



JOIN ALDI | 20,111 SF RETAIL SPACE | FOR SUBLEASE

1245 S Jefferson St
Monticello, FL 32344

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PROPERTY OVERVIEW

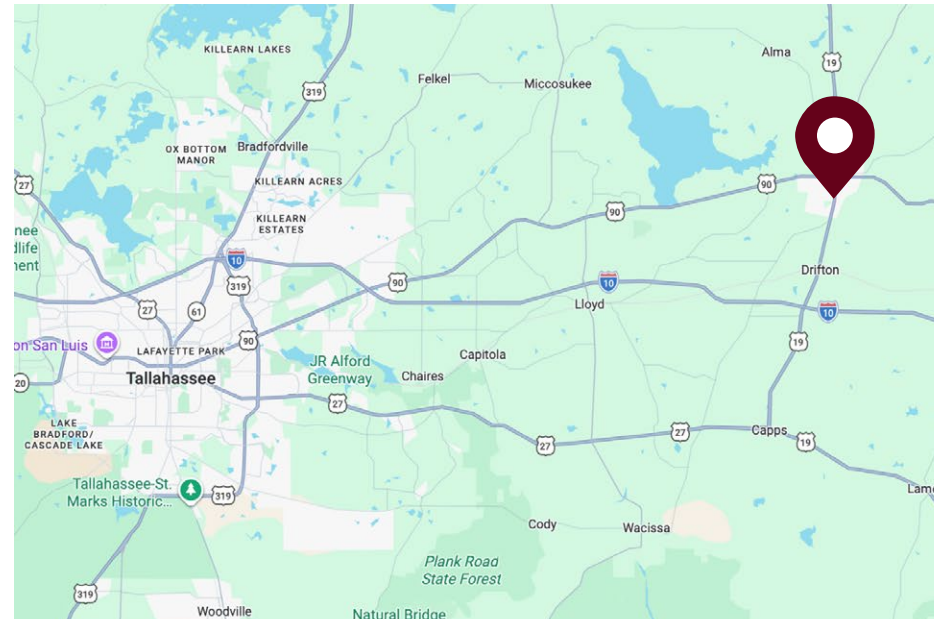
Located in Jefferson Square just off U.S. Highway 19, with over 100 feet of high-visibility retail frontage.

PROPERTY HIGHLIGHTS

- 20,111 SF of retail space available for sublease
- Prime frontage along US-19, a four-lane major corridor with strong traffic exposure
- Average HH Incomes in the trade area exceed market norms, indication consumer spending potential
- Located less than one mile from downtown Monticello and the historic courthouse square

DEMOGRAPHICS

	3 MILES	5 MILES	15 MIN
Population	5,026	7,906	9,589
Households	2,058	2,925	3,566
Median Household Income	\$59,329	\$61,219	\$62,178
Average Household Income	\$75,473	\$80,247	\$82,445



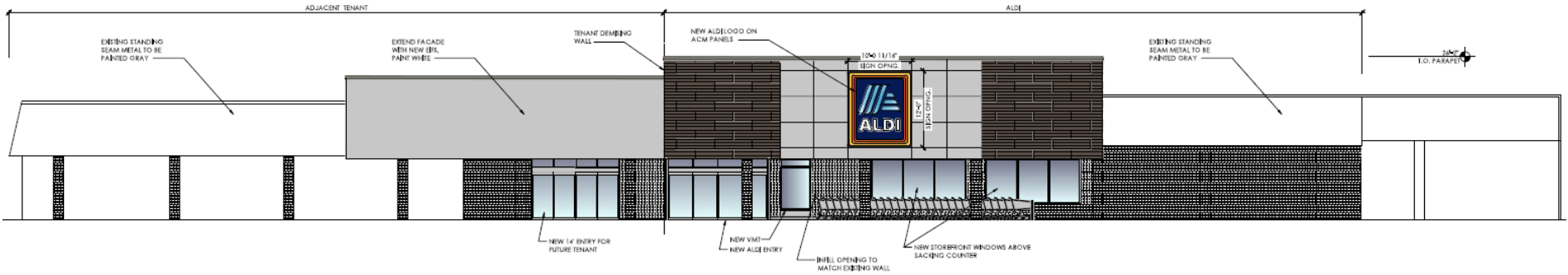
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CONCEPTUAL RENDERING & SURROUNDING AREA



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