafood House & Oyster Bar	5,900 SF
20	Subway	1,340 SF

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