

# ALDI SUBLEASE OPPORTUNITY

# FOR LEASE

3319 GULF BREEZE PARKWAY, GULF BREEZE, FL 32563



## LOCATION DESCRIPTION

Nestled in a prime retail destination, the area offers a perfect blend of coastal charm and urban convenience. With its proximity to popular attractions like Gulf Breeze Zoo, Gulf Islands National Seashore, and Shoreline Park, tenants will have access to a steady flow of foot traffic and a captive audience of local residents and tourists. The location is surrounded by a diverse mix of dining, shopping, and entertainment options, making it an ideal spot for retailers looking to establish a strong presence in this thriving market.



## PROPERTY HIGHLIGHTS

- Located along Gulf Breeze Parkway with visibility to 50,000 VPD
- Co-Tenancy with ALDI
- Loading dock available
- Call for more information

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	18,621	25,211	41,215
DAYTIME POPULATION	15,692	24,735	39,251
HOUSEHOLDS	7,617	10,335	17,513
AVERAGE HH INCOME	\$139,391	\$142,808	\$138,105



**KATHY DENNIS, CCIM**

kathy.dennis@tscg.com

205.776.6708

# ALDI SUBLEASE OPPORTUNITY

# FOR LEASE

3319 GULF BREEZE PARKWAY, GULF BREEZE, FL 32563



**KATHY DENNIS, CCIM**

kathy.dennis@tscg.com

205.776.6708