

ALDI SUBLEASE OPPORTUNITY

FOR LEASE

4478 MARKET STREET, MARIANNA, FL 32446



LOCATION DESCRIPTION

Located at the heart of this bustling city, the property offers unparalleled opportunities for retail success. Surrounding the area, you'll find prime shopping destinations, including Rivertown Market, and a variety of popular dining options. With its rich cultural heritage and strong community spirit, Marianna provides the perfect backdrop for a retail or street retail tenant to thrive.



PROPERTY HIGHLIGHTS

- Located along Market Street with visibility to over 20,300 VPD
- Co-Tenancy with ALDI
- Loading dock available
- Call for more information

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	9,421	13,857	15,900
DAYTIME POPULATION	13,358	17,308	19,962
HOUSEHOLDS	3,700	4,903	5,839
AVERAGE HH INCOME	\$76,766	\$79,978	\$80,065



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