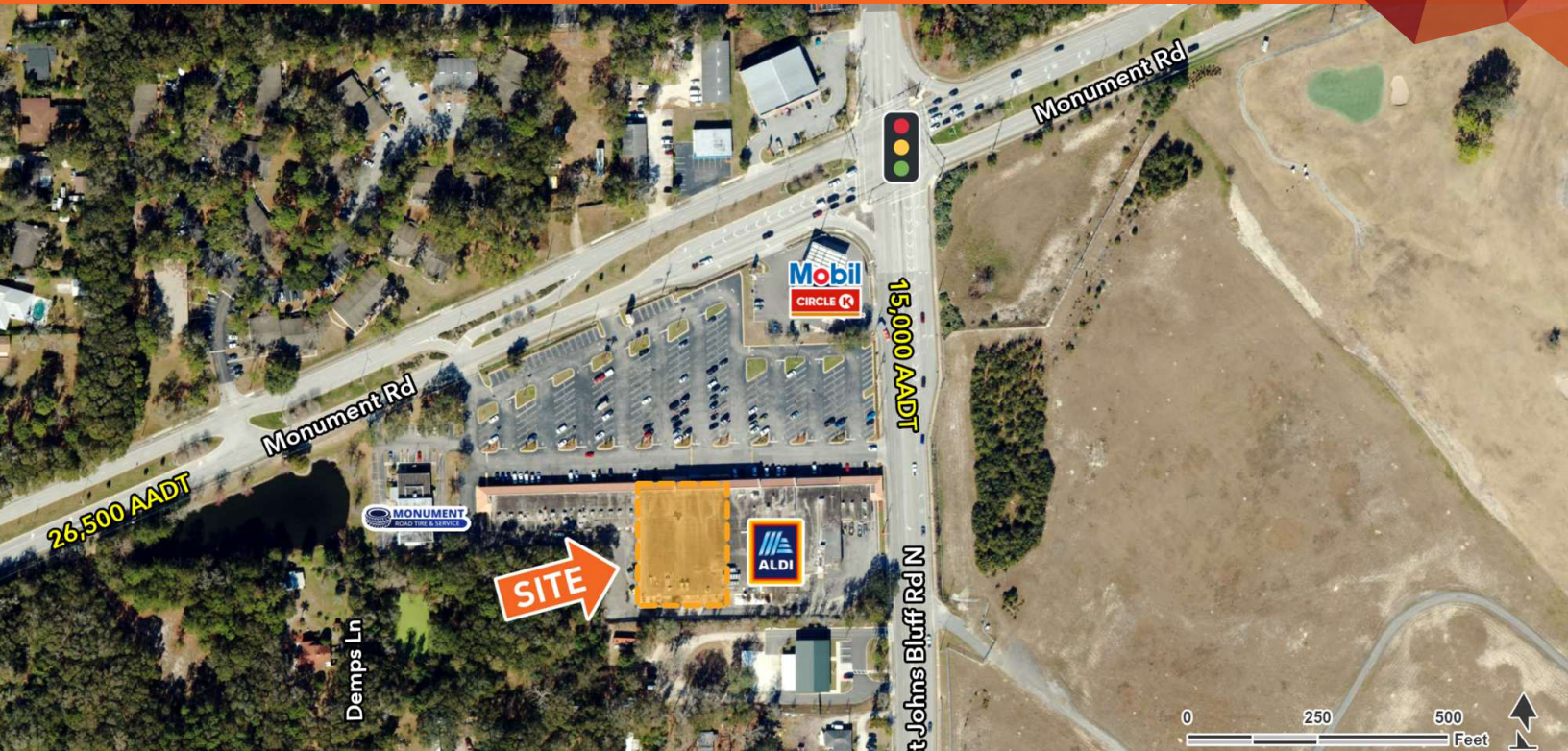


# ALDI EXCESS

# FOR LEASE

1531 MONUMENT RD., JACKSONVILLE, FL 32225




## LOCATION DESCRIPTION

Located in Monument Pointe Plaza just east of I-295 in the Arlington submarket of Jacksonville, FL

## PROPERTY HIGHLIGHTS

- 23,372 SF junior anchor box available for sublease with private loading dock
- Located at the signalized intersection of St Johns Bluff Rd and Monument Rd
- Situated among densely populated and well established residential neighborhoods of Ft Caroline and Hidden Hills
- Close proximity to Jacksonville Executive Craig Airport and the newly operational Amazon warehouse facility
- Traffic Counts: Monument Rd - 26,500 AADT; St Johns Bluff Rd - 15,000 AADT; I-295 - 80,000 AADT



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Total Population	7,331	73,512	184,283
2025 Daytime Population	5,251	61,494	156,647
2025 Total Households	3,065	29,004	73,800
2025 Average Household Income	\$90,844	\$100,038	\$96,763



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