

PARK SQUARE

16132 & 16144 Churchview Drive, Lithia, FL 33547



4,171 SF 1ST FLOOR RETAIL SPACE NOW AVAILABLE

- » Seeking medical/dental user
- » 467 SF 2nd-floor executive suite also available
- » 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
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

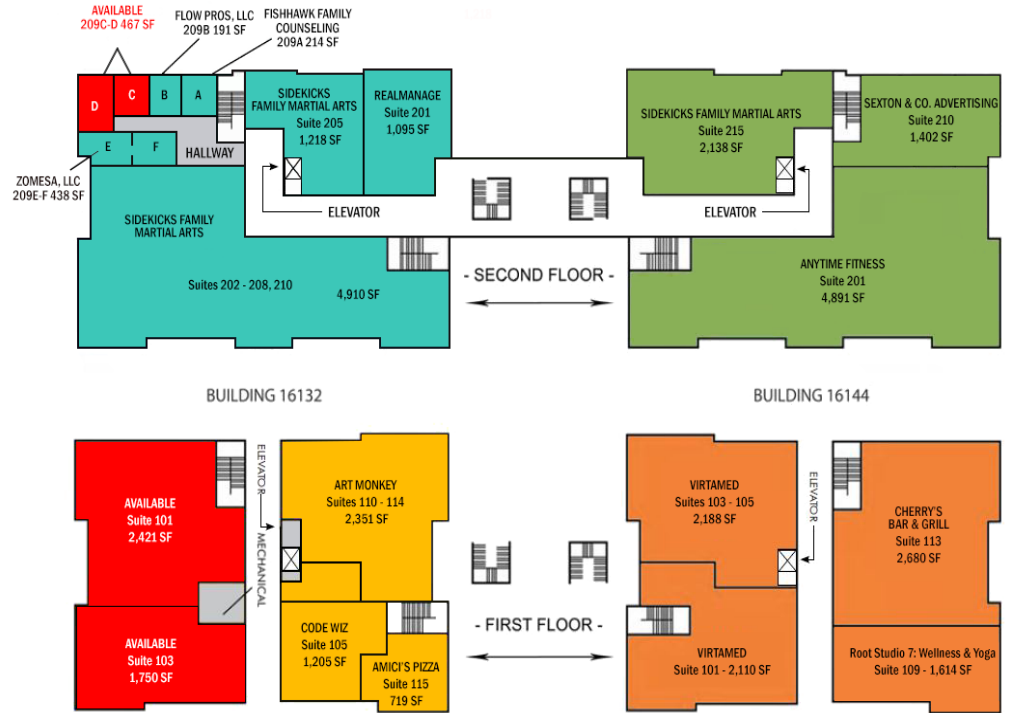
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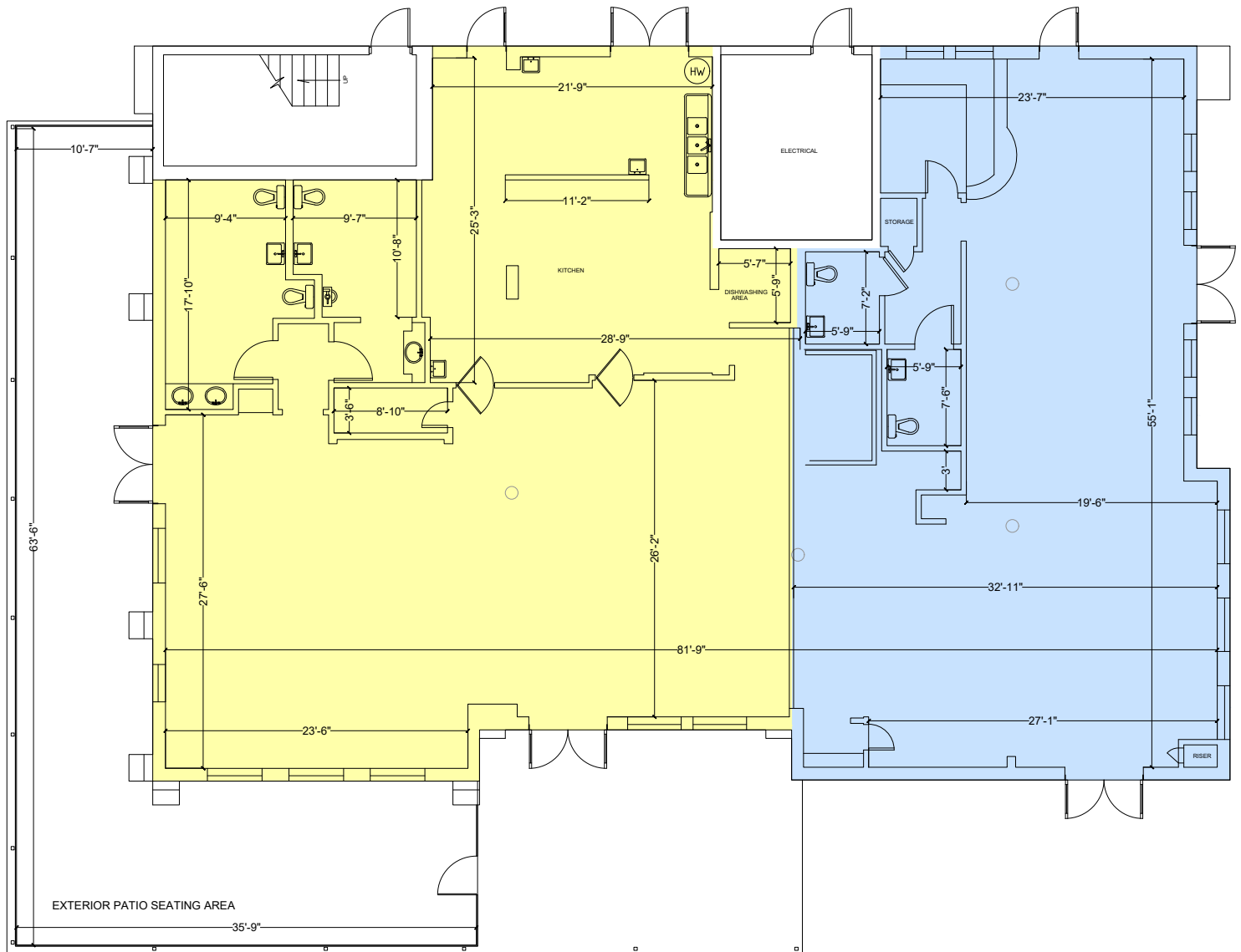
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UNIT	TENANT	SF
101	AVAILABLE	2,421
103	AVAILABLE	1,750
105	Code Wiz	1,205
110-114	Art Monkey	2,351
115	Amici's Pizza	719
101	VirtaMed	2,110
103-105	VirtaMed	2,188
109	Root Studio 7: Wellness & Yoga	1,614
113	Cherry's Bar & Grill	2,680
202-208, 210	Sidekicks Family Martial Arts	6,128
201	RealManage	1,095
209A	Fishhawk Family Counseling	214
209B	Flow Pros Plumbing	191
209C-D	AVAILABLE	467
209E-F	Zomesa	438
201	Anytime Fitness	4,891
210	Sexton & Co. Marketing	1,402
215	Sidekicks Family Martial Arts	2,138



The information contained herein was obtained from sources believed reliable; however, RPM Realty Management, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.





Leasable Area = 1,750 Total SF

Leasable Area = 2,421 Total SF

-Exterior Seating - 1,005 Square Feet
-Cooler Room (Separate from Suite) - 280 Square Feet

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