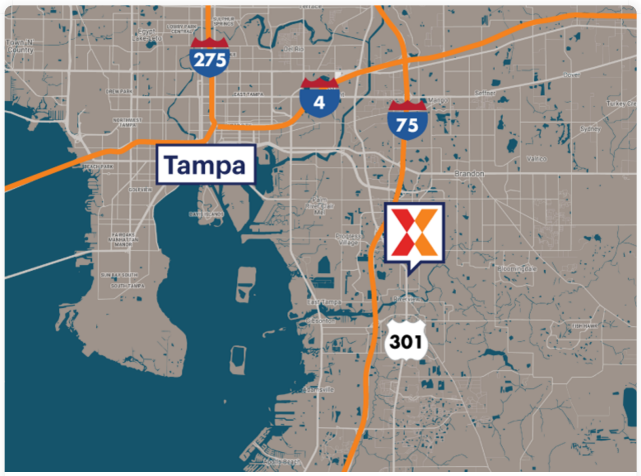
Lake St. Charles

Hillsborough County | Tampa-St. Petersburg-Clearwater, FL | 61,015 Sq Ft

6913 US Highway 301 | Riverview, FL 33578

27.8806, -82.3281





Demographics	1 Mile	3 Miles	5 Miles
Population	11,732	99,680	223,048
Daytime Pop.	11,639	76,365	194,523
Households	4,557	39,545	83,594
Income	$102,447	$108,747	$109,870

Source: Synergos Technologies, Inc. 2024

Winn-Dixie-anchored center located on the heavily trafficked US 301 with 49K+ vehicles daily (Kalibrate 2022)

Surrounded by a densely populated trade area of 99K+ residents within a 3-mile radius

Close proximity to Brandon Exchange, a regional shopping mall anchored by Dick's Sporting Goods, Dillard's, JCPenney, and Macy's



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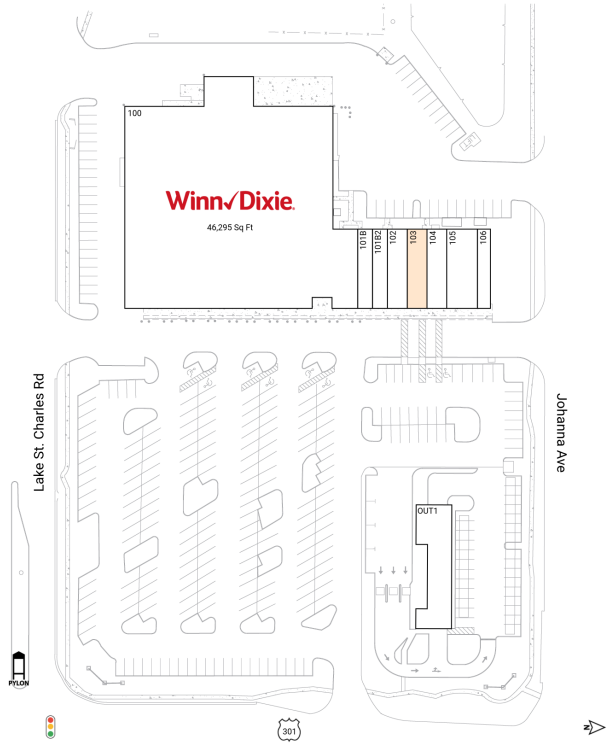
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Available Spaces

103 1,600 Sq Ft

Current Tenants

Space size listed in square feet

100	Winn-Dixie	46,295
101B	China Star Restaurant	1,200
101B2	Hair Force One	1,200
102	Amour Beautiful Nails, Lashes, & Brows	1,600
104	Chris A. Castellano, DDS	1,600
105	Holiday Cafe / Italian Kitchen	2,480
106	Justin's Pizza	1,040
OUT1	Speedy Car Wash	4,000

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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