

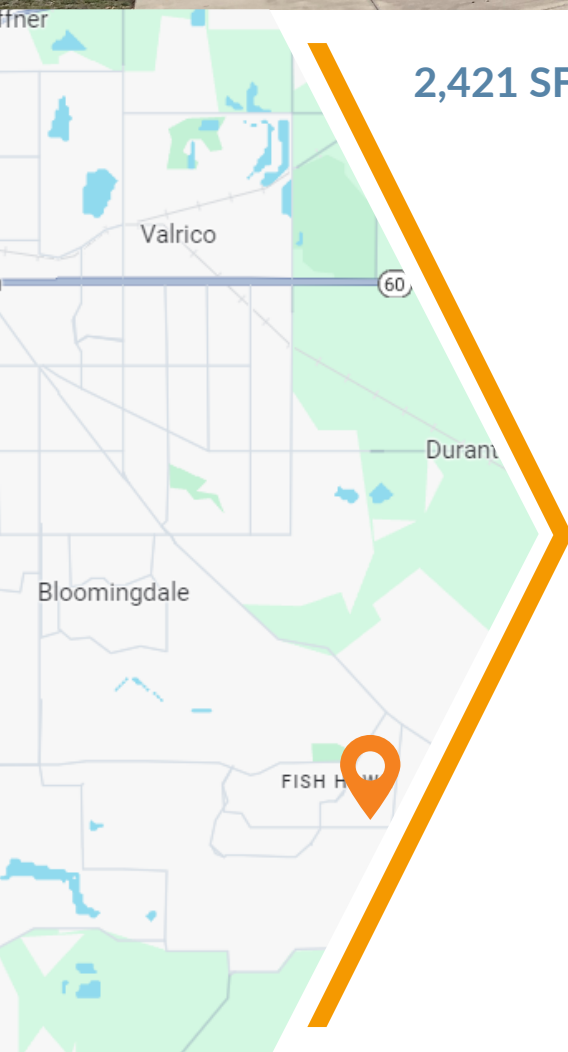
PARK SQUARE

16132 & 16144 Churchview Drive, Lithia, FL 33547



2,421 SF 1ST FLOOR RETAIL SPACE NOW AVAILABLE

- » Seeking medical/dental user
- » Two-story/two-building mixed-use, retail/office complex
- » Located in the heart of FishHawk Ranch, an affluent, master-planned community with 6,000 homes and average household incomes over \$150,000
- » Join Amici's Pizza, Anytime Fitness & more
- » Restaurants, fitness and retail services within walking distance for convenient after-hours access
- » Parking Ratio: 4.5/1,000 SF



Demographics	1-mile	3-mile	5-mile
2023 Population	10,755	30,847	79,729
Daytime Employment	795	3,743	11,680
Average HH Income	\$145,125	\$146,762	\$132,176
Median Age	34.2	36.3	39

Leasing Contact: Wanda De Boer | Managing Director - Retail Services
(Cell) 813-690-3020 | (Office) 813-269-0702 | wdeboer@rpm-realty.com



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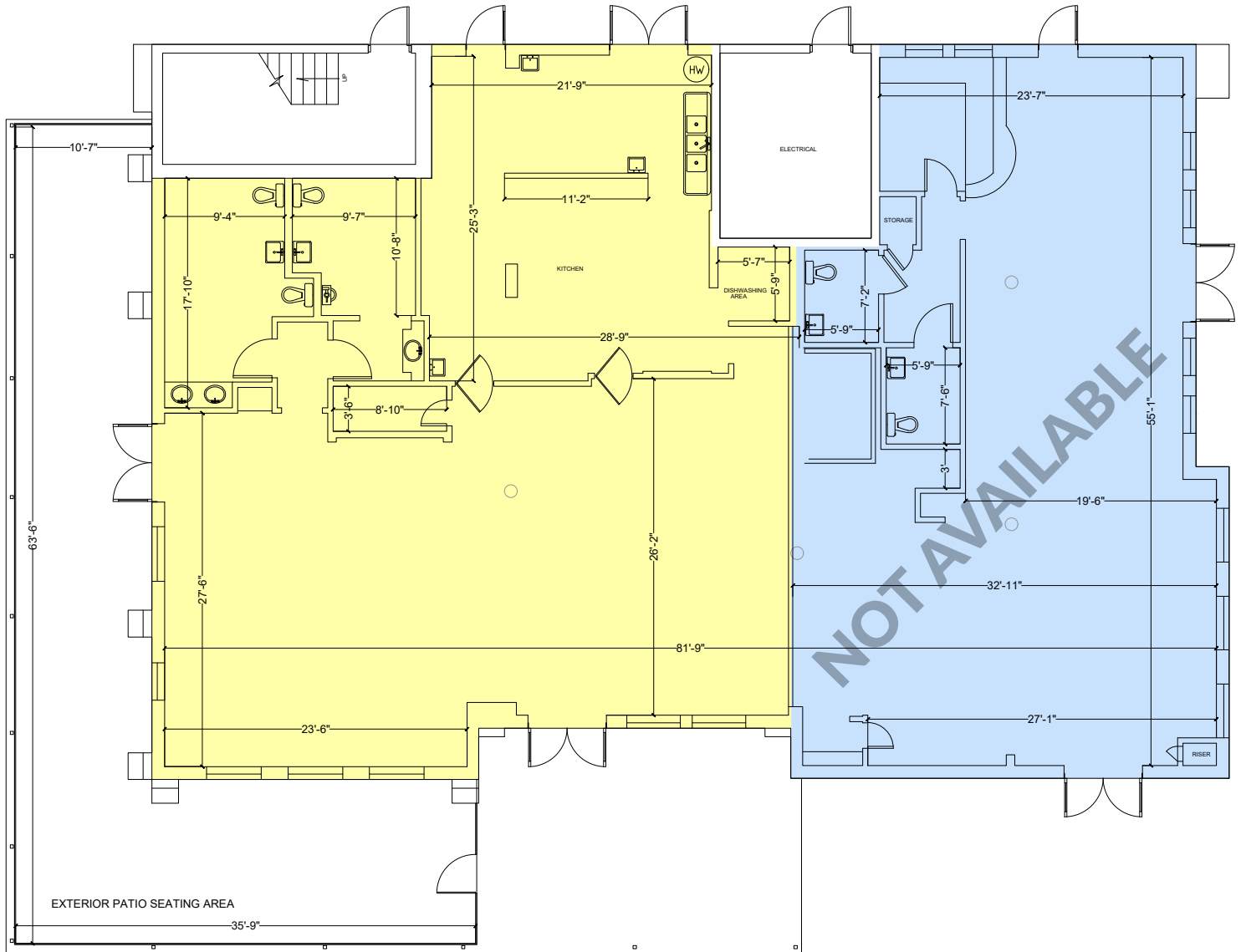
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UNIT	TENANT	SF
101	AVAILABLE	2,421
103	Lease Pending	1,750
105	Code Wiz	1,205
110-114	Art Monkey	2,351
115	Amici's Pizza	719
101	VirtaMed	2,110
103-105	VirtaMed	2,188
109	Lease Pending	1,614
113	Cherry's Bar & Grill	2,680
202-208, 210	Sidekicks Family Martial Arts	6,128
201	RealManage	1,095
209A	Fishhawk Family Counseling	214
209B	Flow Pros Plumbing	191
209C-D	Countywide Contracting	467
209E-F	Zomesa	438
201	Anytime Fitness	4,891
210	Sexton & Co. Marketing	1,402
215	Sidekicks Family Martial Arts	2,138



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Leasable Area = 2,421 Total SF

-Exterior Seating - 1,005 Square Feet