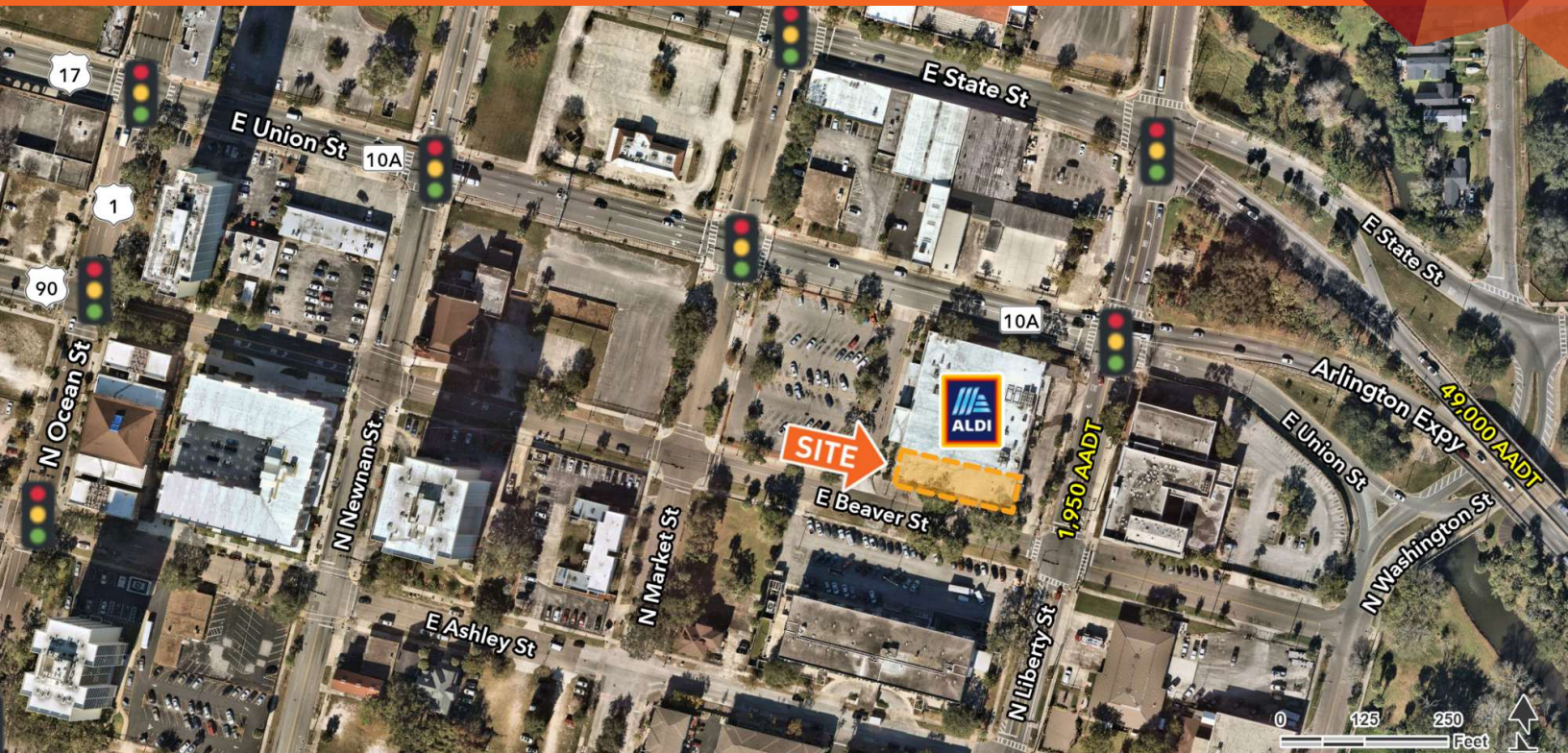


ALDI EXCESS

FOR LEASE

777 N MARKET ST, JACKSONVILLE, FL 32202




LOCATION DESCRIPTION

Retail opportunity with commuter traffic from I-95, Matthews Bridge and Arlington Expressway

PROPERTY HIGHLIGHTS

- 6,485 SF retail space available for sublease in high traffic area
- Fully signalized intersection of Market Street and Union Street
- Less than 1 mi from Jacksonville's sports and entertainment hub including VyStar Veterans, Daily's Place and EverBank Stadium
- ~53K daytime employees in the immediate downtown area
- Less than 2 mi from the \$300M future UF Tech and Innovation Campus
- Close proximity to Emerald Trail comprised of 30 miles of trails, greenways and parks that will encircle Jacksonville's urban core



 DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
2024 Total Population	79,356	218,523	637,904
2024 Median HH Income	\$39,490	\$74,488	\$83,410
2024 Daytime Population	176,231	310,124	768,119



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**AVAILABLE
6,485 SF**



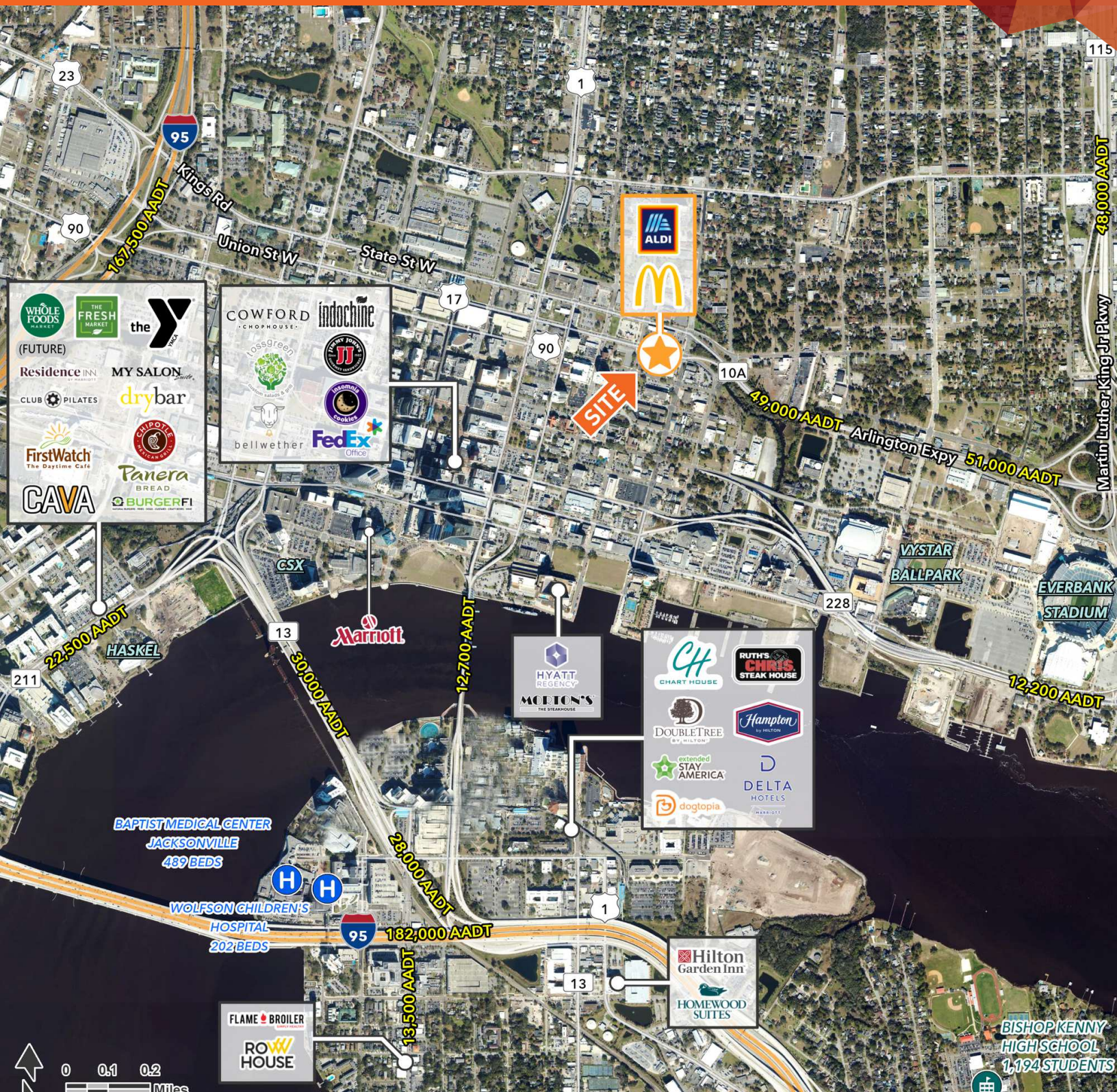
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