

ALDI EXCESS

FOR LEASE

1209 ATLANTIC BLVD., NEPTUNE BEACH, FL 32266



LOCATION DESCRIPTION

Prime location in Penman Plaza on Atlantic Blvd., a high-traffic thoroughfare providing direct access to the Beaches

PROPERTY HIGHLIGHTS

- 22,284 SF anchor box available for sublease
- Located at the signalized intersection of Atlantic Blvd and Penman Rd in Neptune Beach
- Co-tenants include Aldi, Ace Hardware, Tire Kingdom, Vystar Credit Union and What-A-Burger
- Situated adjacent to the affluent beachside communities of Jacksonville with Average Household Incomes of ~\$150K within a 1 mi radius
- Traffic Counts: Atlantic Blvd - 37,500 AADT; Penman Rd - 6,100 AADT



| DEMOGRAPHICS | 3 MILES | 5 MILES | 10 MILES |
|-------------------------------|-----------|-----------|-----------|
| 2025 Total Population | 56,995 | 56,995 | 303,470 |
| 2025 Daytime Population | 56,027 | 126,833 | 316,444 |
| 2025 Average Household Income | \$145,370 | \$147,119 | \$127,093 |



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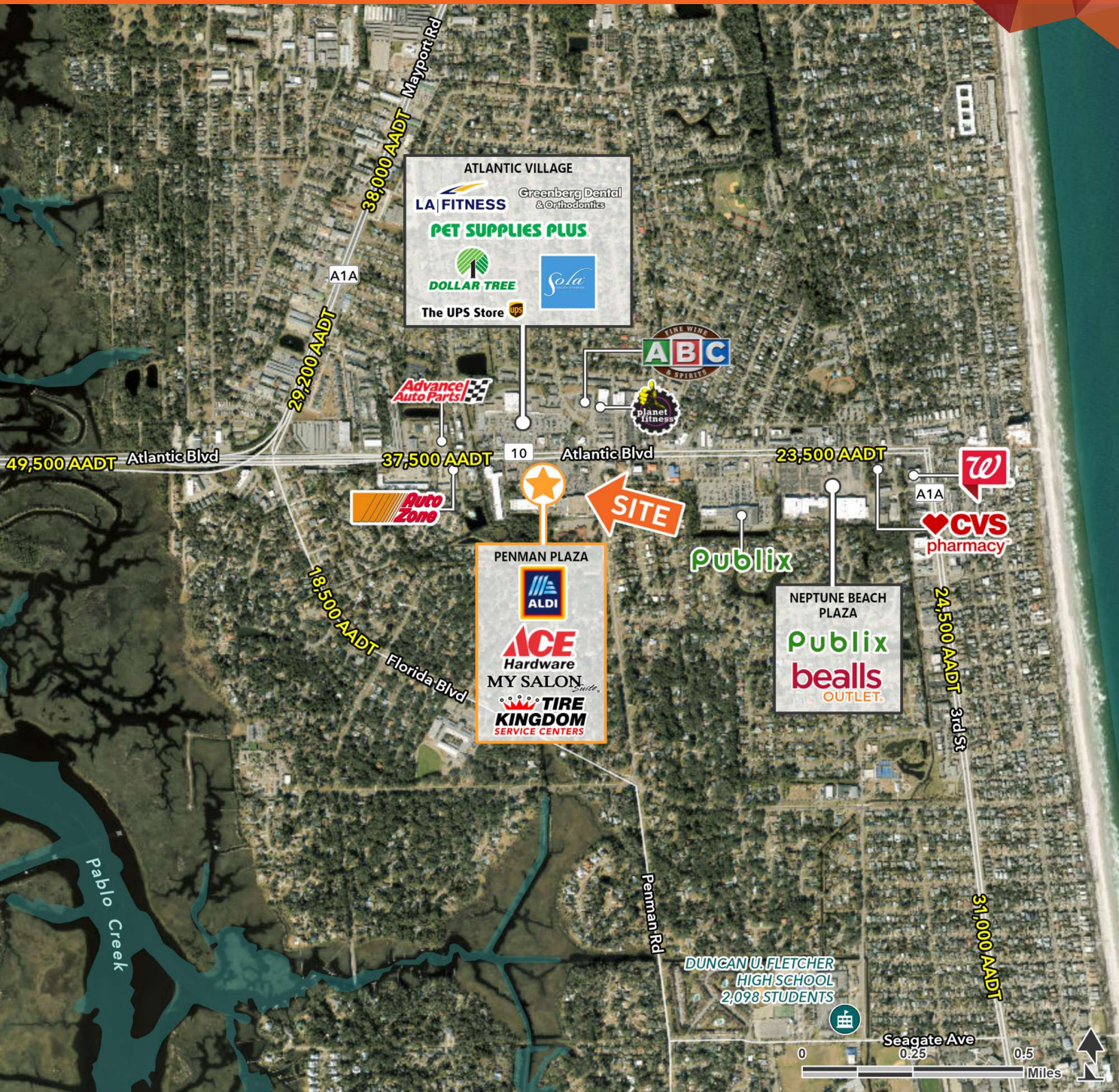
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