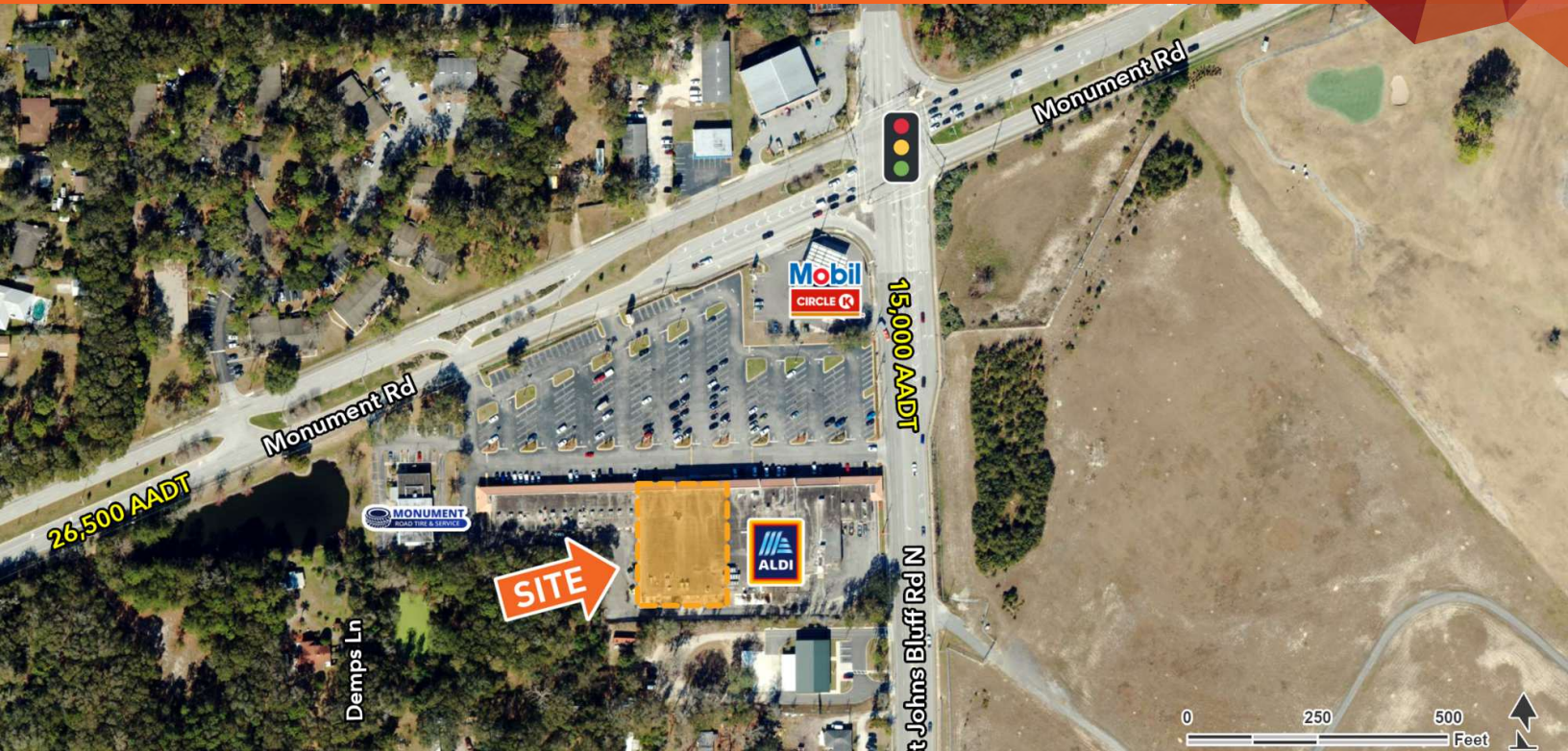


ALDI EXCESS

FOR LEASE

1531 MONUMENT RD., JACKSONVILLE, FL 32225



LOCATION DESCRIPTION

Located in Monument Pointe Plaza just east of I-295 in the Arlington submarket of Jacksonville, FL

PROPERTY HIGHLIGHTS

- 23,372 SF junior anchor box available for sublease with private loading dock
- Located at the signalized intersection of St Johns Bluff Rd and Monument Rd
- Situated among densely populated and well established residential neighborhoods of Ft Caroline and Hidden Hills
- Close proximity to Jacksonville Executive Craig Airport and the newly operational Amazon warehouse facility
- Traffic Counts: Monument Rd - 26,500 AADT; St Johns Bluff Rd - 15,000 AADT; I-295 - 80,000 AADT



DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
2025 Total Population	7,331	73,512	184,283
2025 Daytime Population	5,251	61,494	156,647
2025 Average Household Income	\$90,844	\$100,038	\$96,763



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FOR LEASE

AVAILABLE
23,372 SF

ALDI

The floor plan shows a large rectangular area with an orange border and fill, indicating the available space. The area is labeled 'AVAILABLE 23,372 SF'. To the right of the main area is a smaller rectangular section labeled 'ALDI' with a blue and white logo. The plan includes various dimensions and structural details, such as walls, doors, and windows. The overall dimensions of the main area are 130'-5" by 108'-10 1/2". The Aldi section is 60'-7 1/2" by 22'-0". The plan also shows a parking lot area with several cars parked, and a loading dock area with a truck. The plan is oriented with the main area on the left and the Aldi section on the right. The overall dimensions of the entire site are 134'-7" by 108'-10 1/2".



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