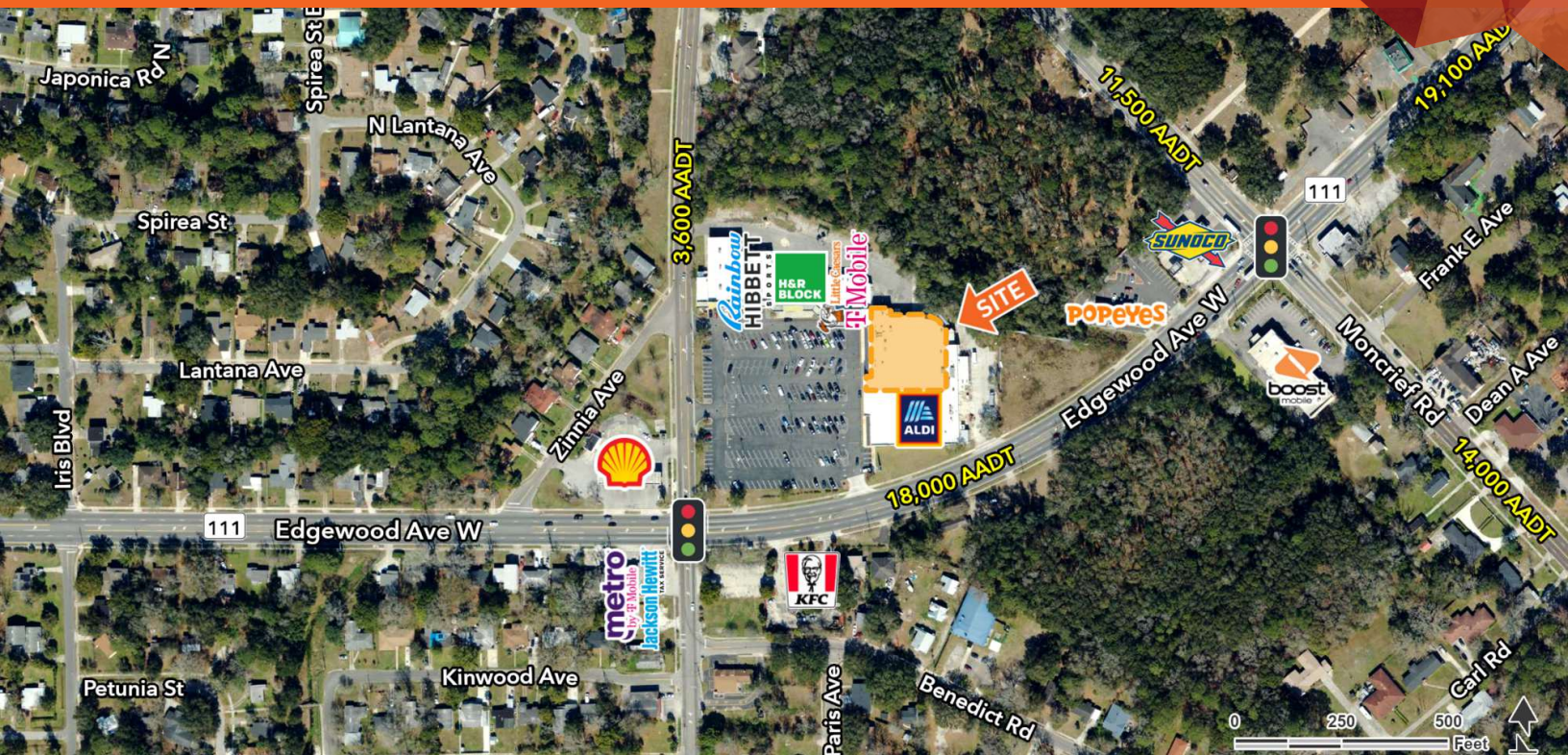


ALDI EXCESS

FOR LEASE

2261 EDGEWOOD AVE W, JACKSONVILLE, FL 32209



LOCATION DESCRIPTION

Located at Edgewood Square in the northwest submarket of Jacksonville just west of Moncrief Rd

PROPERTY HIGHLIGHTS

- 21,951 SF junior anchor box available for sublease
- Space includes private loading dock with pit leveler
- Well positioned at the signalized intersection of Edgewood Ave and Ave B St
- Located minutes from 1-95 and near major commercial and retail nodes
- Cotenants include Aldi, Rainbow Shops and Hibbett
- Traffic Counts: Edgewood Ave - 18,000 AADT; Moncrief Rd - 11,500 AADT; Ave B St - 3,600 AADT



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Total Population	8,936	77,830	164,262
2025 Daytime Population	7,743	70,147	237,016
2025 Average Household Income	\$59,140	\$54,011	\$64,636



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This aerial map illustrates the Gateway Town Center area, highlighting traffic volume (AADT) and the presence of various retail and commercial establishments. The map includes the following details:

- Traffic Volume (AADT):**
 - Edgewood Ave W: 18,000 AADT (near Avenue B St), 19,100 AADT (near Moncrief Rd W), 28,000 AADT (near Edgewood Ave W).
 - Moncrief Rd W: 16,300 AADT.
 - Edgewood Ave W: 29,500 AADT.
 - Len Turner Rd: 107,000 AADT.
 - 115: 14,800 AADT.
 - 117: 126,000 AADT.
 - Nonwood Ave: 14,800 AADT.
 - 26th St W: 27,500 AADT.
 - W 20th St Expy: 27,500 AADT.
 - Fairfax St: 27,500 AADT.
 - Alameda St: 17,200 AADT.
 - 45th St W: 14,000 AADT.
 - Moncrief Rd: 25,000 AADT.
- Retail and Commercial Locations:**
 - ALDI** (highlighted with a star icon)
 - Rainbow FAMILY DOLLAR** (multiple locations)
 - Winn-Dixie**
 - HIBBETT SPORTS**
 - five BELOW**
 - Walmart**
 - Auto Zone**
 - DOLLAR GENERAL**
 - O'Reilly AUTO PARTS**
 - Advance Auto Parts**
 - save a lot**
 - CITI RENDS**
 - planet fitness**
- Landmarks and Infrastructure:**
 - JEAN RIBAUT HIGH SCHOOL** (1,373 STUDENTS)
 - BRENTWOOD GOLF COURSE** (9 HOLES)
 - Interstate 95**
 - Highway 111**
 - Highway 115**
 - Highway 117**
 - Moncrief Rd W**
 - Edgewood Ave W**
 - Len Turner Rd**
 - Nonwood Ave**
 - Golfair Blvd**
 - Moncrief Rd**
 - Alameda St**
 - 45th St W**
 - 26th St W**
 - W 20th St Expy**
 - Fairfax St**
 - J Canal St**
- Scale and Orientation:**
 - Scale: 0 to 0.5 Miles.
 - North arrow pointing up.



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