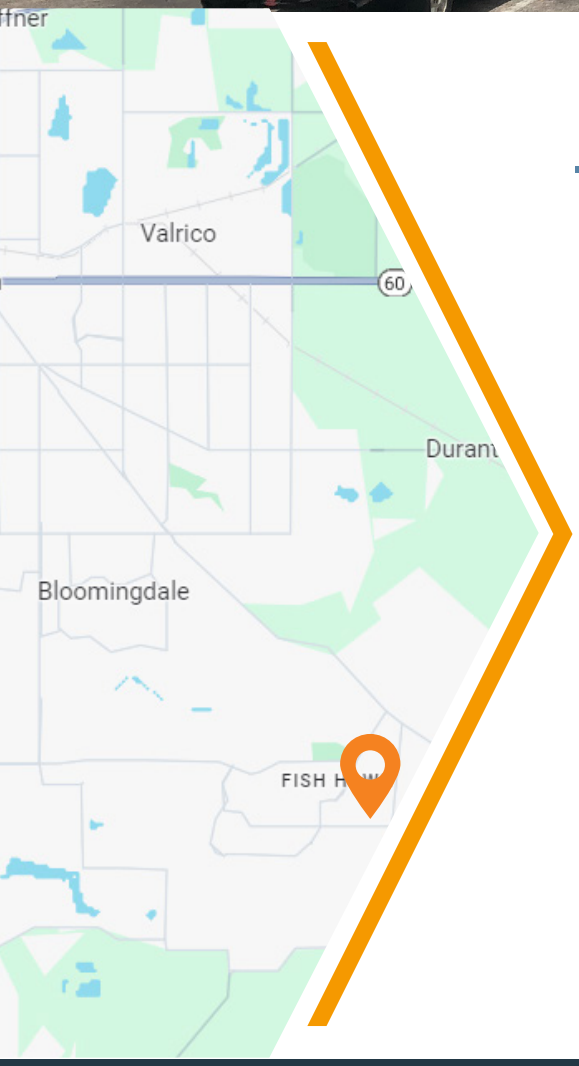
PARK SQUARE

16132 & 16144 Churchview Drive, Lithia, FL 33547



4,891 SF AVAILABLE
- PERFECT FOR OFFICE SPACE -

- **Ability to split**
- 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
- 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
2024 Population	10,999	32,014	83,440
Daytime Employment	934	4,754	13,082
Average HH Income	$150,006	$147,218	$132,050
Median Age	36.1	38.4	40.2

Leasing Contact: Heather McMillin | Senior Vice President, Retail Leasing
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RPM Realty Management, LLC

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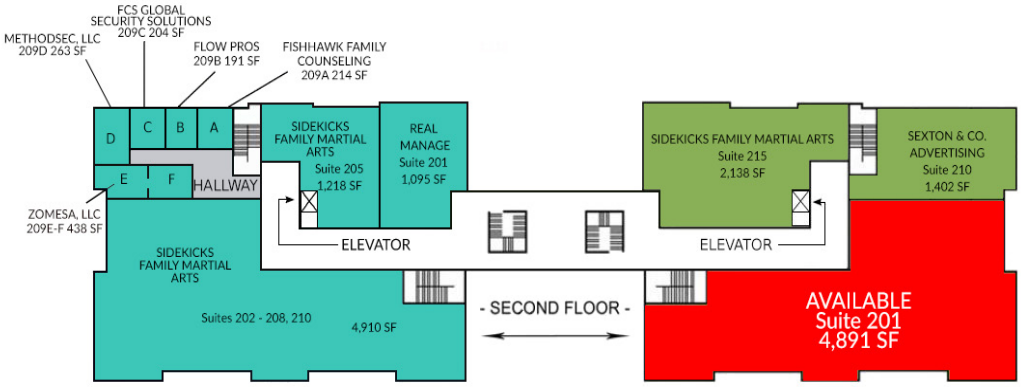
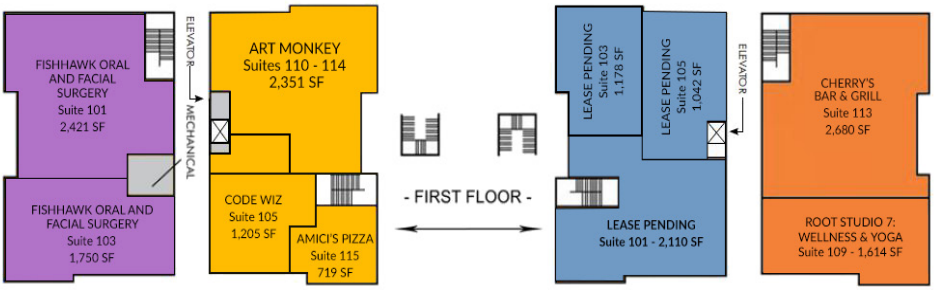
UNIT	BUILDING 16132 TENANT	SF
101-103	Fishhawk Oral & Facial Surgery	4,171
105	Code Wiz	1,205
110-114	Art Monkey	2,351
115	Amici's Pizza	719
202-208, 210	Sidekicks Family Martial Arts	6,128
201	RealManage	1,095
209A	Fishhawk Family Counseling	214
209B	Flow Pros	191
209C	FCS Global Security Solutions	204
209D	MethodSec, LLC	263
209E-F	Zomesa	438

UNIT	BUILDING 16144 TENANT	SF
101	Lease Pending	2,076
103	Lease Pending	1,178
105	Lease Pending	1,042
109	Root Studio 7: Wellness & Yoga	1,614
113	Cherry's Bar & Grill	2,680
201	AVAILABLE	4,891
210	Sexton & Co. Marketing	1,402
215	Sidekicks Family Martial Arts	2,138





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