

Downtown  
Lake City  
15 ± Minutes



**LAND FOR SALE**  
Lake City  
Retail | Office | Hospitality  
Site

**W US HIGHWAY 90**  
Lake City, FL 32025

**PRESENTED BY:**  
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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	<b>\$1,250,000</b>
<b>LOT SIZE:</b>	7.89 ± Acres
<b>PRICE / ACRE:</b>	\$158,428
<b>ZONING:</b>	CHI-Commercial, Highway Interchange
<b>MARKET:</b>	North Florida
<b>SUBMARKET:</b>	Lake City
<b>TRAFFIC COUNT (US90):</b>	28,000
<b>APN:</b>	34-3S-16-02480- 000
<b>VIDEO:</b>	<a href="#">View Here</a>

## PROPERTY OVERVIEW

8 ± Acre Retail/Office/Hospitality site with 460 ± FT road frontage along US 90 and a DTC of 20,000-28,000 zoned CHI (Commercial Highway Interchange). This property is located on “retail row” on the west side of Lake City, 1 mile west of the I-75 exit. One Automobile dealership is the neighboring property to the East (Chevrolet) and two dealerships (Honda and Chrysler) are directly across SR90 from this property, in addition to 16 flagged hotels, 20 franchise restaurants, a regional hospital, within one mile, and a mall with numerous retail businesses a mile and a half east of this property. Allowed zoning uses include: retail, professional offices, restaurants, automotive, gas stations, motels, churches, storage/distribution facilities, warehousing, Commercial recreation facilities including theater, bowling alley, and other uses. All utilities are at the site; water, sewer, power, internet.

## PROPERTY HIGHLIGHTS

- 8 ± acres
- 1 mile west of Interstate 75 exit/entrance
- On “Retail Row”
- 460 ± FT of Highway frontage along US 90
- Zoned CHI (Commercial Highway Interchange) allowing retail, auto, office, hospitality, food service, and others
- All utilities are at the site (city water/sewer, power, internet)

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## PROPERTY DESCRIPTION



## LOCATION DESCRIPTION

This property is located 1 mile west of I-75 on US 90, in the “retail row” for Lake City. Lake City, located in Columbia County, is in Central North Florida, is approximately 1 hour north of on I-75 Gainesville and 1 hour 15 min. west of Jacksonville. Interstate 75 runs directly through Lake City; Interstate 10 runs east and west, carrying a large percentage of Florida’s tourist and commercial traffic, and is why this area is referred to as the “Gateway to Florida.”

## SITE DESCRIPTION

8 ± Acre Retail/Office/Hospitality lot on SR90 located on the west side of Lake City, 1 mile west of the I-75 exit. Flat topography. All utilities on site, 28,000 DTC.

## BEST USE OF THE SITE

Automotive services, Restaurant, Motels, Retail commercial outlet, Churches and other houses of Worship, Warehousing, Business and Professional Offices.

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# LOT DIMENSIONS



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# ADDITIONAL PHOTOS



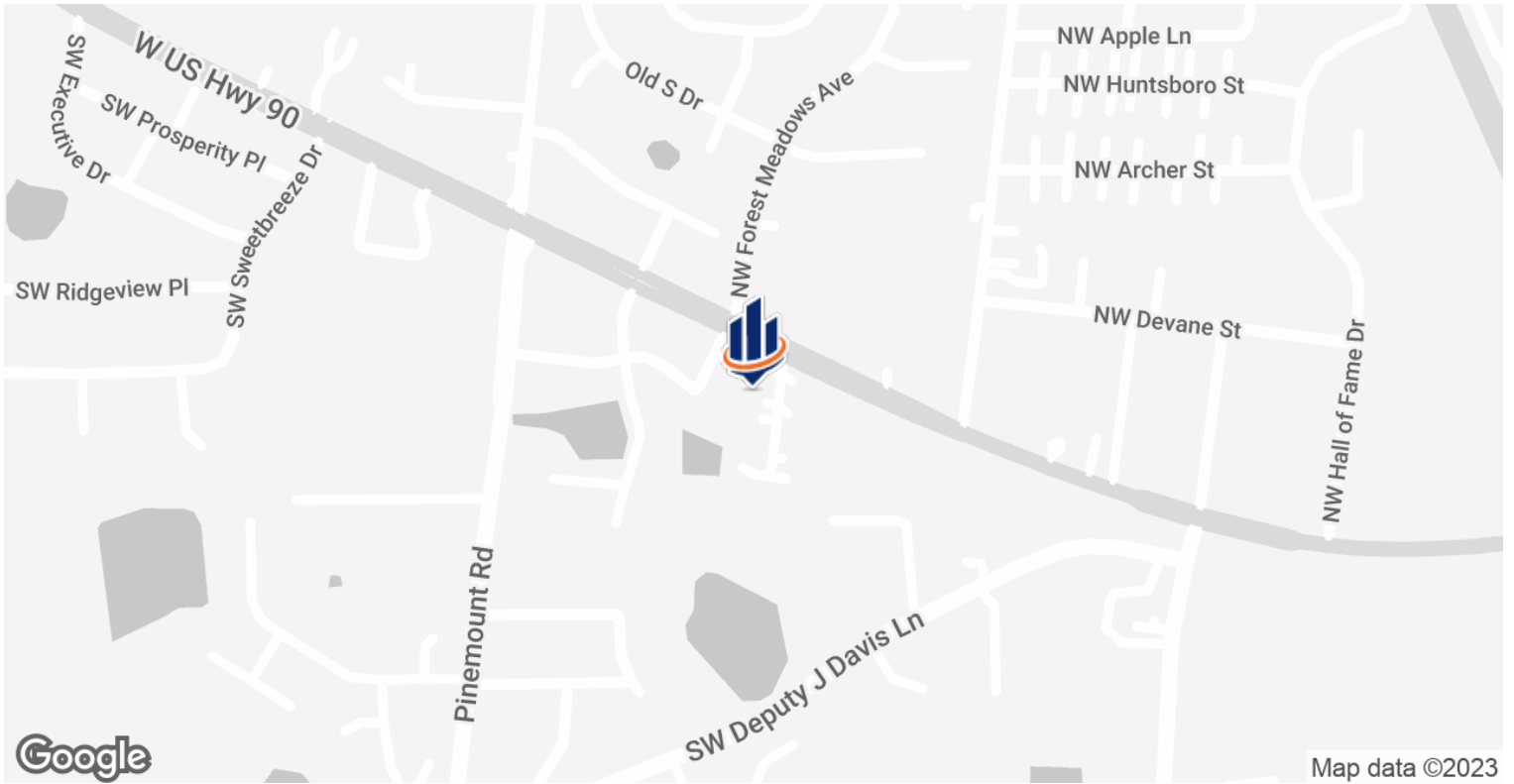
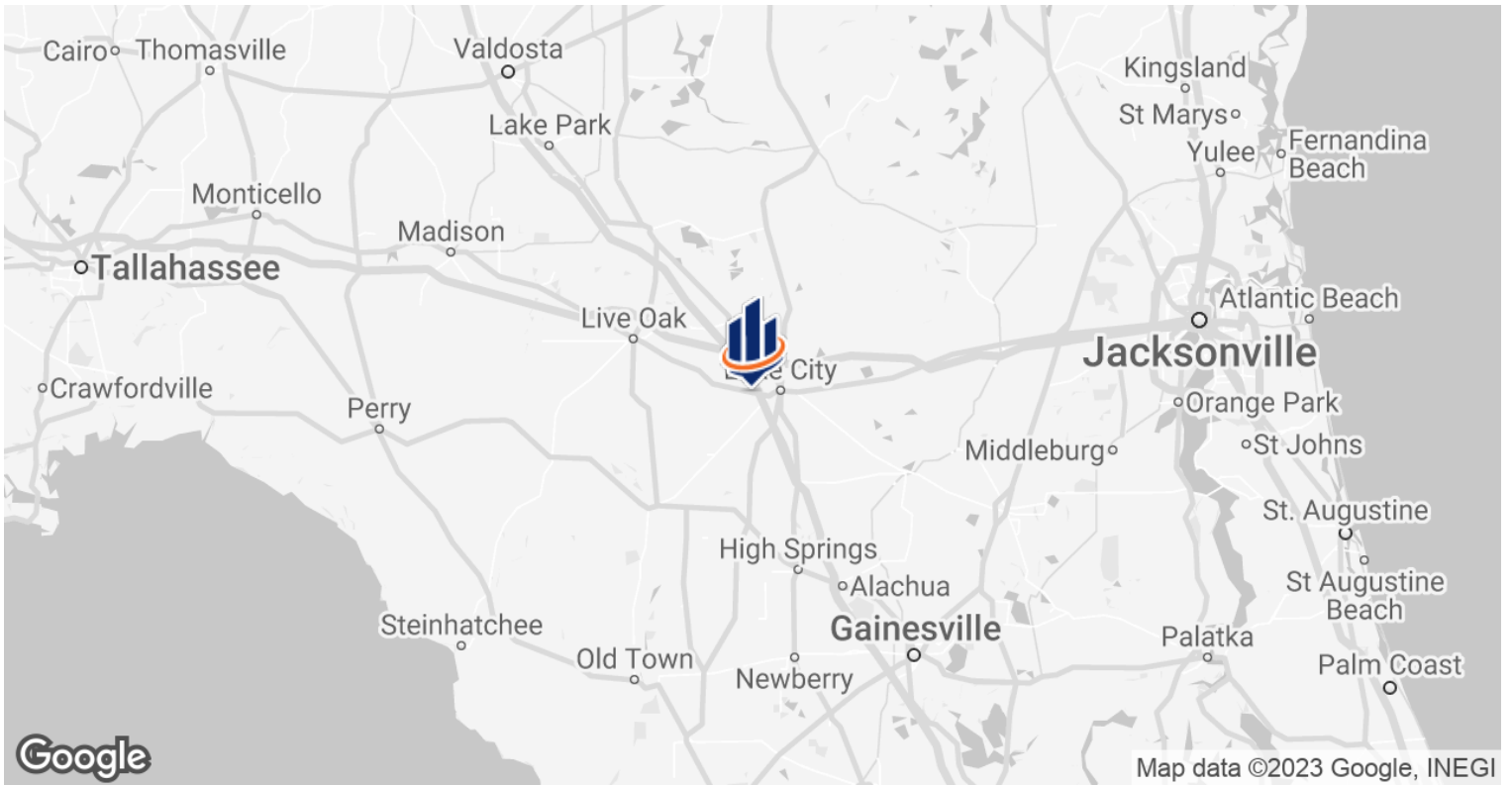
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# REGIONAL & LOCATION MAP

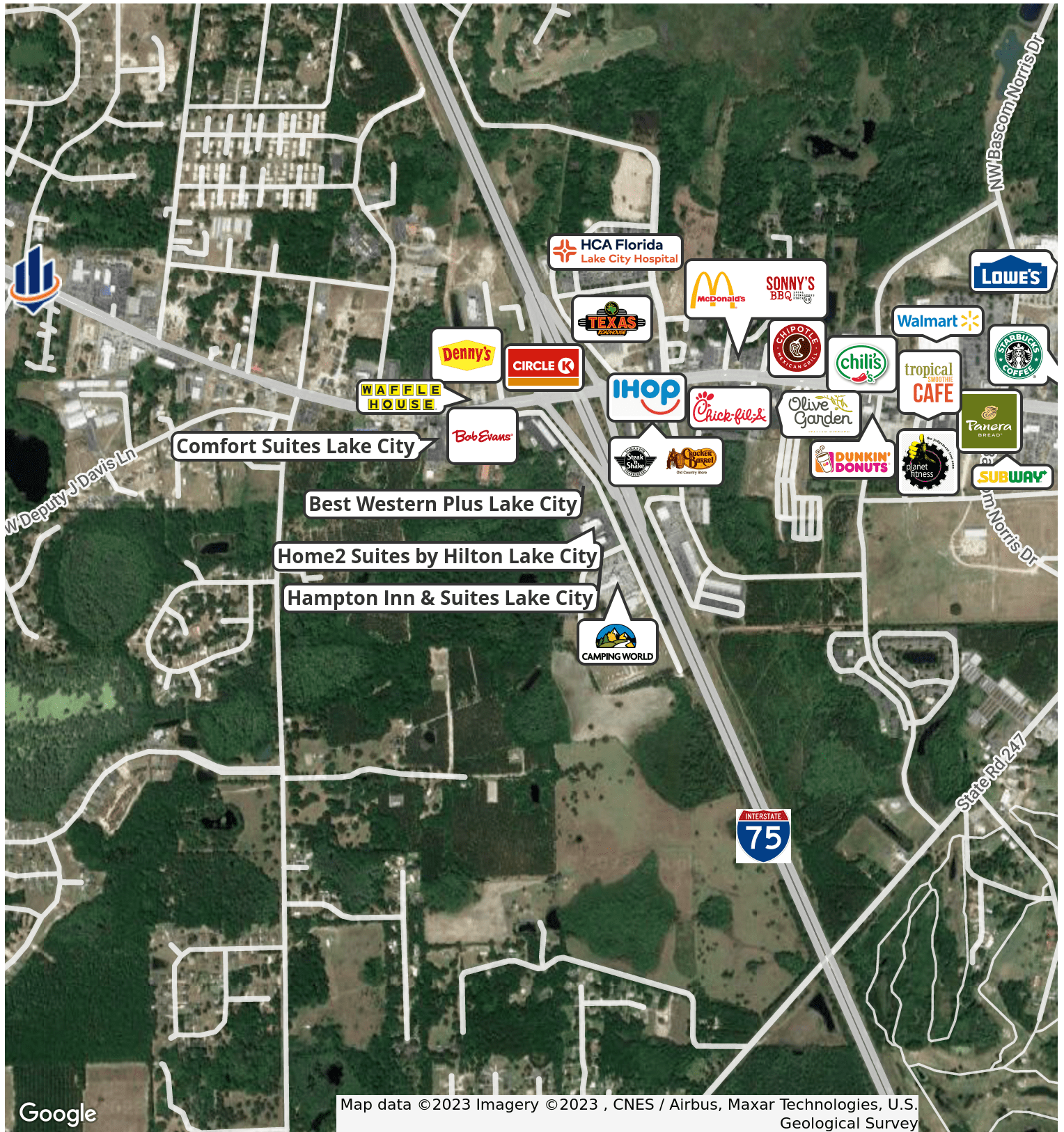


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# RETAILER MAP



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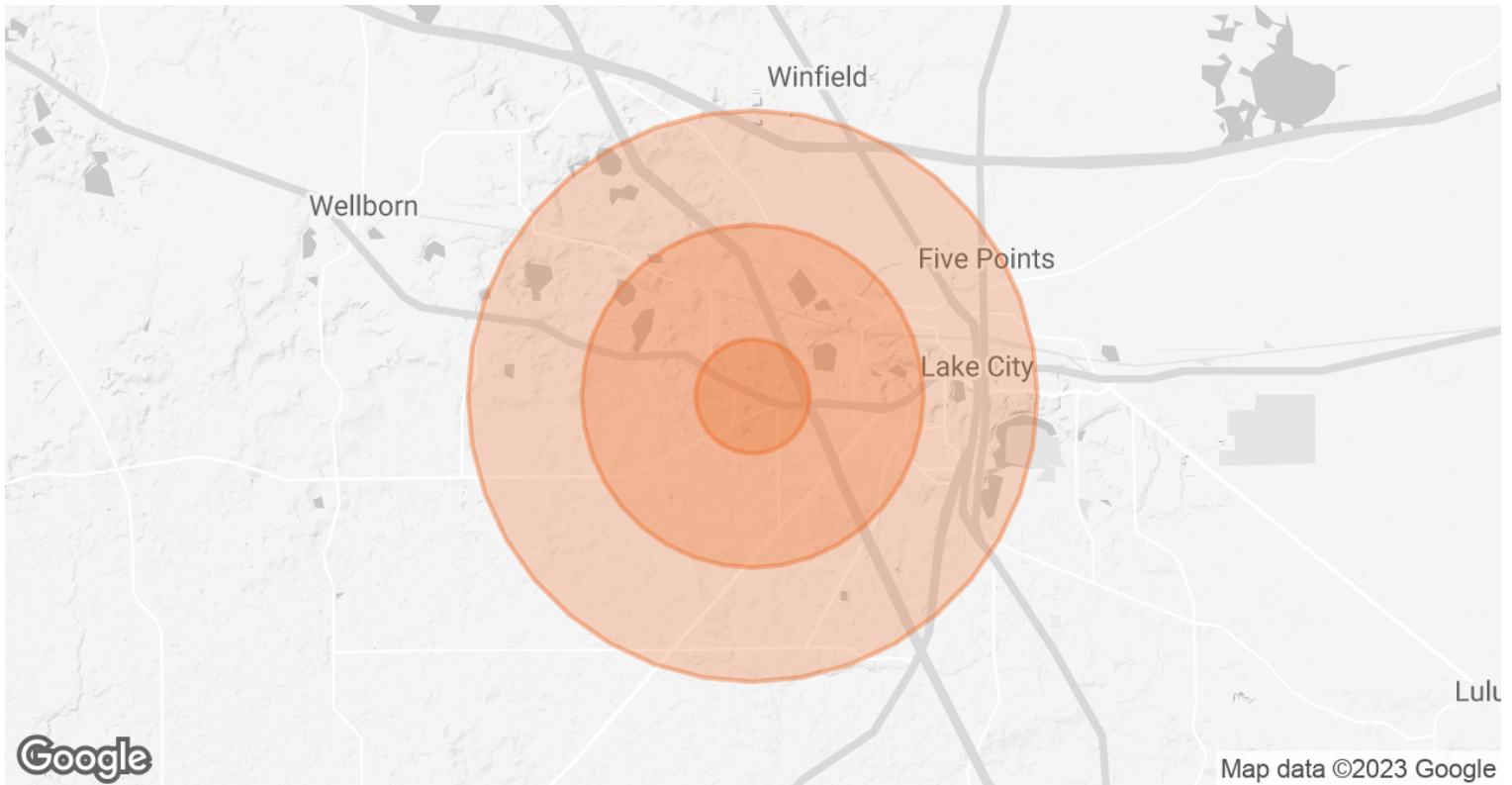
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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL POPULATION</b>	1,101	9,199	26,721
<b>AVERAGE AGE</b>	41.9	40.3	40.0
<b>AVERAGE AGE (MALE)</b>	38.6	37.1	37.9
<b>AVERAGE AGE (FEMALE)</b>	46.3	43.4	40.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	473	4,059	11,702
<b># OF PERSONS PER HH</b>	2.3	2.3	2.3
<b>AVERAGE HH INCOME</b>	\$70,230	\$65,556	\$61,502
<b>AVERAGE HOUSE VALUE</b>	\$195,796	\$181,540	\$162,305

*\* Demographic data derived from 2020 ACS - US Census*

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For more information visit [SVNsaunders.com](http://SVNsaunders.com)

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