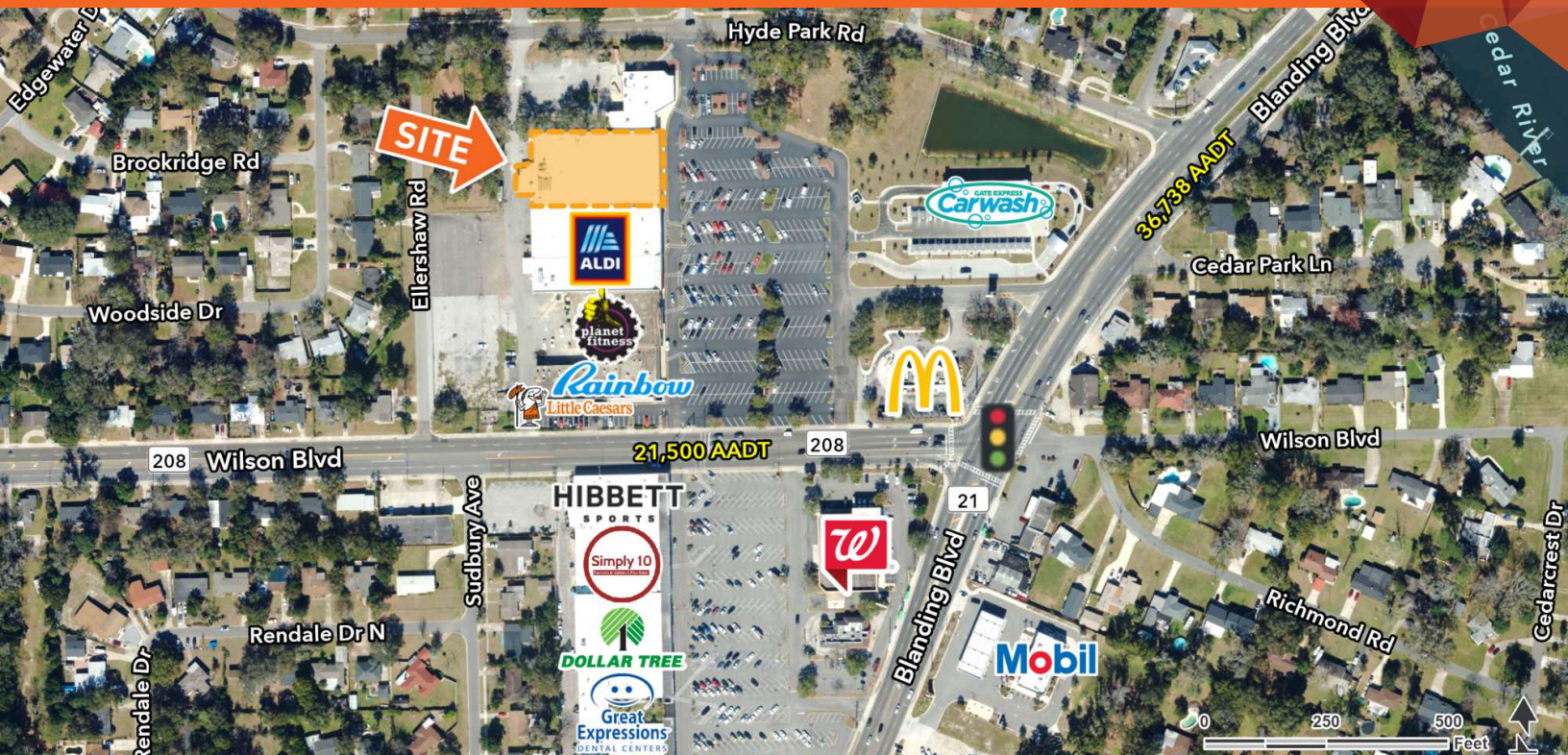


ALDI EXCESS

FOR LEASE

3538 BLANDING BLVD., JACKSONVILLE, FL 32210




LOCATION DESCRIPTION

Located in Cedar Hills Shopping Center along heavily traveled Blanding Blvd corridor

PROPERTY HIGHLIGHTS

- 35,075 SF junior anchor box available for sublease
- Located at the signalized intersection of Blanding Blvd and Wilson Blvd
- Cotenants include Aldi, Planet Fitness, Dollar Tree, Rainbow and more
- Within 5 miles of NAS Jax, the largest Navy base in the Southeast
- Traffic Counts: Blanding Blvd: 31,500 AADT; Wilson Blvd: 21,500 AADT



 DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
2024 Total Population	85,019	174,784	566,305
2024 Median HH Income	\$57,268	\$59,173	\$61,792
2024 Daytime Population	71,311	166,437	655,698



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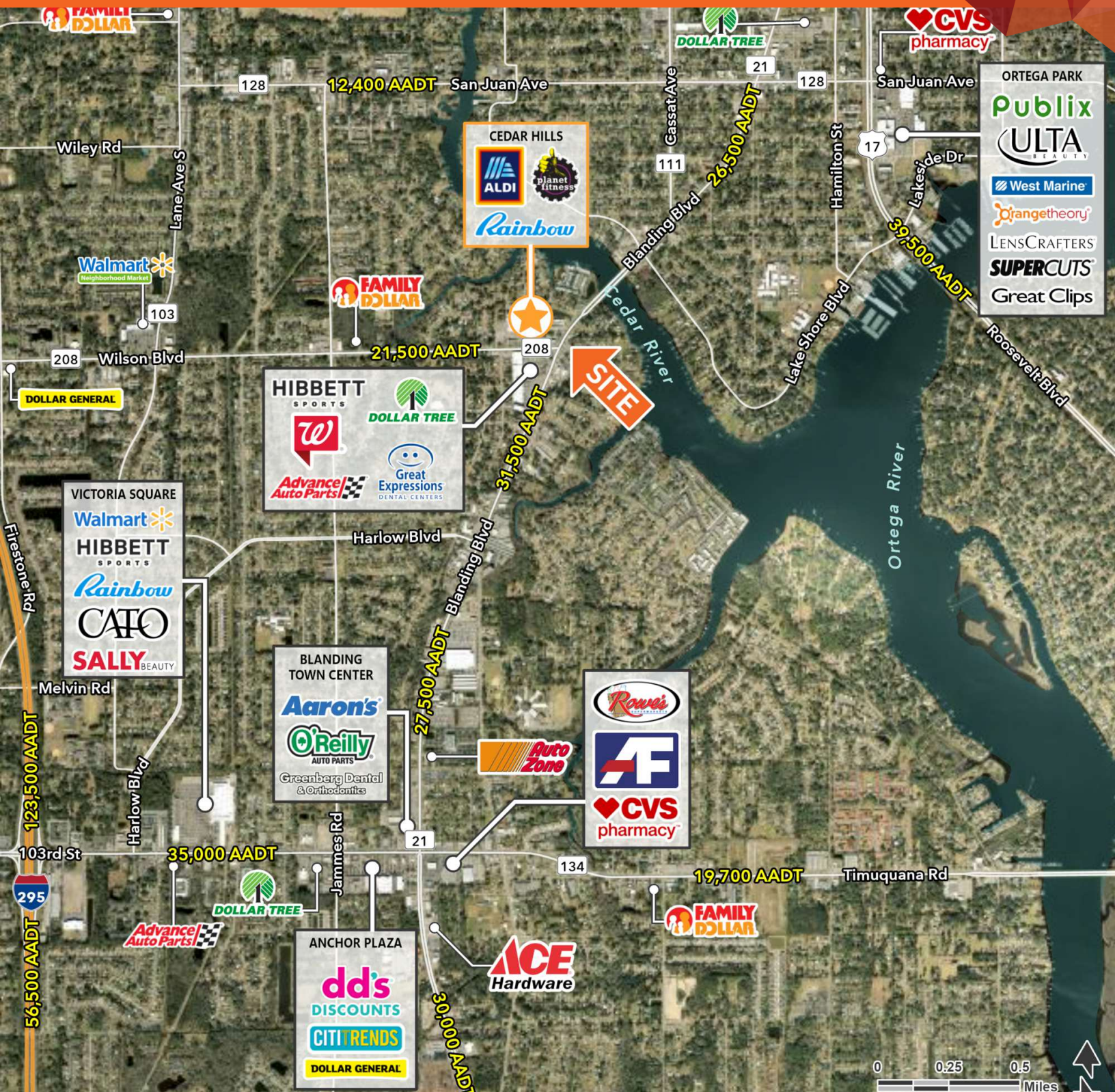
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