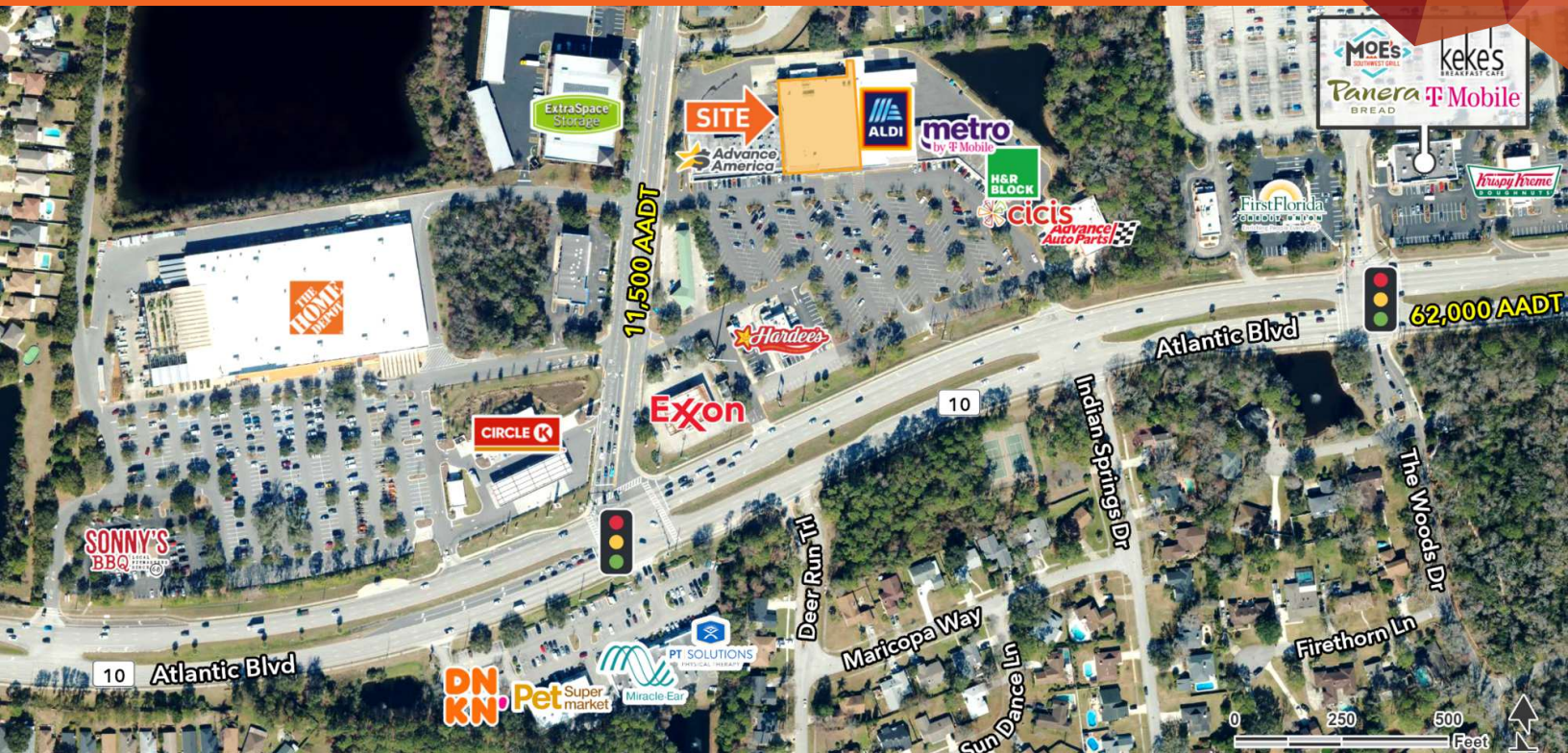


ALDI EXCESS

FOR LEASE

12777 ATLANTIC BLVD, JACKSONVILLE, FL 32225



LOCATION DESCRIPTION

Situated on Atlantic Blvd between Hodges and Kernan Blvd in close proximity to Jacksonville Beaches

PROPERTY HIGHLIGHTS

- 26,686 SF junior anchor box available for sublease
- Located at Girvin Plaza in the West Intracoastal submarket
- Signalized intersection and excellent visibility from Atlantic Blvd with over 62,000 AADT
- 79K+ total population in 3 mile radius
- Close proximity to national and local retailers including Aldi, Home Depot, Lowes and Publix



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Total Population	12,016	79,110	192,484
2025 Daytime Population	9,267	58,680	181,036
2025 Average Household Income	\$111,773	\$129,633	\$126,137



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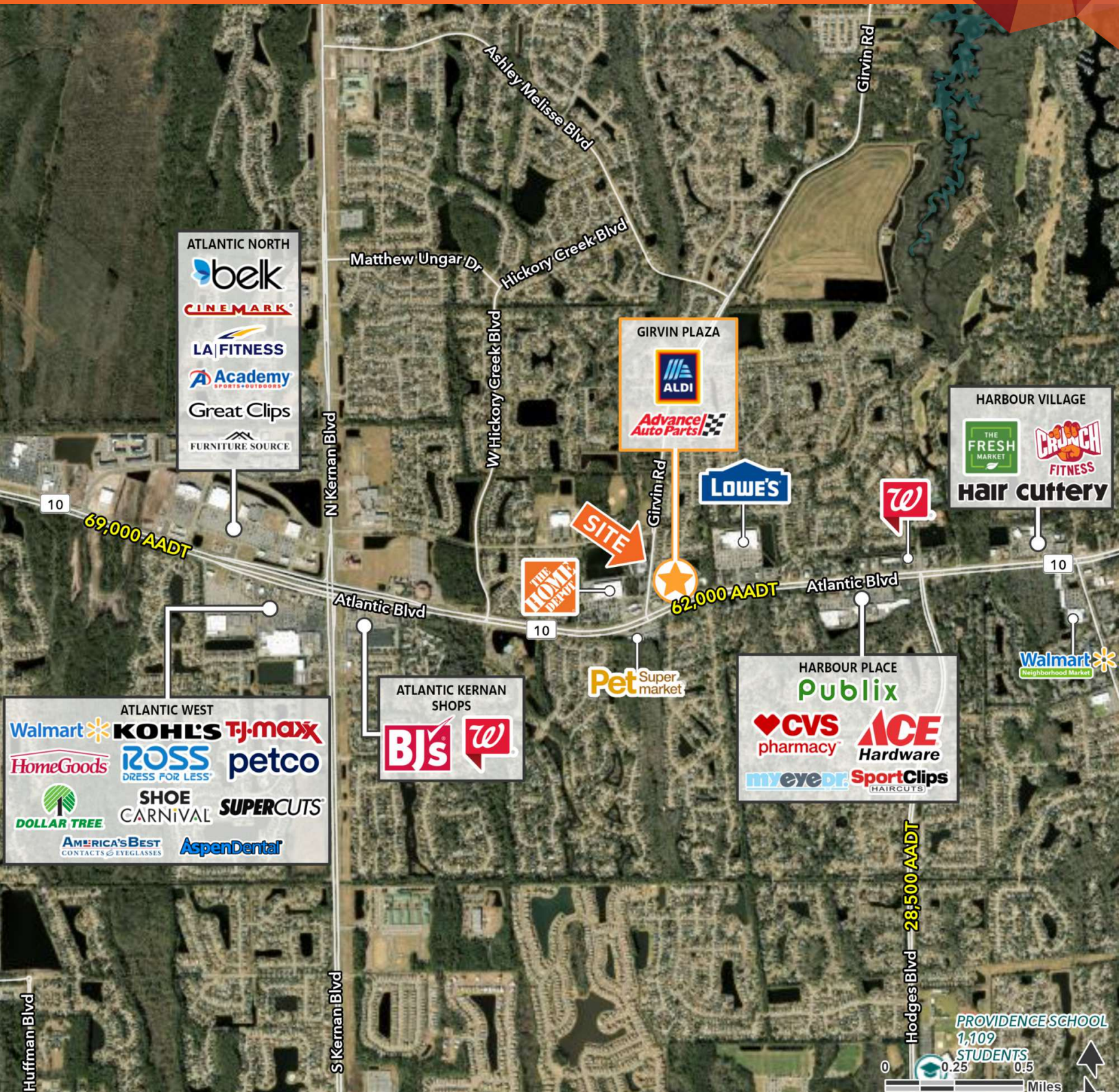
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