

ALDI EXCESS

FOR LEASE

6060-10 FORT CAROLINE RD., JACKSONVILLE, FL 32277



LOCATION DESCRIPTION

Prominent location along Ft Caroline Rd just east of the University Blvd N intersection in the Arlington submarket

PROPERTY HIGHLIGHTS

- 24,269 SF junior anchor box available for sublease
- Located at the signalized intersection of Ft Caroline Rd and University Club Blvd
- Less than 2 miles from Jacksonville University with ~4K students and ~800 staff adding both demand and potential for retail services
- National cotenants include Aldi, McDonalds, Planet Fitness and Citi Trends
- Traffic Counts: Ft Caroline Rd - 13,000 AADT; Rogero Rd - 7,400 AADT; University Blvd N - 17,400 AADT



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Total Population	15,832	63,851	159,814
2025 Daytime Population	11,245	50,754	205,149
2025 Average Household Income	\$73,767	\$76,161	\$74,098



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FT. CAROLINE TRADING POST

ALDI **planet fitness** **CITI TRENDS**

DOLLAR GENERAL **DOLLAR TREE** **JACKSONVILLE CLASSICAL ACADEMY** **CVS pharmacy** **Publix** **Pet Supermarket** **CH2Z FITNESS** **HIBBETT SPORTS** **The UPS Store** **LAKE LUCINA S.C.** **Auto Zone** **JACKSONVILLE UNIVERSITY** **4,213 STUDENTS**

Fort Caroline Rd **Rogers Rd** **Merrill Rd** **Cesery Blvd** **University Blvd N** **Townsend Blvd**

17,400 AADT **21,000 AADT** **27,000 AADT** **13,000 AADT** **16,000 AADT** **13,500 AADT**

109 **109** **109**

0 0.1 0.2 Miles



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