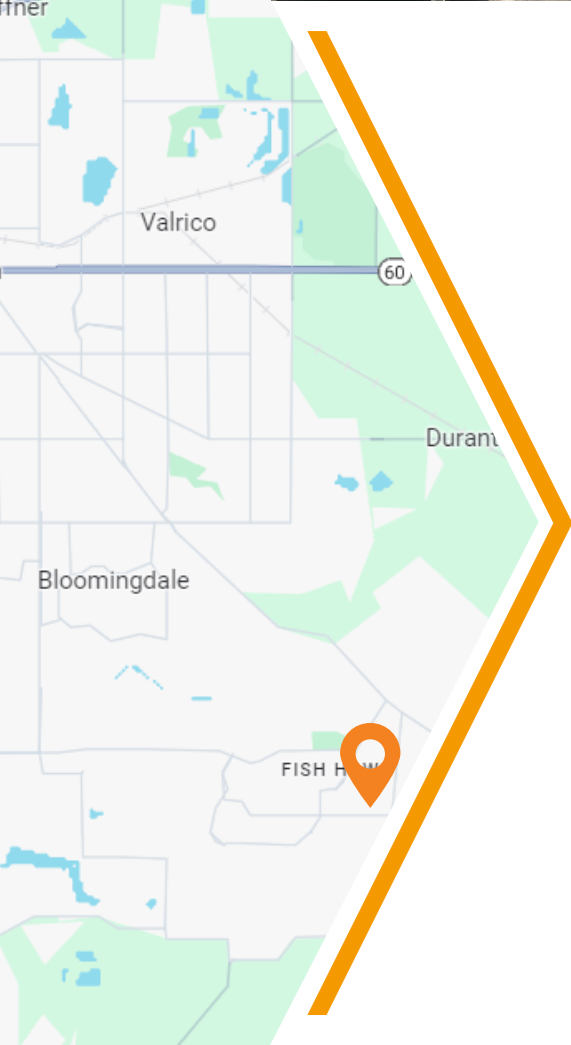


PARK SQUARE

16132 & 16144 Churchview Drive, Lithia, FL 33547

4,891 SF on Upper Level



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

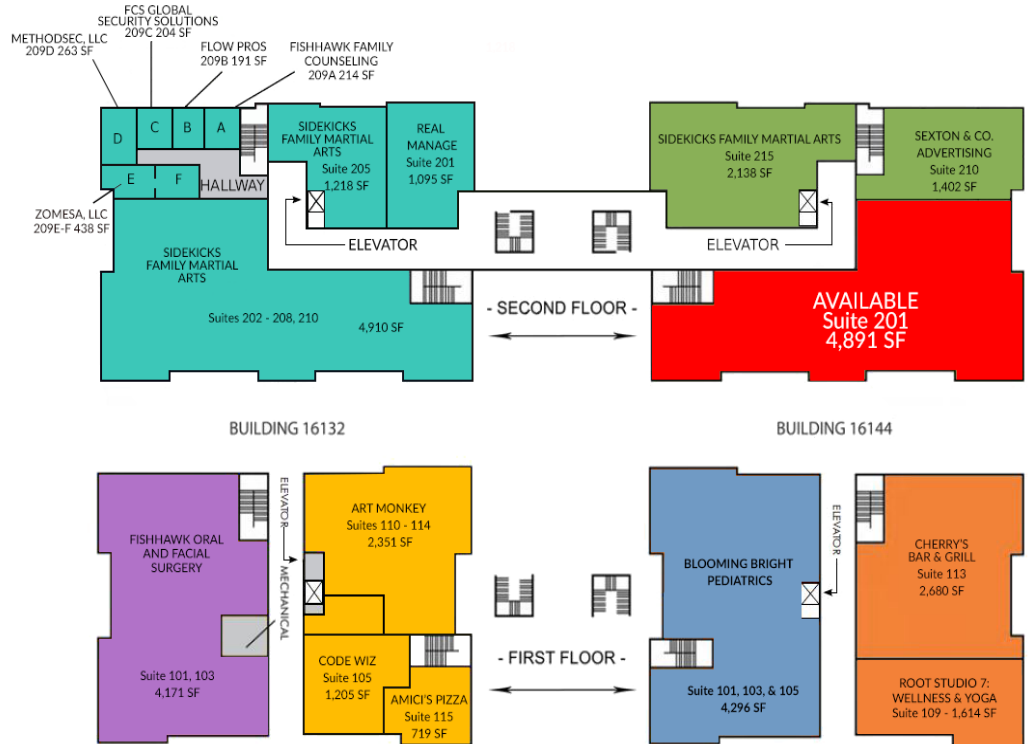
Leasing Contact: Heather McMillin | Senior Vice President, Retail Leasing
(Office) 813-533-0852 | hmcmillin@rpm-realty.com



PARK SQUARE

16132 & 16144 Churchview Drive, Lithia, FL 33547

UNIT	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	TENANT	SF
101, 103, 105	Blooming Bright Pediatrics	4,296
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



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.

