

# ALDI (GROUND LEASE)

Northeast Quadrant of South U.S. Highway 1 & Savanna Club  
Boulevard | Port St. Lucie, Florida

Price: \$4,325,000 | Cap Rate: 4.00%

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Memorandum](#)



## Ground Lease Opportunity

Absolute NNN Ground Lease with zero landlord responsibilities



## Currently Under Construction

19,209 square feet on 2.5 acres; Estimated delivery: 2023



## Desirable Location

Highly visible and easily accessible from South Federal Highway (US Hwy 1) with 49,500 VPD



## Strong Grocery Tenant

One of America's fastest-growing retailers, ranked #1 in popularity



## Growing Grocery Sales Trend

Annualized 2021 grocery sales estimated at \$793B



Representative Photo

**Northmarq**, on behalf of Ownership as its exclusive advisor, is pleased to offer for sale to qualified individuals the opportunity to acquire the fee simple interest in a brand-new 20-year Absolute NNN Ground Lease with ALDI located in Port St. Lucie, Florida. The corporate lease is scheduled to commence in September 2023 and runs for a 20-year term. The lease also features scheduled six percent rental increases and six option periods of five years each.

Discount food retailer ALDI is one of the world's largest grocery chains, with more than 10,000 stores in 20 countries across the globe. ALDI is also one of America's fastest-growing retailers, serving millions of customers across the country each month. ALDI has been steadily growing since opening its first U.S. store in Iowa in 1976. Today, ALDI boasts more than 2,100 stores across 38 states. The company is headquartered in Batavia, Illinois and is privately owned by the Albrecht family.

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