

 **GOOGLE MAPS**
[CLICK HERE](#)



REPRESENTATIVE IMAGE

NET LEASE INVESTMENT OFFERING



ALDI (11-Year Extension - NNN)

2629 Crawfordville Hwy
Crawfordville, FL 62327 (Tallahassee MSA)



Table of Contents

Offering	1
Executive Summary	
Investment Highlights	
Property Overview	
Market	4
Photographs	
Aerial	
Site Plan	
Map	
Location	8
Location Overview	
Demographics	
Tenant	9
Tenant Overview	



Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Aldi property positioned within the Tallahassee MSA in Crawfordville, Florida. In August 2024, Aldi assumed the lease for this location from Winn-Dixie who has been successfully operating here since 1996. At the time of assumption, Aldi signed a new 11-year extension through August 2035 demonstrating commitment. The lease is absolute triple net which presents no landlord responsibilities. The lease features six 5-year renewal options and a new corporate guaranty from Aldi. In the coming months, the store façade will be renovated to reflect ALDI branding.

The 46,922 square-foot building benefits from its position along Crawfordville Highway which experiences over 17,500 vehicles per day. The corridor is occupied by several nationally recognized retailers that include Ace Hardware, AutoZone, Advance Auto Parts, McDonald's, Walgreens, CVS, VCA, NAPA and many others. Additionally, the surrounding population earns a six-figure average household income within a three-mile radius (\$105,530). There are over 31,600 people living within ten miles of the asset.

ALDI, founded in 1946 in Germany, is a leading global grocery retailer with over 2,000 U.S. stores and more than 11,000 locations worldwide. Known for its streamlined, cost-effective approach, ALDI offers high-quality, private-label products at competitive prices, attracting a loyal customer base. The company is rapidly expanding across the U.S., with plans to reach 2,500 stores by 2024, emphasizing renovated stores and enhanced e-commerce. ALDI is also committed to sustainability, aiming for 100% sustainable packaging for its exclusive brands by 2025.

Investment Highlights

- » Recent 11-year lease extension
- » Positioned within the Tallahassee MSA
- » Long and successful grocery operating history since 1996
- » Income tax free state
- » NNN – no landlord responsibilities
- » Corporate guarantee from Aldi, Inc.
- » Located along Crawfordville Highway (17,500 VPD)
- » Six-figure average household income within three miles (\$105,530)
- » Over 31,600 people live within a ten-mile radius
- » Neighboring retailers include Ace Hardware, AutoZone, Advance Auto Parts, McDonald's, Walgreens, CVS, VCA, NAPA, & several others



Property Overview



PRICE
\$4,531,109



CAP RATE
5.50%

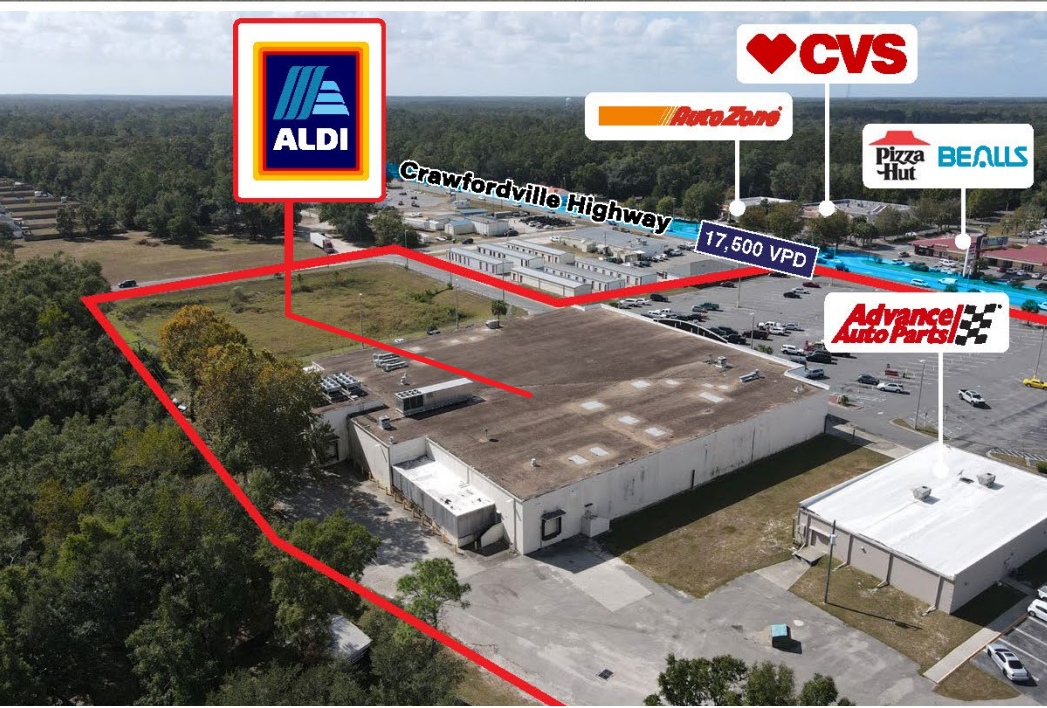


NOI
\$249,211

LEASE COMMENCEMENT DATE:	12/2/1996
LEASE EXPIRATION DATE:	8/31/2035
RENEWAL OPTIONS:	Six 5-year
RENTAL ESCALATION:	None
GUARANTOR:	Corporate
LEASE TYPE:	Absolute NNN
TENANT:	Aldi Inc.
YEAR BUILT:	1996
BUILDING SIZE:	46,922 SF
LAND SIZE:	8.94 AC



Photographs



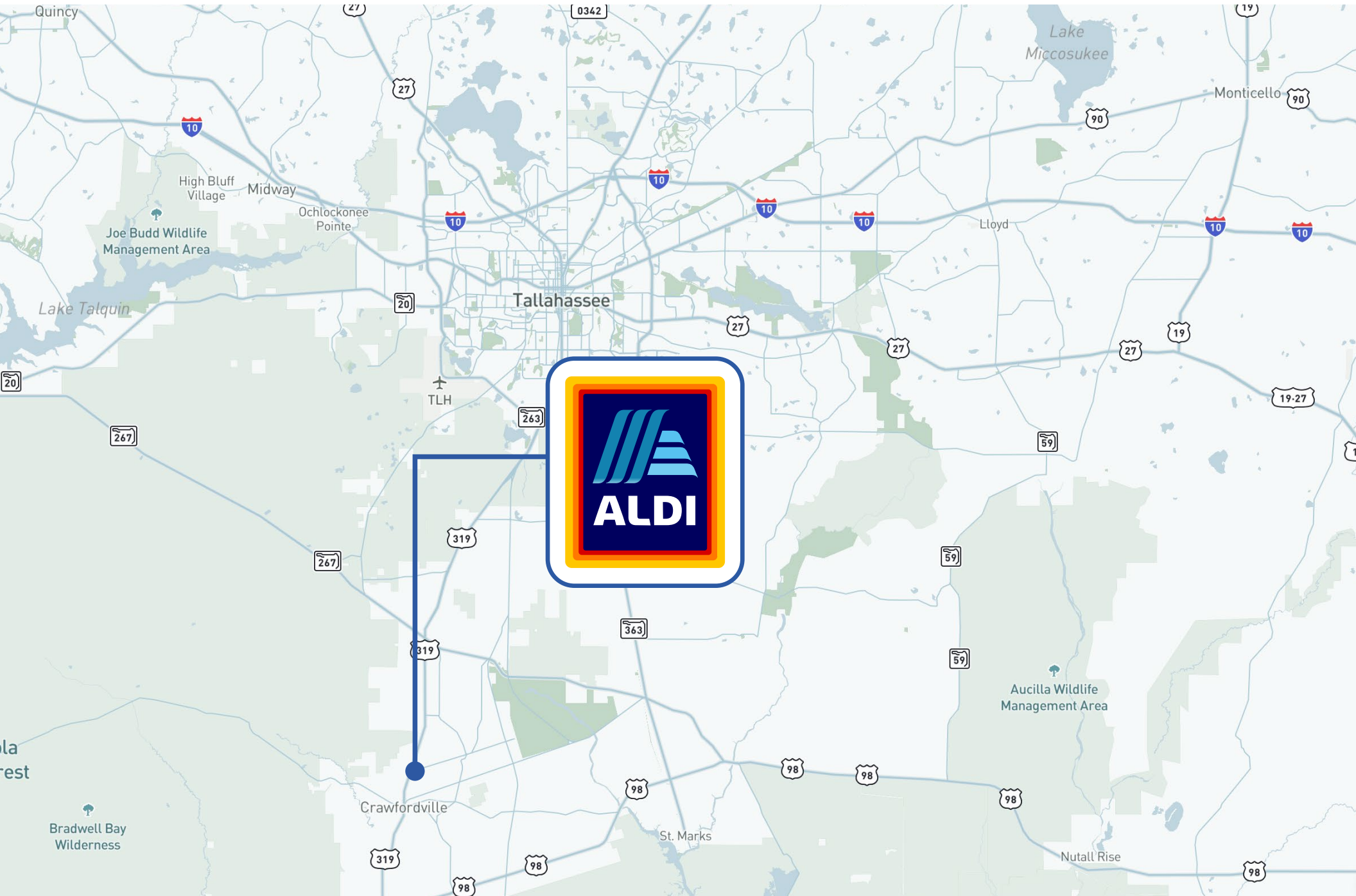
Aerial



Site Plan



Map



Location Overview





CRAWFORDVILLE, FLORIDA

Crawfordville, located in Wakulla County, Florida, is a growing community roughly 20 miles southwest of Tallahassee. The area is known for its appealing blend of rural charm and accessibility to the urban amenities of the state's capital. With a population of approximately 5,500 as of the latest census, Crawfordville has experienced moderate growth, mirroring the increase in residential and commercial development in Wakulla County, which now has a population exceeding 35,000. Wakulla County has a median household income of around \$61,000, which is above the Florida state average of approximately \$57,000. The region boasts a low unemployment rate of about 3.1%, reflecting a stable local economy supported by nearby Tallahassee's diverse employment base in education, healthcare, and government.

TALAHASSEE MSA

The Tallahassee Metropolitan Statistical Area (MSA), encompassing Leon, Gadsden, Jefferson, and Wakulla counties, is an economic and cultural center in North Florida with a population of approximately 390,000. Anchored by Tallahassee, the state capital, the MSA benefits from a stable economy supported by government, healthcare, and higher education, with Florida State University and Florida A&M University bringing in over 50,000 students. The area has a median household income of about \$51,000 and a low unemployment rate of 2.9%, highlighting its robust job market. Tallahassee MSA's steady population growth, averaging 1.1% annually, reflects its appeal for both residents and businesses, driven by access to urban amenities and natural attractions like the Apalachicola National Forest. This growing demand positions the Tallahassee MSA as an attractive market for new residential and commercial development.

Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	 AVERAGE INCOME
3-MILE	11,460	4,274	\$85,591	\$105,530
5-MILE	20,267	7,648	\$78,578	\$98,513
10-MILE	31,636	12,147	\$75,715	\$95,174

Tenant Overview

ALDI

ALDI, founded in 1946 in Germany, is a leading global grocery retailer with over 2,000 U.S. stores and more than 11,000 locations worldwide. Known for its streamlined, cost-effective approach, ALDI offers high-quality, private-label products at competitive prices, attracting a loyal customer base. The company is rapidly expanding across the U.S., with plans to reach 2,500 stores by 2024, emphasizing renovated stores and enhanced e-commerce. ALDI is also committed to sustainability, aiming for 100% sustainable packaging for its exclusive brands by 2025.

Website:	www.aldi.com
Headquarters:	Batavia, IL
Number of Locations:	2,000 (U.S.)
Company Type:	Private
Number of Employees:	30,000 (U.S.)



CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



www.bouldergroup.com



EXCLUSIVELY LISTED BY:

RANDY BLANKSTEIN

President
847-562-0003
randy@bouldergroup.com

JIMMY GOODMAN

Partner
847-562-8500
jimmy@bouldergroup.com

BRIAN BROCKMAN

Bang Realty-Naples Inc.
License#: BK3327646 | 513-898-1551
BOR@bangrealty.com

The Boulder Group | 3520 Lake Avenue, Suite 203
Wilmette, Illinois 60091

CONNECT WITH US

