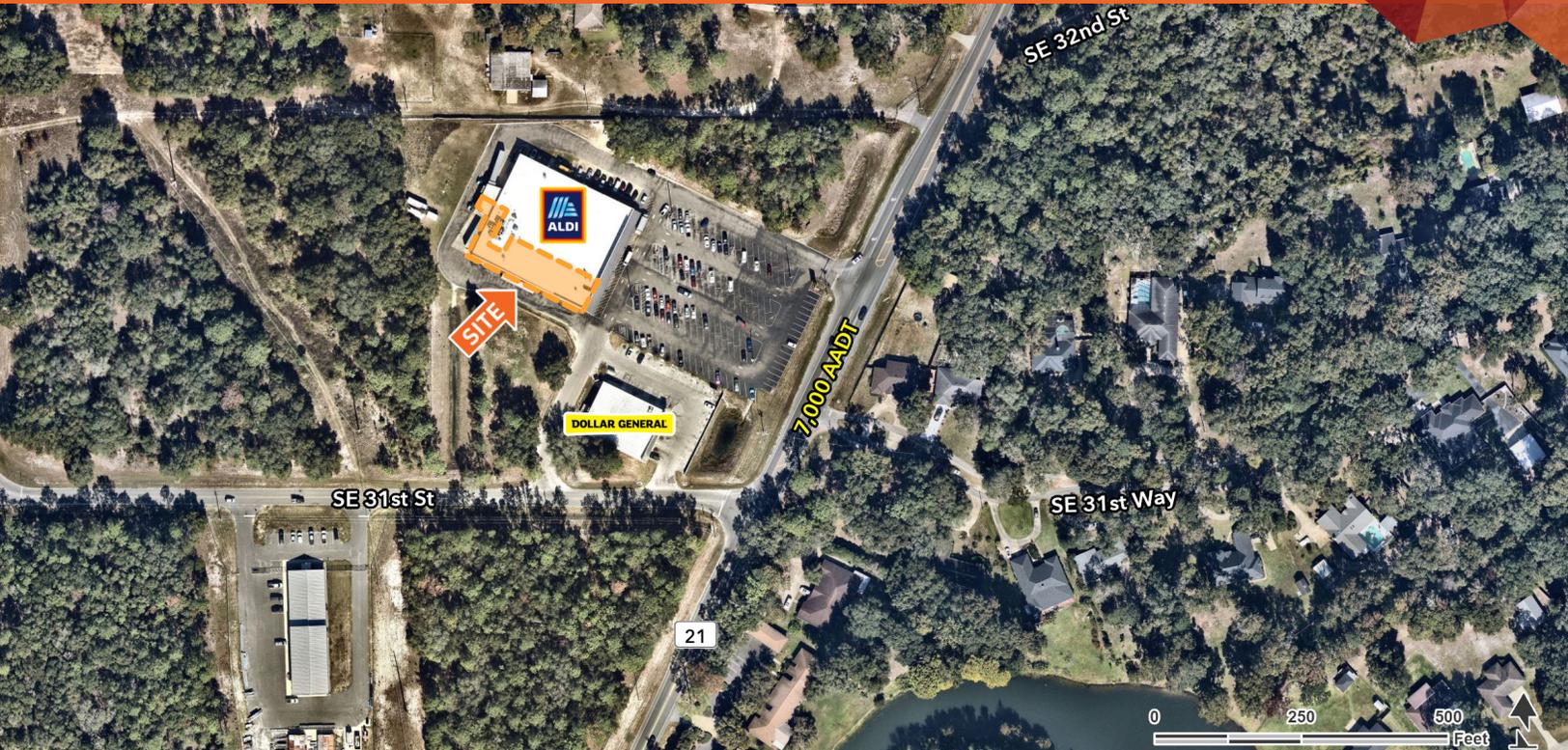


ALDI EXCESS

FOR LEASE

3212 STATE ROAD 21, MELROSE, FL 32666



LOCATION DESCRIPTION

Located along State Road 21 (SR 21), a major north - south thoroughfare through Melrose connecting to Keystone Heights, Gainesville, and Palatka.

PROPERTY HIGHLIGHTS

- 9,057 SF retail space available for sublease
- Join newly renovated Aldi coming 2027
- Surrounding area includes established and growing residential neighborhoods in Melrose and south Keystone Heights, supporting everyday retail and service demand
- Limited retailers in the immediate market, creating strong demand for neighborhood-serving uses



 DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
2025 Total Population	7,845	15,436	28,464
2025 Daytime Population	7,118	12,891	21,843
2025 Average HH Income	\$98,259	\$91,846	\$88,498



ALISON MAAS

Alison.Maas@tscg.com
904.723.8759

KELLY PULIGNANO

kelly.pulignano@tscg.com
904.899.0446

ALDI EXCESS

3212 STATE ROAD 21, MELROSE, FL 32666

FOR LEASE



ALISON MAAS

Alison.Maas@tscg.com
904.723.8759

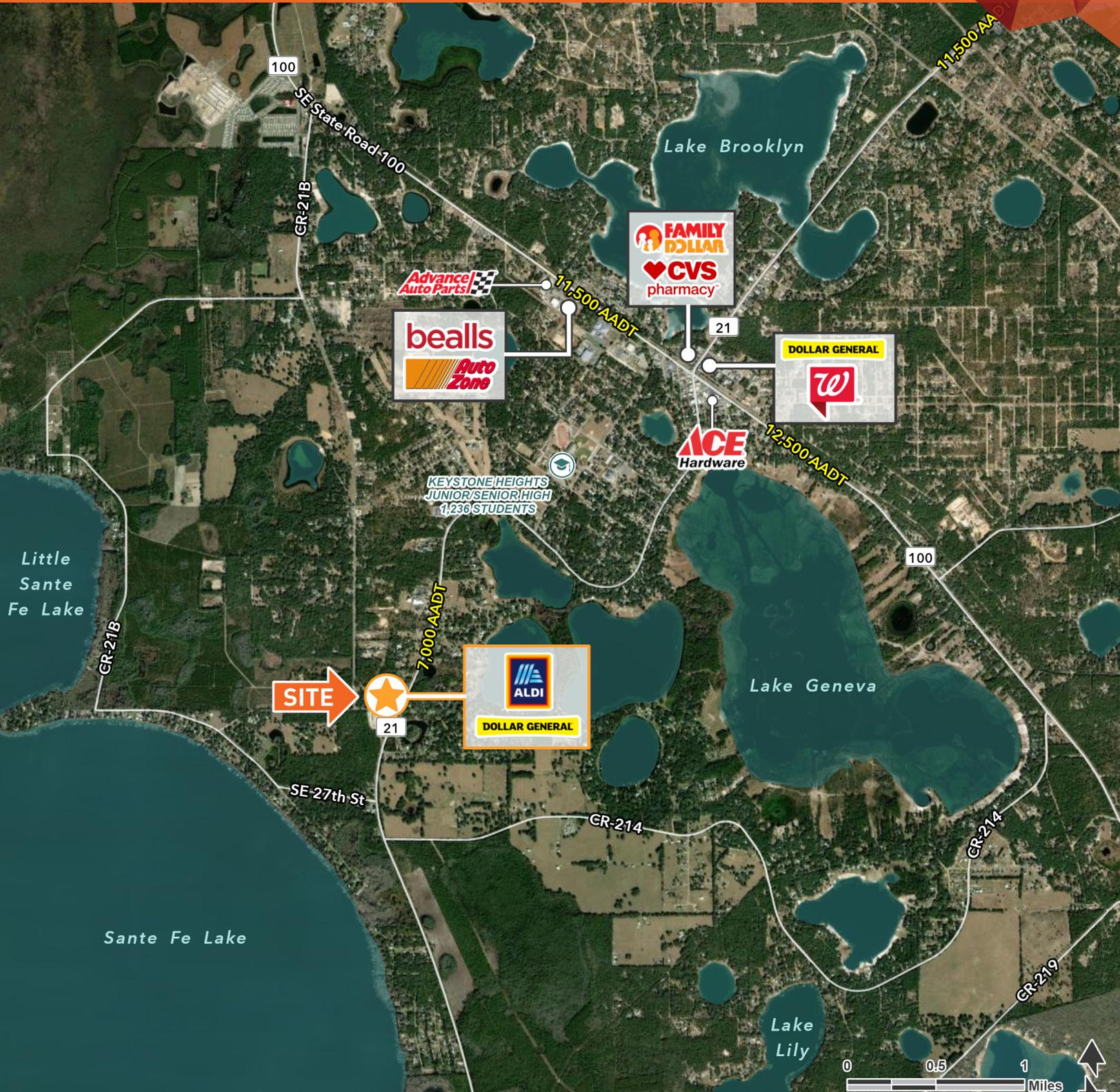
KELLY PULIGNANO

kelly.pulignano@tscg.com
904.899.0446

ALDI EXCESS

FOR LEASE

3212 STATE ROAD 21, MELROSE, FL 32666



ALISON MAAS

Alison.Maas@tscg.com
904.723.8759

KELLY PULIGNANO

kelly.pulignano@tscg.com
904.899.0446