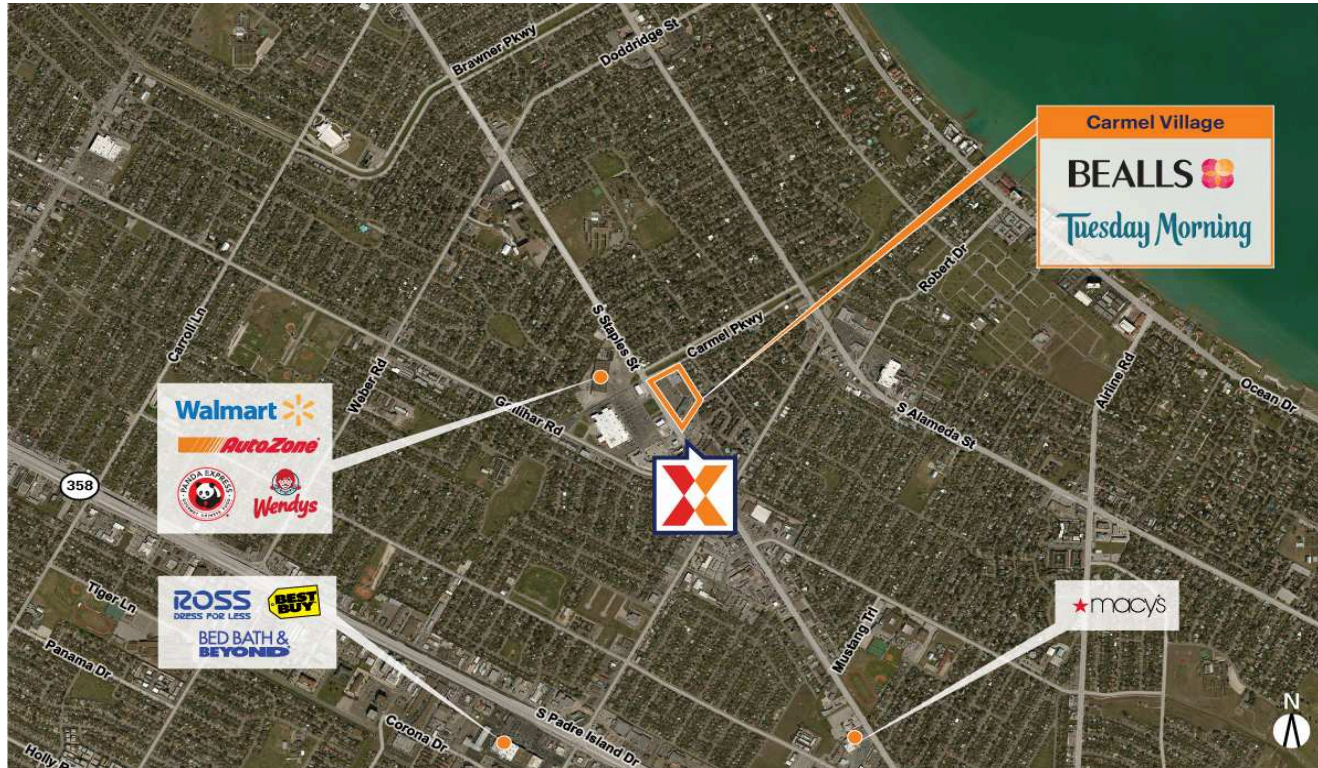


Carmel Village

Corpus Christi, TX

27.7295, -97.3802

4100-4128 South Staples | Corpus Christi, TX 78411



Center Size: 84,667 SF



Demographics	1 Mile	3 Mile	5 Mile
	14,953	117,420	235,210
	5,832	44,978	87,769
	\$78,321	\$69,309	\$70,775

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 117,000+ 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

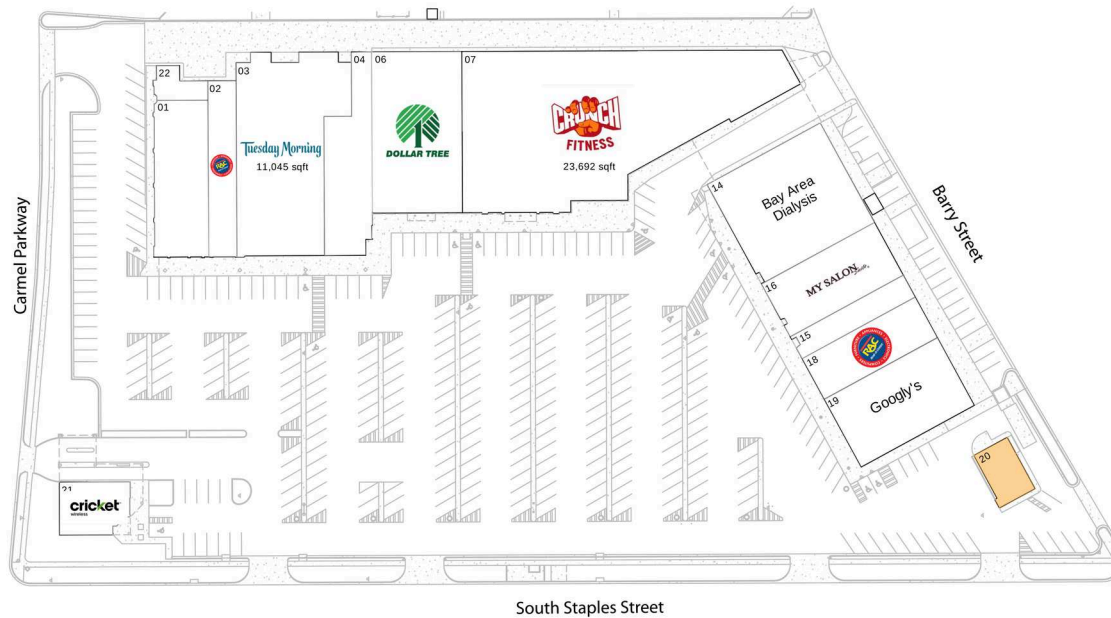
Corpus has a strong petrochemical industry and was the first port authorized to export LNG

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Available Space

18 3,600 SF

Pad Opportunities

20 1,340 SF/0.1

Current Retailers

01	Wallbanger's Gourmet	4,870 SF
02	Rent-A-Center	2,224 SF
03	Tuesday Morning	11,045 SF
04	Vino Mio	4,000 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
19	Googly's	5,900 SF
21	Cricket	2,100 SF
22	Your Personal Best Training	1,664 SF



1410