



MARKETLINK
—COMMERCIAL—

JR. ANCHOR SPACE – FOR SUBLEASE

7960 US Hwy-1, Micco, FL 32976

PROPERTY HIGHLIGHTS

US-1 RETAIL CORRIDOR

- +/-19,768 SF Available
- +/-80 ft. of Frontage
- Est. Delivery Q4 2025 - Dominant grocery anchored center in trade area
- ALDI Opening Q4 2025
- Access to fully signalized intersection
- Shared monument signs on US-1 & Barefoot Blvd
- Over 12,000 Housing Units entitled within 5 Miles

2024 DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
Population	11,909	18,127	31,880
Average HH Income	\$95,367	\$107,170	\$105,131
Median Age	68.2	66.4	64.1

AREA CO-TENANTS

Coming Soon



DOLLAR
GENERAL



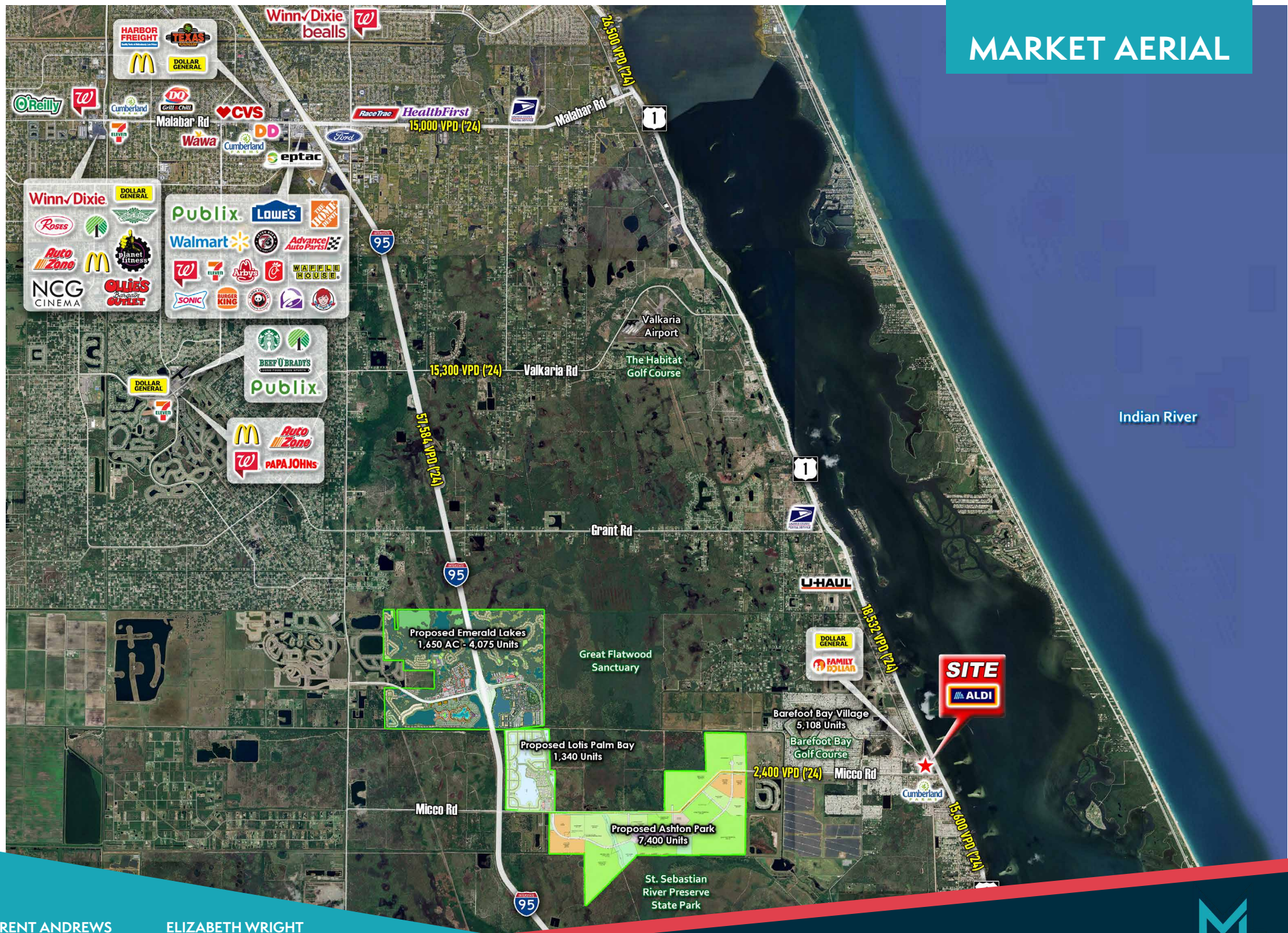
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MARKET AERIAL



Indian River

SITE
ALDI

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ZOOM AERIAL



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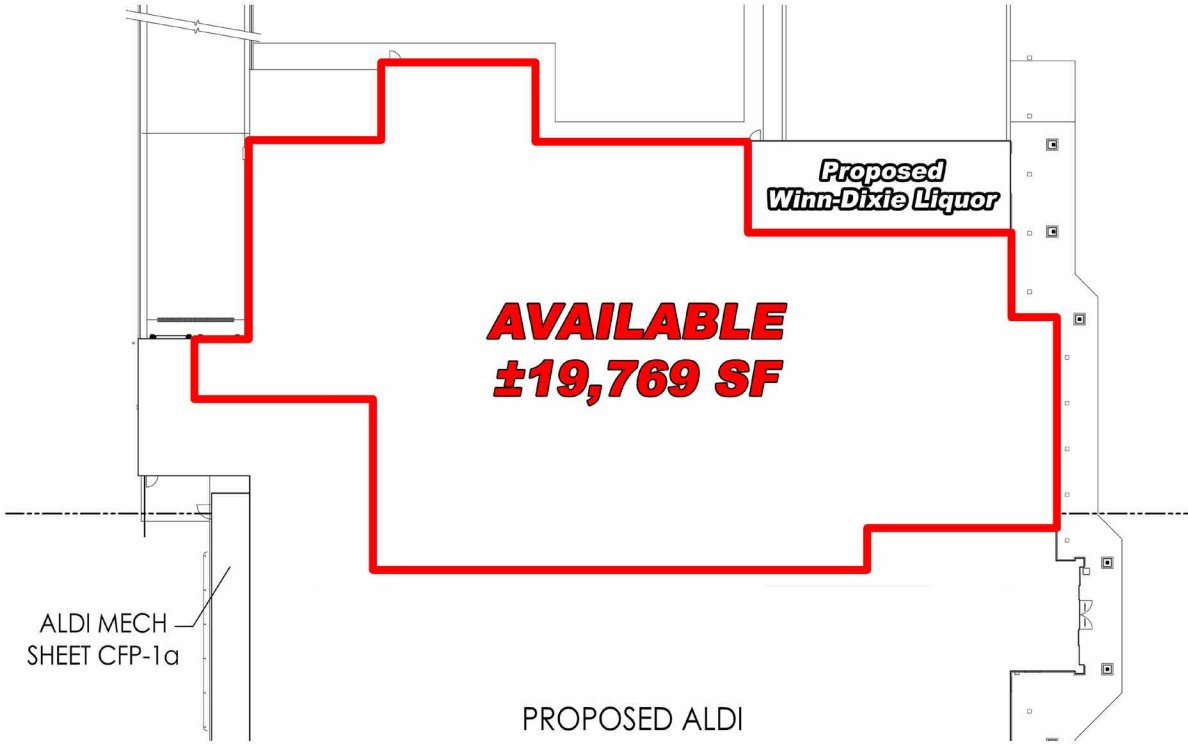
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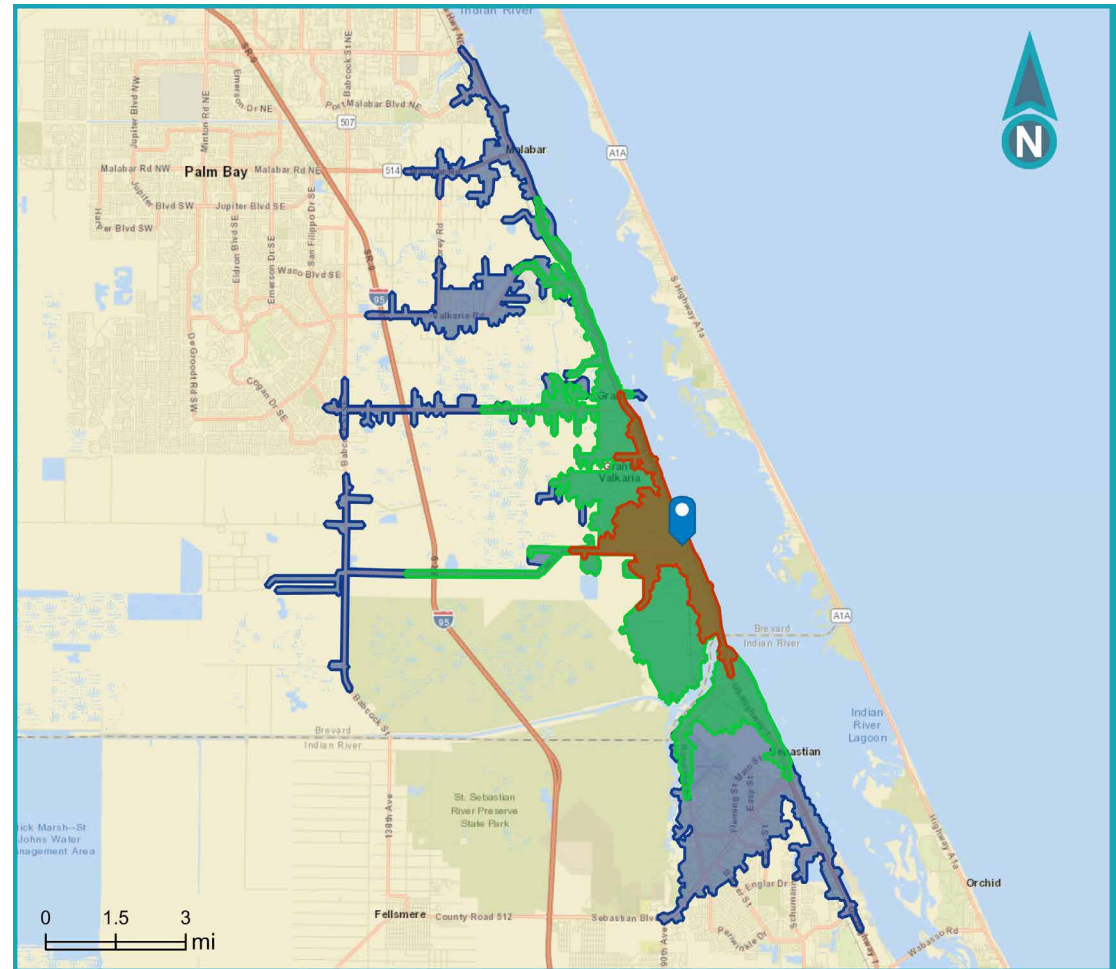
FLOOR PLAN & ELEVATION



DRIVETIME MAPS

2024 DEMOGRAPHICS

	5 MINUTE DRIVE TIME	10 MINUTE DRIVE TIME	15 MINUTE DRIVE TIME
	7,756 POPULATION	13,049 POPULATION	28,789 POPULATION
	4,461 HOUSEHOLDS	7,115 HOUSEHOLDS	14,462 HOUSEHOLDS
	6,646 DAYTIME POPULATION	13,873 DAYTIME POPULATION	27,668 DAYTIME POPULATION
	\$85,037 AVERAGE HH INCOME	\$90,062 AVERAGE HH INCOME	\$90,992 AVERAGE HH INCOME
	69.6 MEDIAN AGE	67.7 MEDIAN AGE	63.7 MEDIAN AGE



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