



JOIN ALDI | 34,152 SF RETAIL SPACE | FOR SUBLEASE

20303 US-441
High Springs, FL 32643

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PROPERTY OVERVIEW

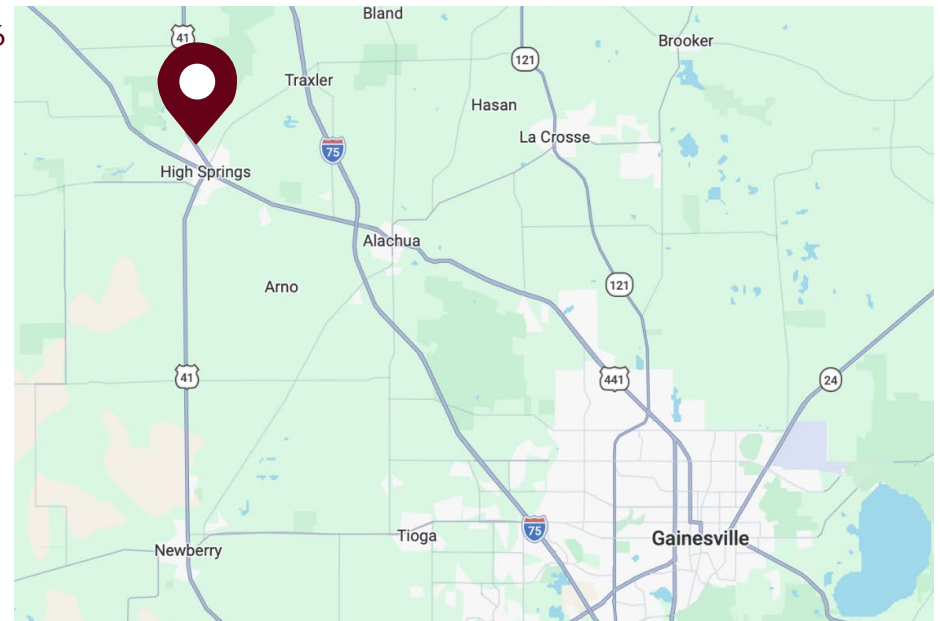
Located in High Springs Plaza along US Hwy 441, the area's primary retail and commercial corridor.

PROPERTY HIGHLIGHTS

- 34,152 SF anchor space available
- Over 160' of prime retail frontage
- Strong co-tenancy, including: Bealls, Dollar General, Advance Auto Parts, Petsense
- Convenient access to I-75
- Regional draw with high daily consumer traffic

DEMOGRAPHICS

	3 MILES	5 MILES	15 MIN
Population	7,556	13,875	19,878
Households	2,956	5,421	7,790
Median Household Income	\$86,118	\$83,067	\$78,368
Average Household Income	\$118,748	\$117,093	\$107,786



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& MORGAN**

The top portion of the image is an architectural elevation drawing of the proposed ALDI store. The drawing shows a long, single-story building with a central gabled entrance. A red outline highlights the main building footprint, with a callout indicating "34,152 SF AVAILABLE". Various construction details are labeled, including "ADJACENT TENANT SPACE", "EXISTING METAL ROOF TO REMAIN", "NEW CORNICE", "ALUMINUM COMPOSITE PANEL", "MCMHA FIBER CONCRETE PANEL", "NEW CARB BUMPER", "NEW EGRESS DOOR", and "NEW EGRESS DOOR". The ALDI logo is prominently displayed on the right side of the building.

The bottom portion of the image is an aerial map of the High Springs, FL area. A red location pin marks the proposed store site at the intersection of NW US HWY 441 and NW 191st Ave. The map shows surrounding streets, including NW 232nd St, NW 187th Ave, NW 185th Rd, NW 243rd St, NW 240th St, NW 238th St, NW 236th St, NW 234th St, NW 232nd St, NW 230th St, NW 228th St, NW 226th St, NW 224th St, NW 222nd St, NW 220th St, NW 218th St, NW 216th St, NW 214th St, NW 212th St, NW 210th St, NW 208th St, NW 206th St, NW 204th St, NW 202nd St, NW 200th Ave, NW 198th Ave, NW 196 Ave, NW 194 Ave, NW 192nd St, NW 190th Pl, NW 188th Ave, NW 186th Ave, NW 184th Ave, NW 182nd Ave, NW 180th Ave, NW 178th Ave, NW 176th Ave, NW 174th Ave, NW 172nd Ave, NW 170th Ave, NW 168th Ave, NW 166th Ave, NW 164th Ave, NW 162nd Ave, NW 160th Ave, NW 158th Ave, NW 156th Ave, NW 154th Ave, NW 152nd Ave, NW 150th Ave, NW 148th Ave, NW 146th Ave, NW 144th Ave, NW 142nd Ave, NW 140th Ave, NW 138th Ave, NW 136th Ave, NW 134th Ave, NW 132nd Ave, NW 130th Ave, NW 128th Ave, NW 126th Ave, NW 124th 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