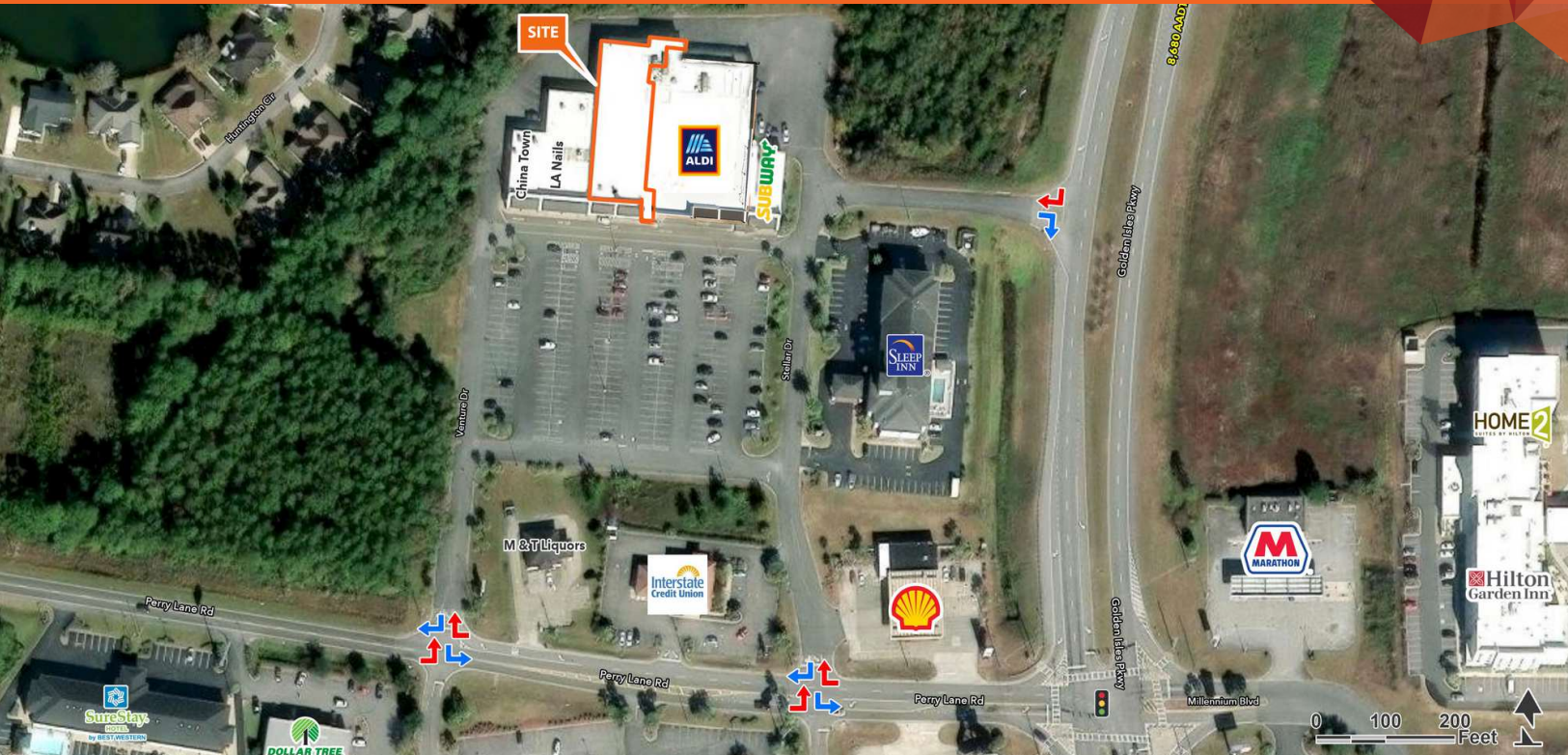


ALDI BRUNSWICK SUBLEASE

FOR LEASE

341 VENTURE DRIVE, BRUNSWICK, GA 31525

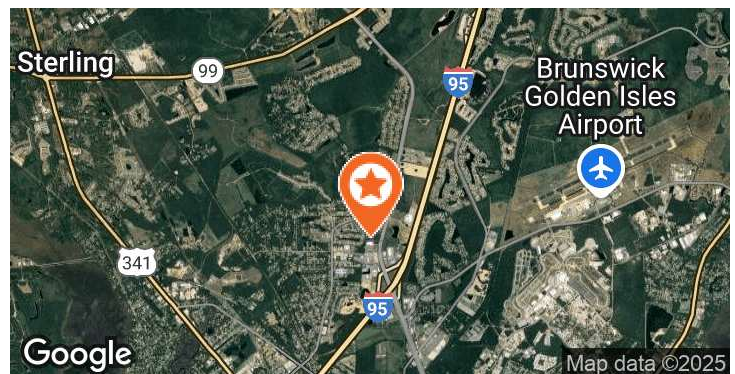



LOCATION DESCRIPTION

Located in Parkway Plaza directly off Golden Isles Parkway and I-95 (exit 38)

PROPERTY HIGHLIGHTS

- 14,625 SF junior anchor box with recessed truck dock available for sublease
- Located at the fully signalized intersection of Golden Isles Pkwy & Perry Lane Rd
- ~542 new residential units proposed within the immediate vicinity
- Adjacent to hotels and retailers such as Hilton Garden Inn, Best Western, Dollar Tree, Ace Hardware and more
- Traffic Counts: Golden Isles Pkwy - 10,681 AADT; I-95 - 64,500 AADT



 DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
2024 Total Population	23,750	42,650	81,381
2024 Median HH Income	\$63,141	\$58,981	\$64,419
2024 Daytime Population	21,866	39,435	81,888



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April 2025

