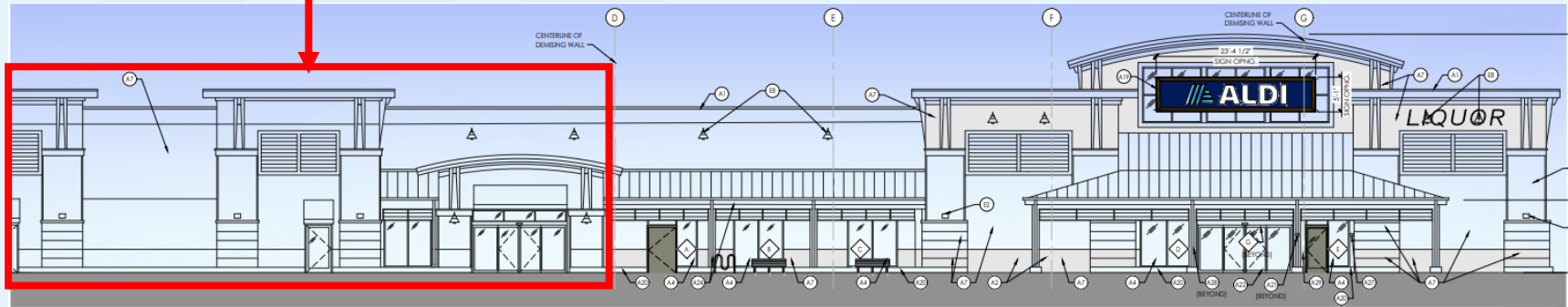


# 252 Harbor Village Lane



Apollo Beach, FL | ± 21,930 SF AVAILABLE FOR LEASE

21,930 sq ft Available



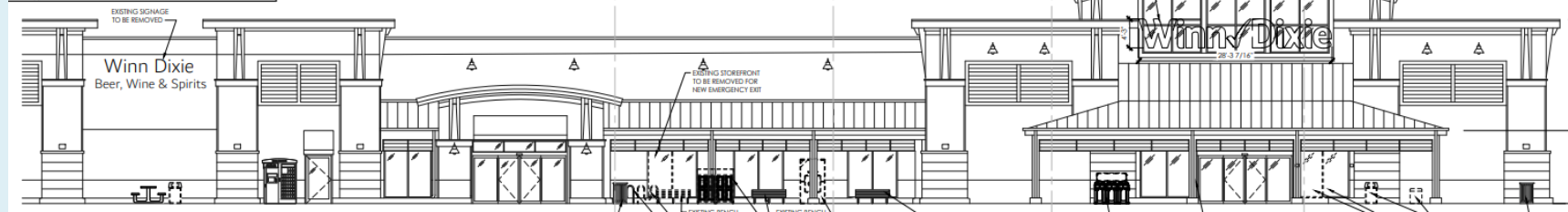
2 New Front Elevation

SCALE: 1/8" = 1'-0"

| DESCRIPTION   | QUANTITY | SQ. FT. PER SIGN | TOTALS        |
|---------------|----------|------------------|---------------|
| TOWER SIGN    | 1        | 118.9 SQ. FT.    | 118.9 SQ. FT. |
| TOTAL SIGNAGE |          |                  | 118.9 SQ. FT. |

SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL.

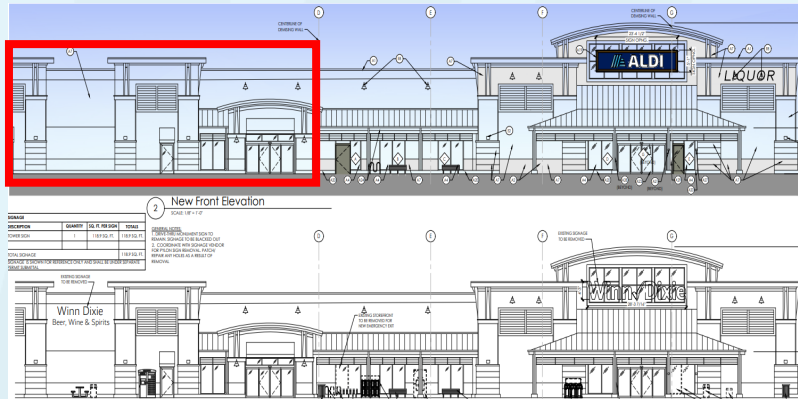
GENERAL NOTES:  
 1. DRIVE-THRU MONUMENT SIGN TO REMAIN. SIGNAGE TO BE BLACKED OUT.  
 2. COORDINATE WITH SIGNAGE VENDOR FOR Pylon SIGN REMOVAL PATCH/ REPAIR ANY HOLES AS A RESULT OF REMOVAL.



# 252 Harbor Village Lane

**Conner Verdell**  
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**Dan McKinney**  
Daniel.Mckinney@aldi.us



## DEMOGRAPHICS

### EST. POPULATION

3 mi 43,762 | 5 mi 97,735 | 7 mi 174,461

### EST. AVG HH INCOME

3 mi \$107,339 | 5 mi \$88,530 | 7 mi \$87,598

### EST. VPD

S Tamiami Trl - 44,000

## JOIN THESE AREA TENANTS



- Located adjacent to newly constructed ALDI store in Mira Bay Village
- Excellent visibility from S Tamiami Trl (44,000 VPD)
- Recessed truck dock available for tenant
- Monument sign space available
- 98' of frontage





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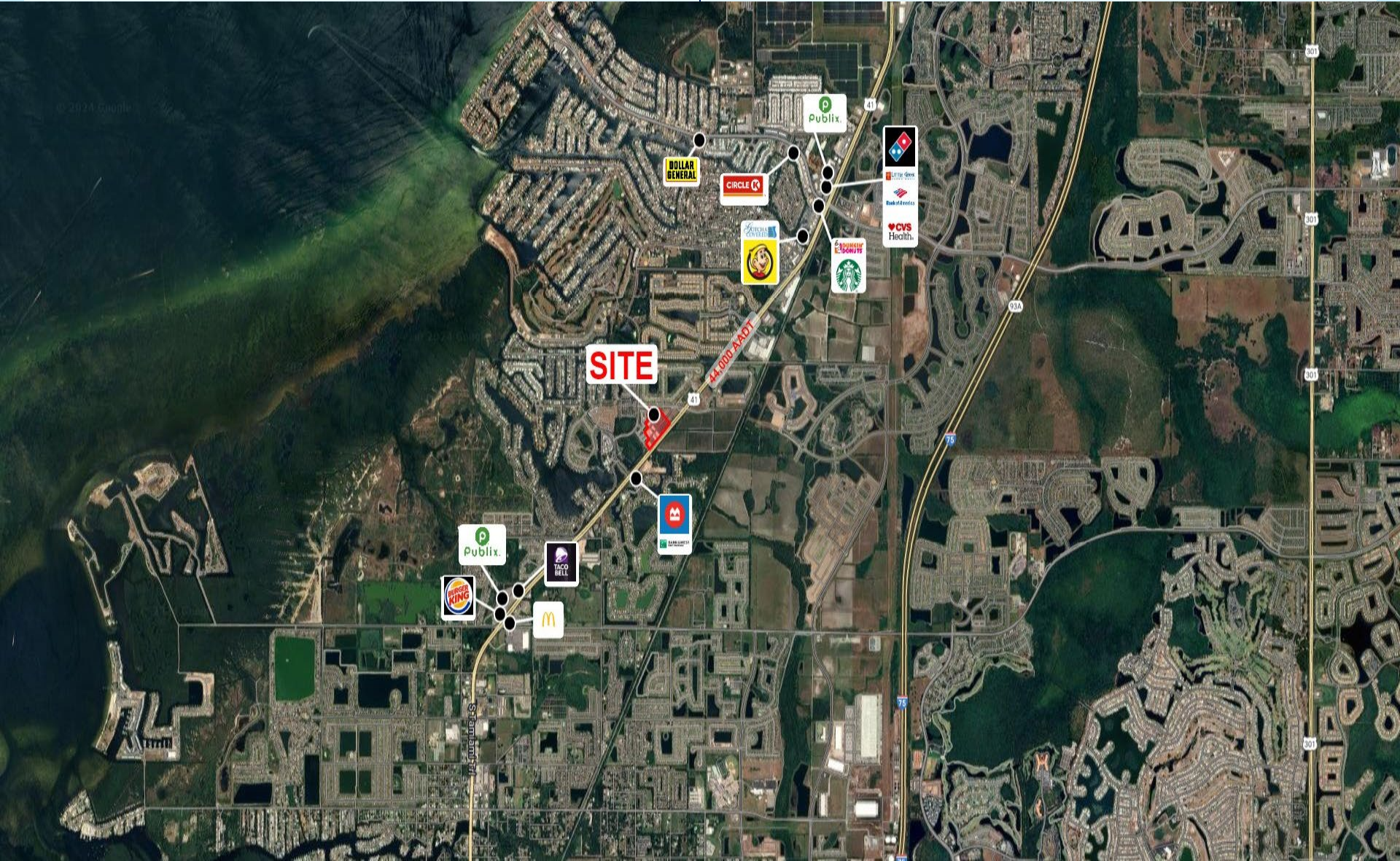
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**AVAILABLE Q2 2025!**

