



Proposed ALDI Elevation
SCALE: 3/32" = 1'-0"

**AVAILABLE FOR
SUBLEASE**

11310 US-301
Bellevue, FL 34420

PROPERTY HIGHLIGHTS

- Available: 19,005 SF
- ±90' of frontage | ±20' clear height
- Access to signalized intersection (43,500 AADT)
- Delivery Q1 2027

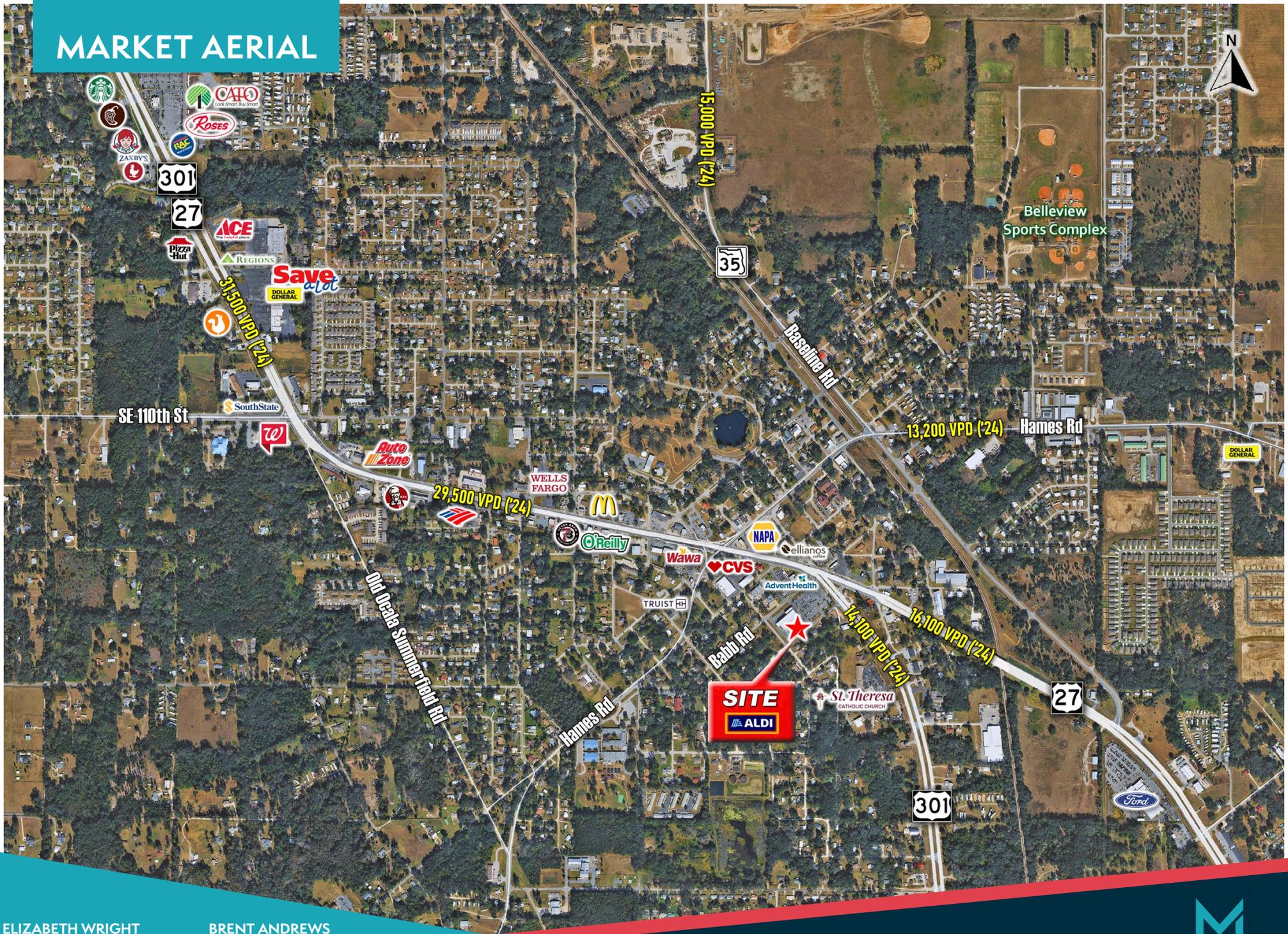


2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	4,986	22,585	63,654
Median HH Income	\$55,133	\$61,101	\$61,996
Median Age	44.2	43.3	44.8

AREA TENANTS



MARKET AERIAL



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ZOOM AERIAL



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FLOOR PLAN



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DRIVETIME MAP

2025 DEMOGRAPHICS

	5 MINUTE DRIVE TIME	10 MINUTE DRIVE TIME	15 MINUTE DRIVE TIME
 POPULATION	8,917	36,718	91,166
 HOUSEHOLDS	3,712	15,028	37,922
 DAYTIME POPULATION	8,772	29,111	77,231
 AVERAGE HH INCOME	\$70,986	\$77,392	\$79,494
 MEDIAN AGE	43.4	45.3	48.0

