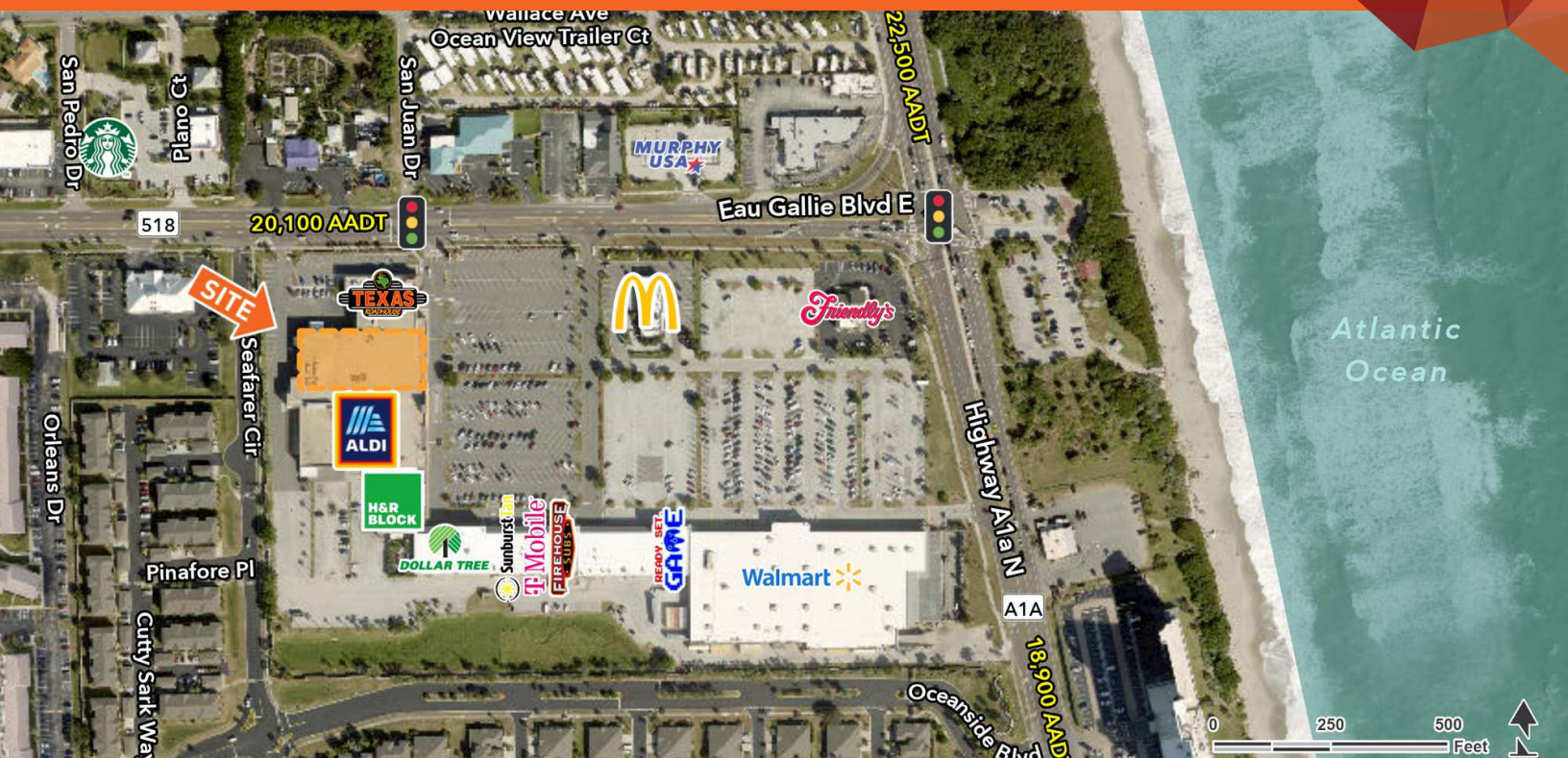


ALDI EXCESS SPACE

961 EAST EAU GALLIE BLVD. MELBOURNE, FL 32937

FOR SUBLEASE

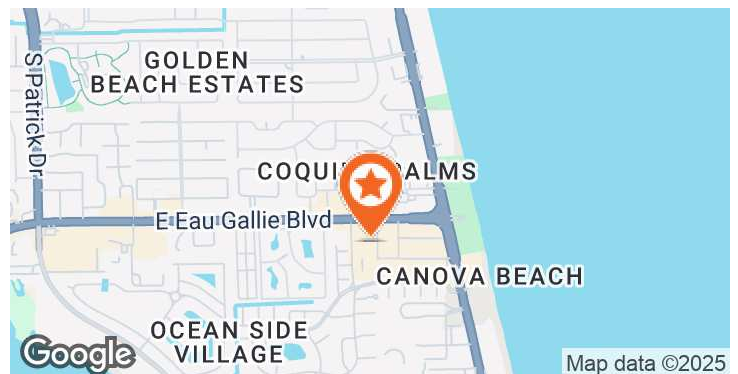



LOCATION DESCRIPTION

E. Eau Gallie Blvd and Jimmy Buffett Mem. Hwy.

PROPERTY HIGHLIGHTS

- Up to 29,995 Sq Feet
- Excellent Visibility
- Signalized Access
- Cotenants include Walmart Supercenter, ALDI, Dollar Tree
- Area retailers include Publix, Ross, Office Depot, Bealls, Pet Supermarket
- Traffic Counts (AADT): E. Eau Galle Blvd- 23,300 and Highway A1a N.- 22,000



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	9,085	30,373	80,767
Daytime Population	9,838	28,833	93,832
Total Household	4,406	13,648	36,780
Average HH Income	\$115,859	\$140,583	\$113,103



PATRICK FREASE

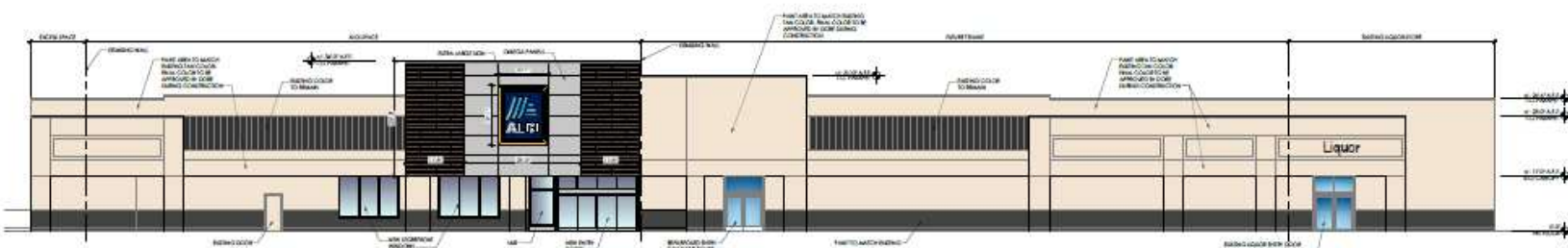
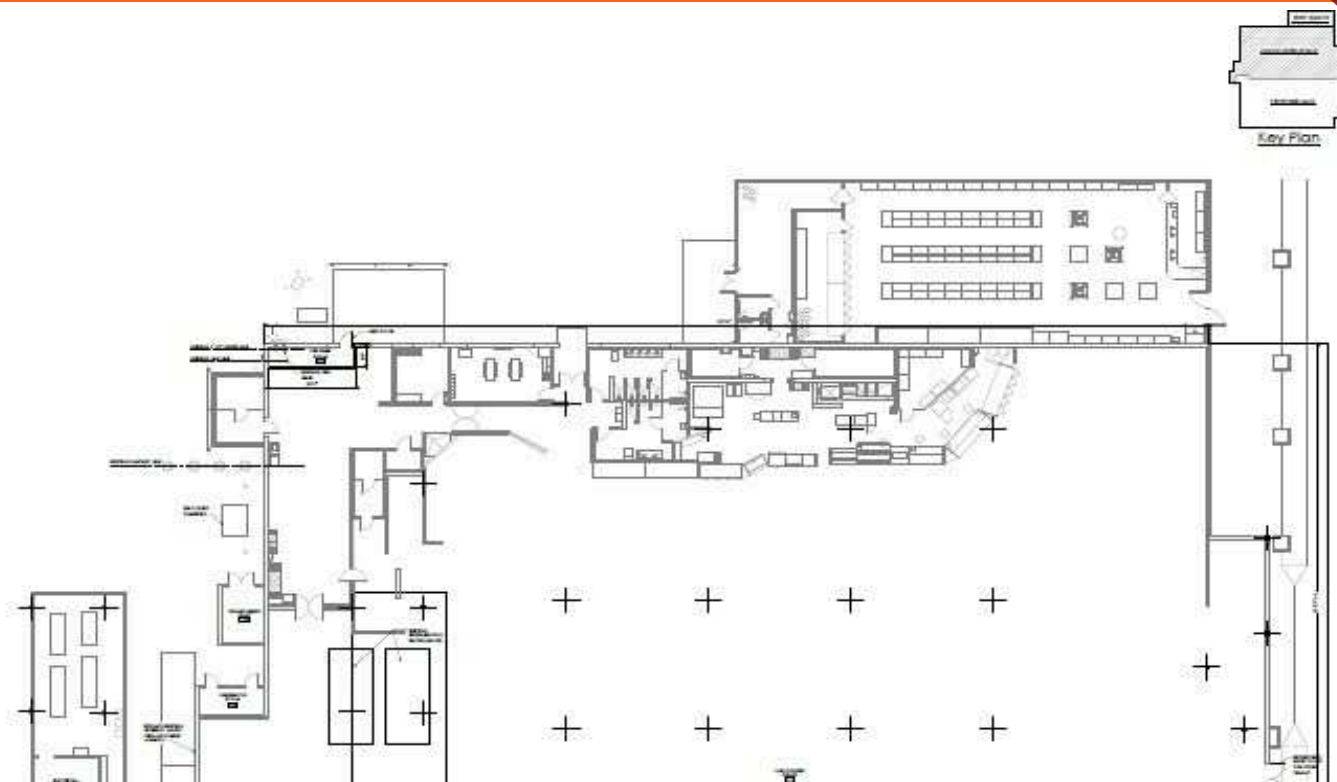
patrick.frease@tscg.com

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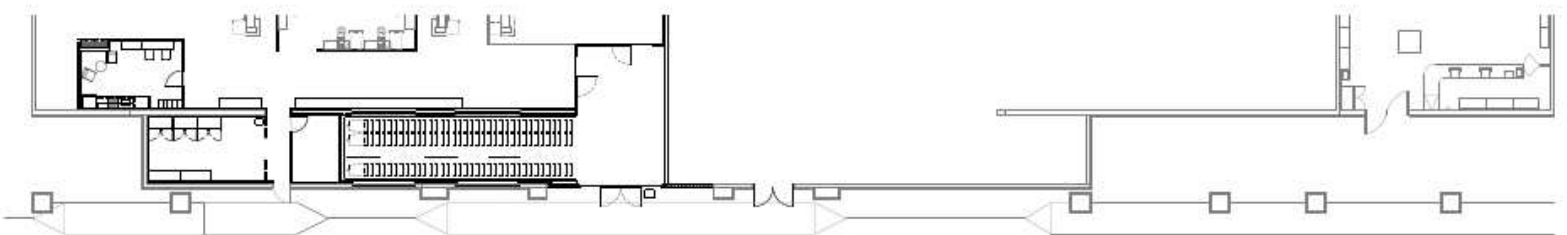
ALDI EXCESS SPACE

961 EAST EAU GALLIE BLVD. MELBOURNE, FL 32937

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Proposed ALDI Elevation
SCALE: 3/32" = 1'-0"



Proposed ALDI Floor Plan
SCALE: 3/32" = 1'-0"



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ALDI EXCESS SPACE

961 EAST EAU GALLIE BOULEVARD, MELBOURNE, FL 32937

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