

## SUMMARY

## SITE PLAN

## RETAIL AERIAL

## DEMOGRAPHICS

## FOR LEASE

### AVAILABLE

Suite 1295	815 SF	\$10.00+NNN
Suite 1319	8,940 SF	\$5.00+NNN
Suite 1257	1,050 SF	\$10.00+NNN

### HIGHLIGHTS

- Space available in Aldi anchored center
- ALDI is completing a major renovation of its store
- Historic Monticello is the county seat of Jefferson County, located just 28 miles northeast of Tallahassee
- Ample parking with 217 spaces
- Average household incomes over \$79,000
- Prime frontage facing US 19 with excellent visibility

### CO-TENANTS

- A2Z Beauty Supply
- Adli
- Crystal Nails
- H&R Block
- Bari's Liquors
- B Fitness
- Restored Glory
- Caminez & Yeary, PA
- AP Smoke Shop
- Israel United in Christ
- Carquest Auto Parts



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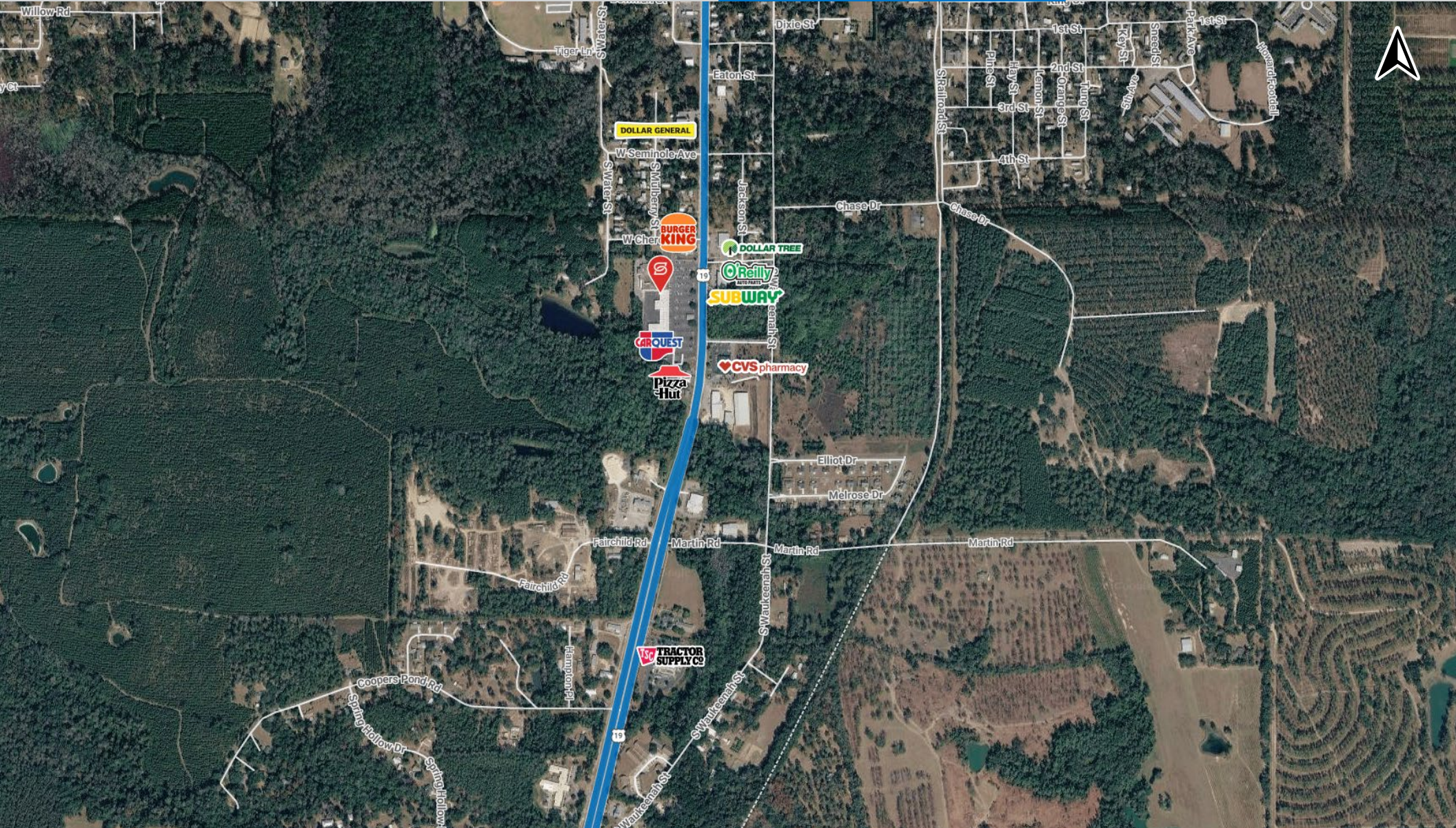


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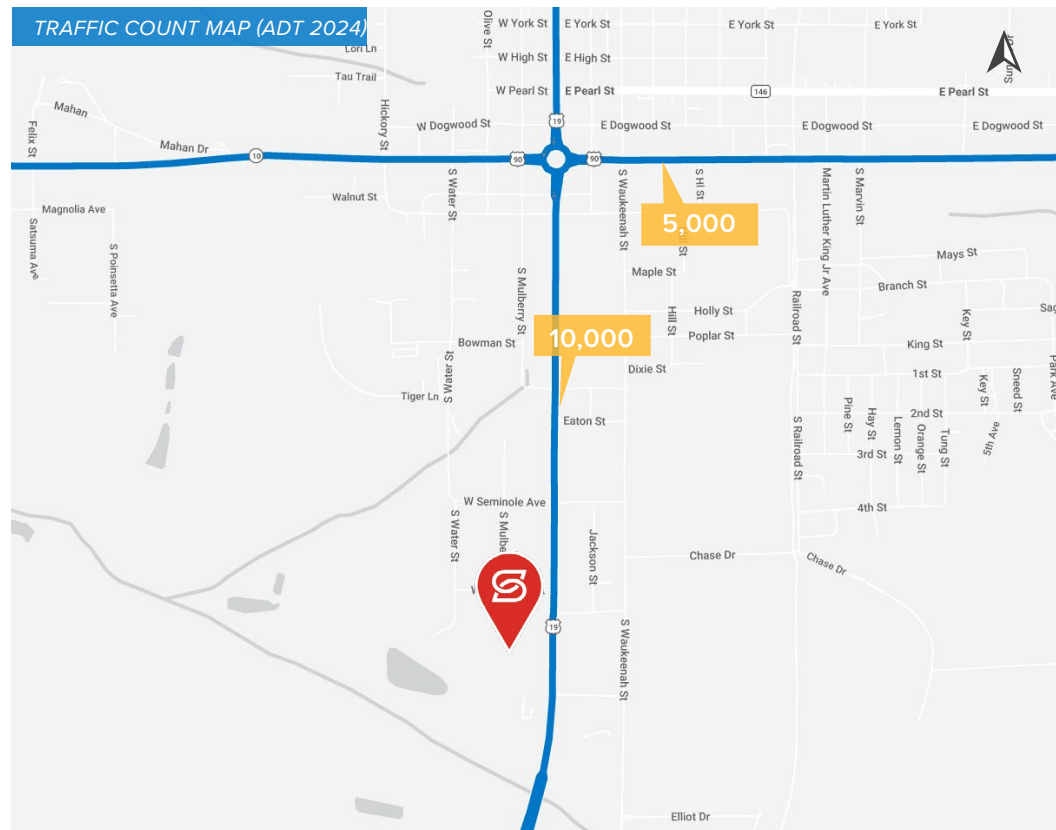
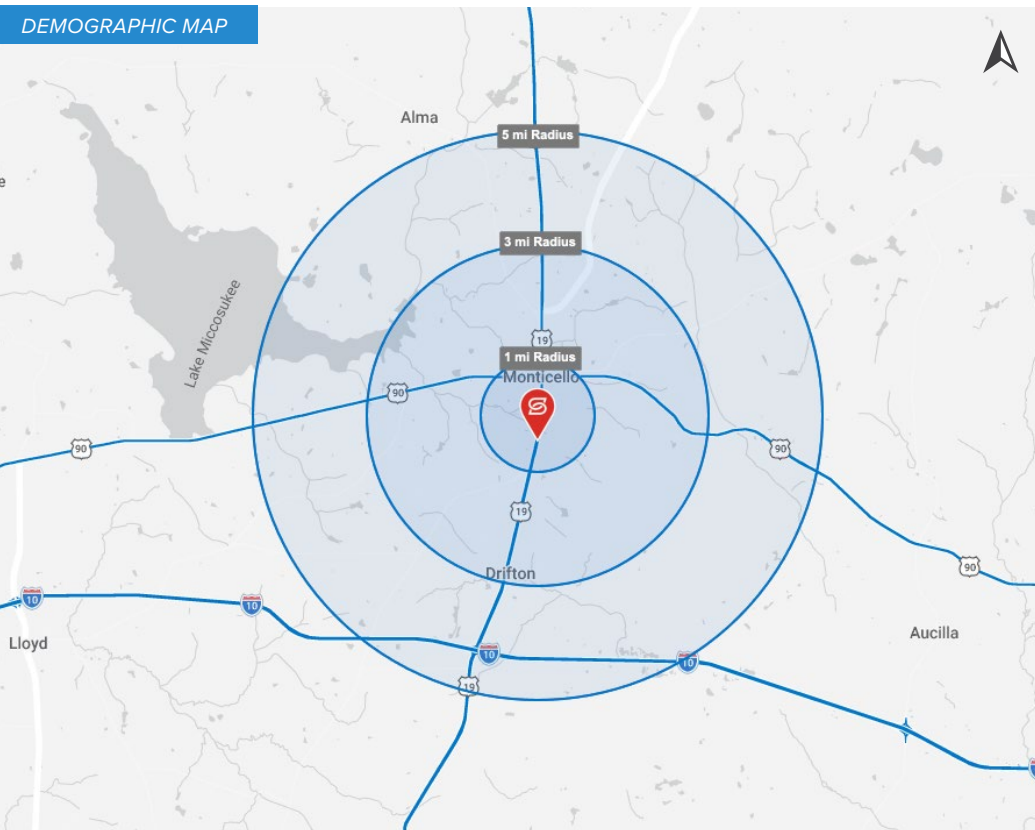


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## 2025 DEMOGRAPHICS

**POPULATION**

Radius	1 MI	3 MI	5 MI
Population	2,075	5,026	7,906

**AVG. HH INCOME**

Radius	1 MI	3 MI	5 MI
Avg. HH Income	\$59,087	\$75,473	\$80,247

**HOUSEHOLDS**

Radius	1 MI	3 MI	5 MI
Households	867	2,058	2,925