



LAKE CITY VACANT COMMERCIAL LOT

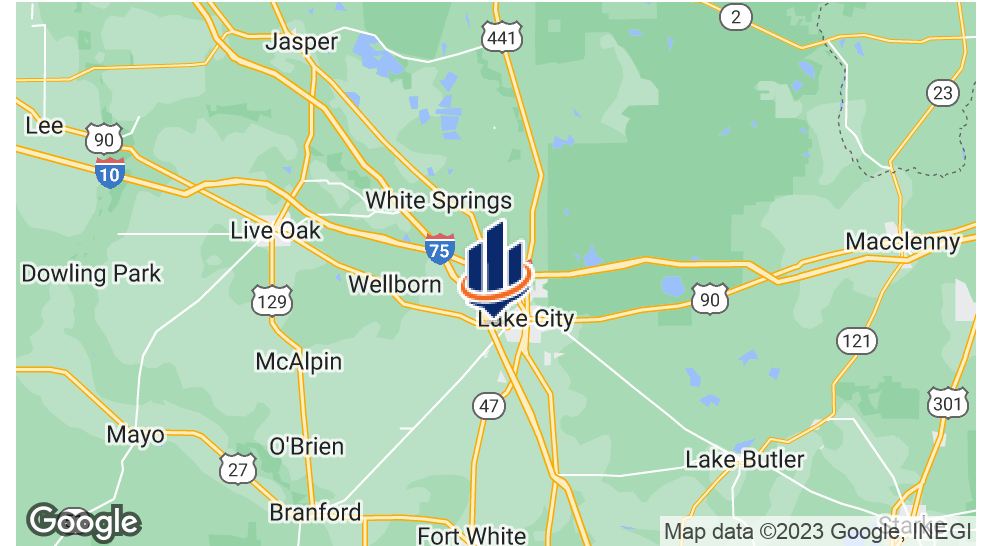
LAKE CITY, FL 32025

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SW Real Terrace

SW Mary Ethel

Property Summary



OFFERING SUMMARY

Sale Price:	\$350,000
Lot Size:	2.18 Acres
Price / Acre:	\$160,550
Zoning:	CI-Commercial Intensive
Market:	North Florida
Submarket:	Lake City
APN:	35 3S 16 02579 002
Road Frontage:	330 ± FT

PROPERTY OVERVIEW

This 2.18-acre commercial lot, zoned CI [Commercial Intensive], is located in the heart of Lake City, less than 1 mile East of the I-75 exit. The lot has 330 feet of frontage on SE Real Terrace which is 650 feet South of I-90. Across the street is Regal Cinema and the area is surrounded with fast food restaurant, hotels, and other retail establishments. We have a complete list of what uses are allowed on this site.

PROPERTY HIGHLIGHTS

- The zoning on this property is CI and CG [Commercial Intensive and Commercial General]-call for more details
- Property is less than 1 mile from I-75

Location Description



LOCATION DESCRIPTION

Located in Columbia County, Lake City is in Central North Florida, approximately 1 hour north of on I-75 of Gainesville and 1 hour 15 min. west of Jacksonville. Lake City has been described as the "Gateway to Florida" due to Interstate 75 running directly through the city while Interstate 10 runs east and west. Both interstates are major thoroughfares that carry a large percentage of Florida's tourist and commercial traffic.

This location also features major retailers in close proximity. Walmart, Home Depot, Publix, Lowes, and Starbucks are all within a mile of the site. HCA Florida Lake City Hospital is only a 5 minute drive from the site. The hospital is described as a state-of-the-art facility and is part of the HCA Healthcare Network. The HCA Healthcare Network is one of the largest healthcare providers in the United States, with a reputation to excellent patient care and using the newest technology.

Lake City continues to experience steady growth along with a thriving economy. The city has attracted new residents and businesses due to its affordable cost of living, friendly community, and prime location.

Jacksonville
1 ± Hour

Gainesville
50 ± Minutes



Additional Photos





Under Construction
Courtyard by
Marriott Hotel

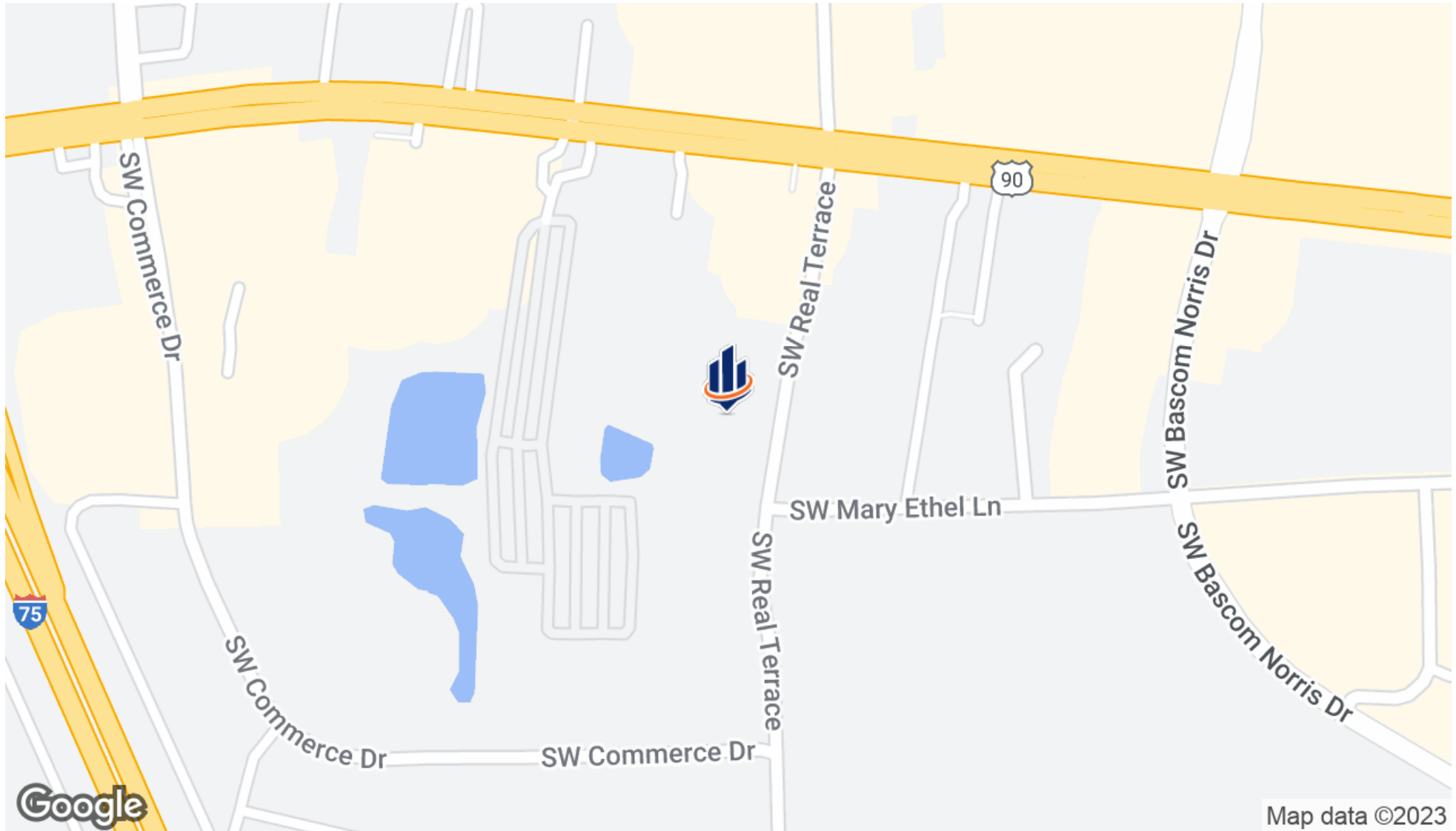
SW Real Terrace



Lot Dimensions



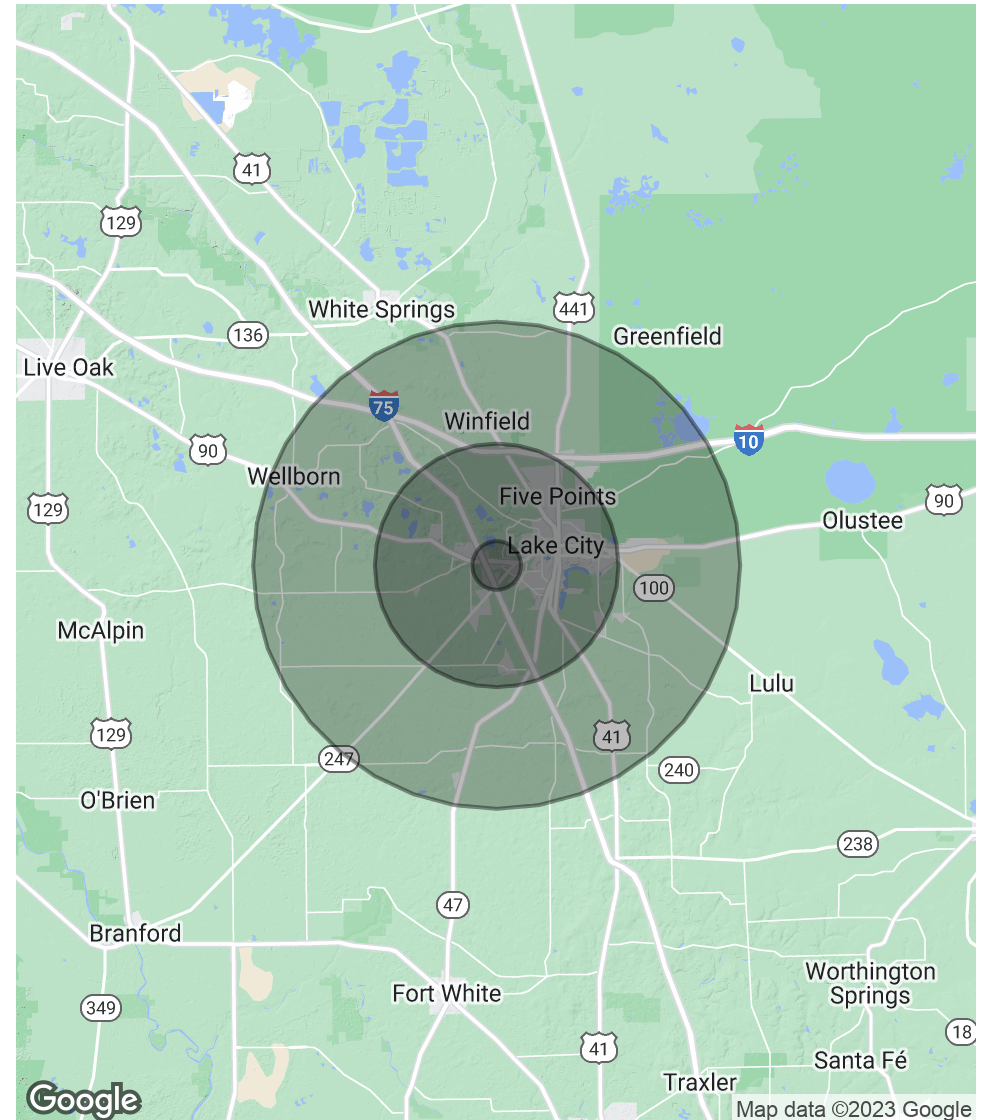
Location Map



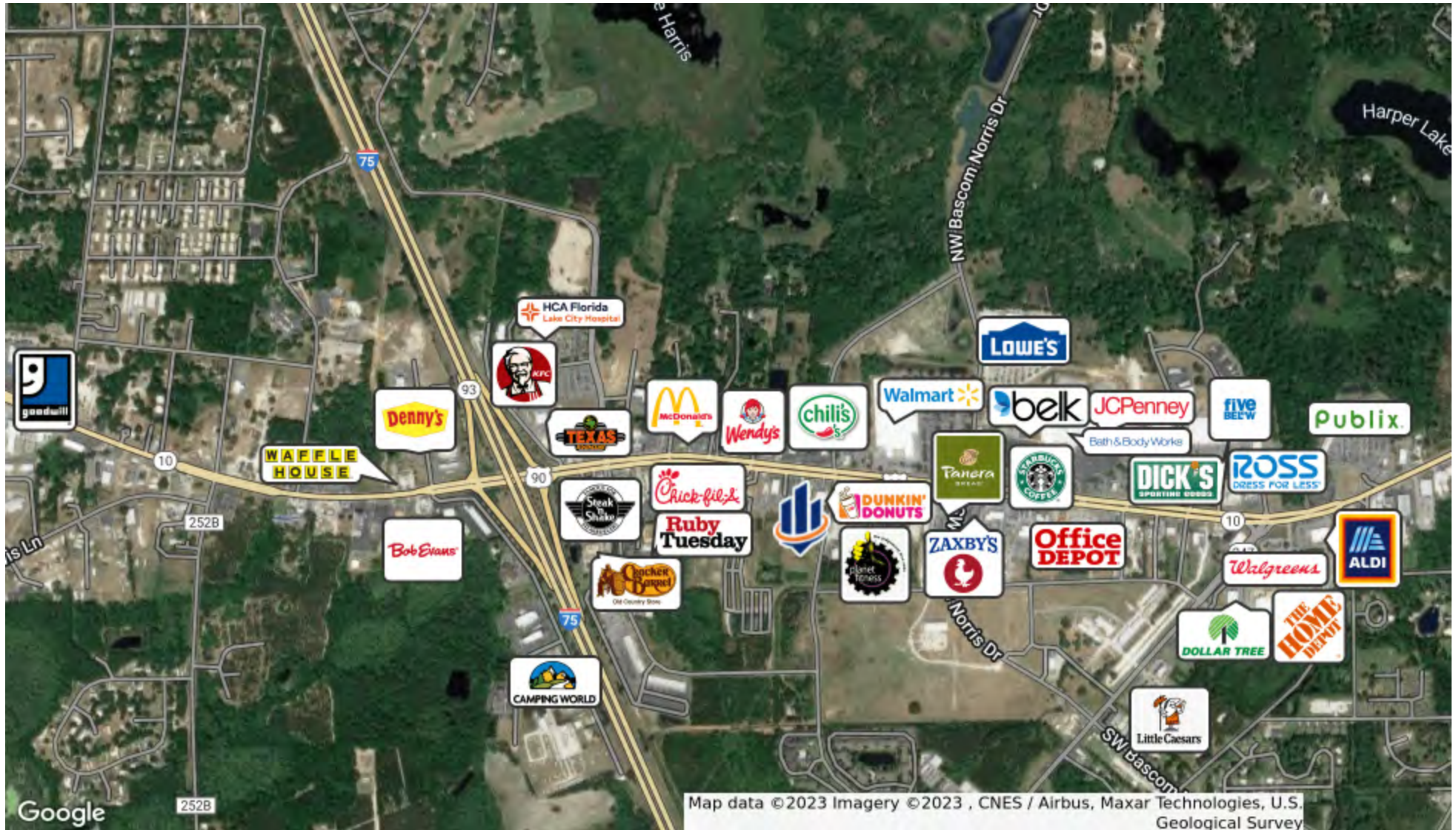
Demographics Map & Report

	1 MILE	5 MILES	10 MILES
POPULATION			
Total Population	68	17,400	48,552
Average Age	58.9	41.4	46.1
Average Age (Male)	63.4	40.3	45.4
Average Age (Female)	58.7	43.6	46.8
HOUSEHOLDS & INCOME			
Total Households	38	7,432	22,257
# of Persons per HH	1.8	2.3	2.2
Average HH Income	\$38,430	\$43,136	\$44,682
Average House Value	\$202,045	\$115,983	\$120,835

* Demographic data derived from 2020 ACS - US Census



Market Area Map



Neighborhood Area Map





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NORTH FLORIDA

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Lake City, Florida 32055
386.438.5896

GEORGIA

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Thomasville, Georgia 31792
229.299.8600

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