

Downtown
Lake City
15 ± Minutes



Subject

Lake City Retail | Office | Hospitality Site

W US Highway 90, Lake City, Florida 32025

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**28,000
Cars/Day**

**54,500
Cars/Day**



PROPERTY SUMMARY



Offering Summary

Sale Price:	\$1,250,000
Lot Size:	7.89 ± Acres
Price / Acre:	\$158,428
Zoning:	CHI-Commercial, Highway Interchange
Market:	North Florida
Submarket:	Lake City
Traffic Count (US 90):	28,000
APN:	34-3S-16-02480-000

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)

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. 30,000 DTC.

Best Use of Site

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

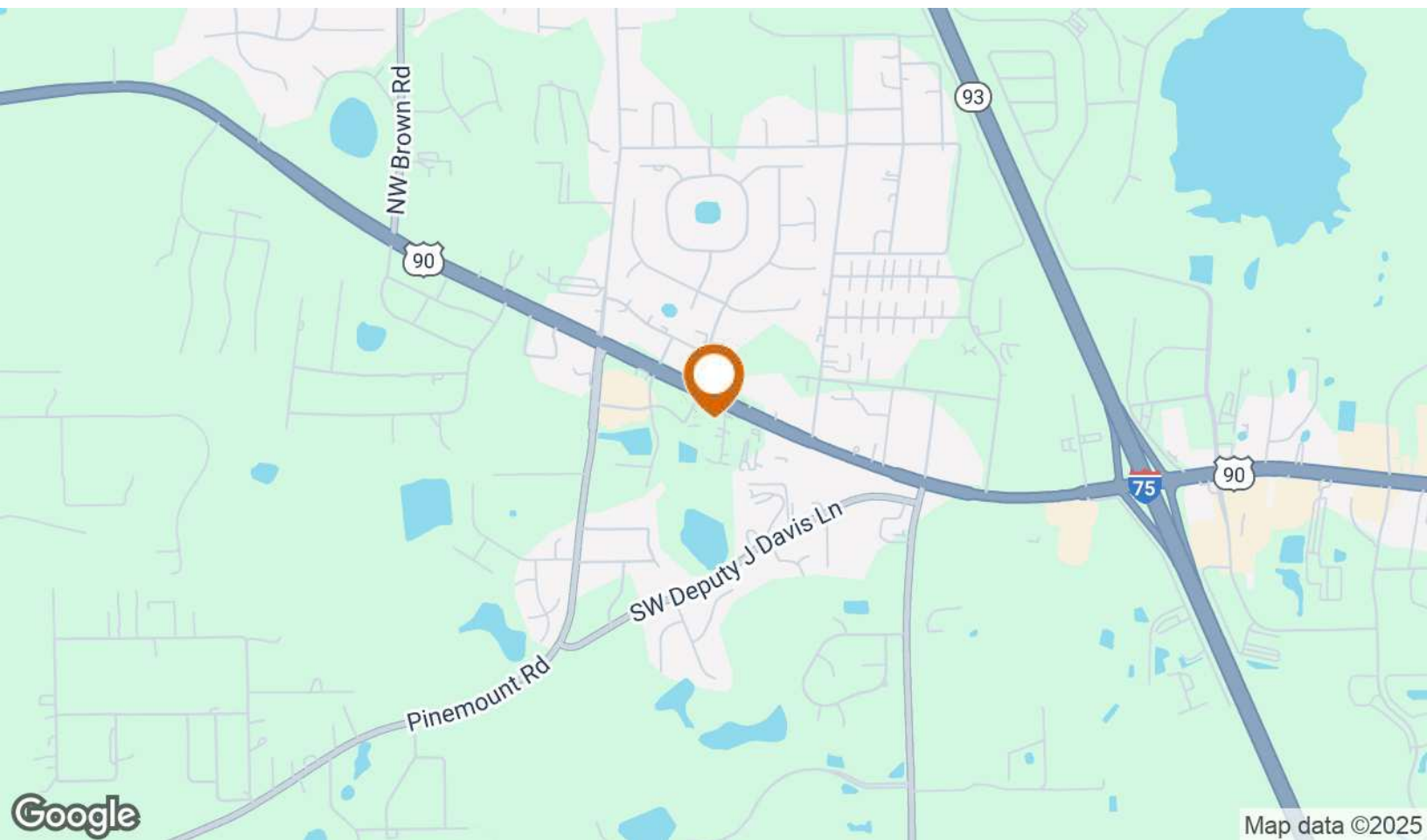
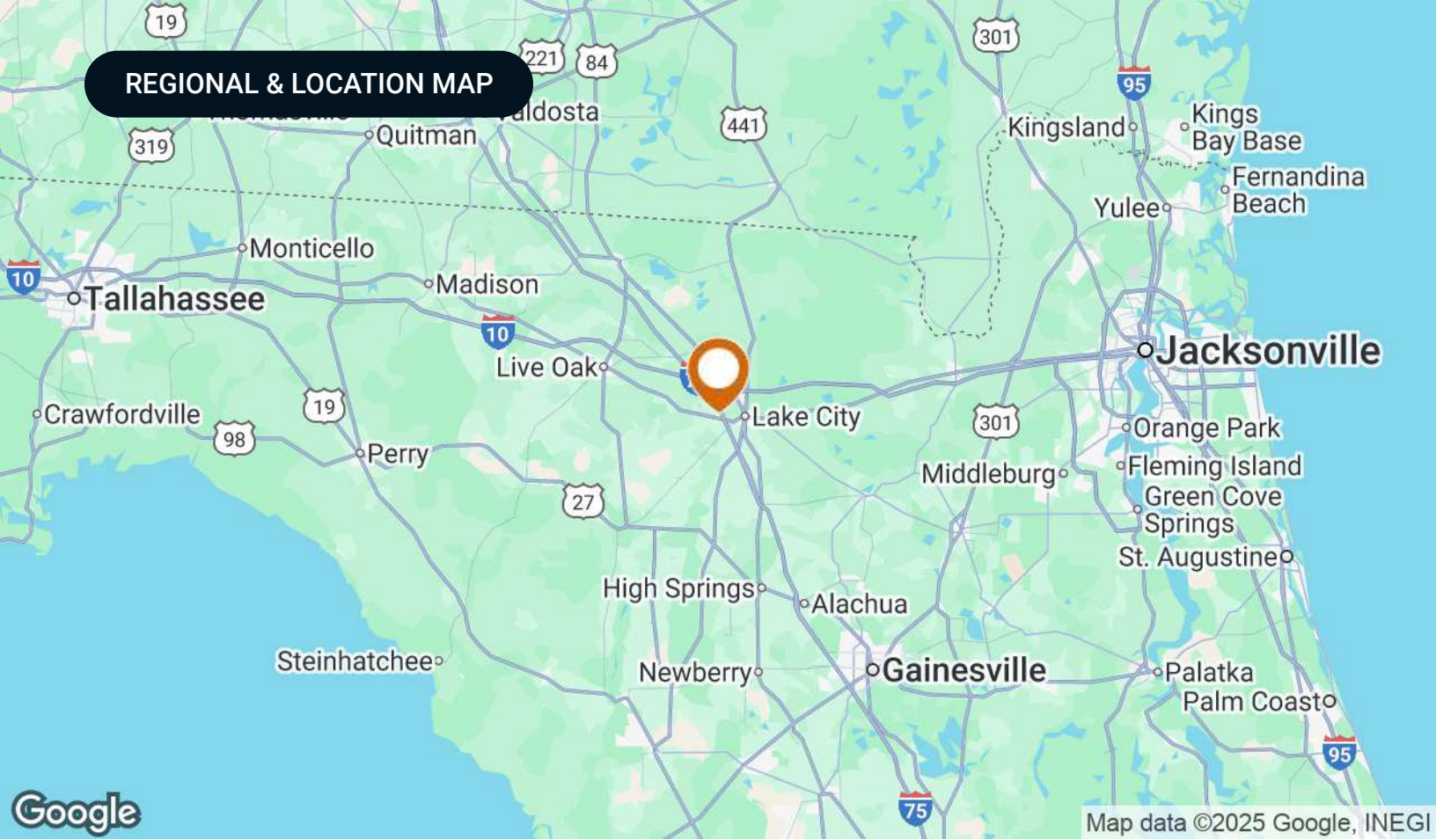
LOT DIMENSIONS



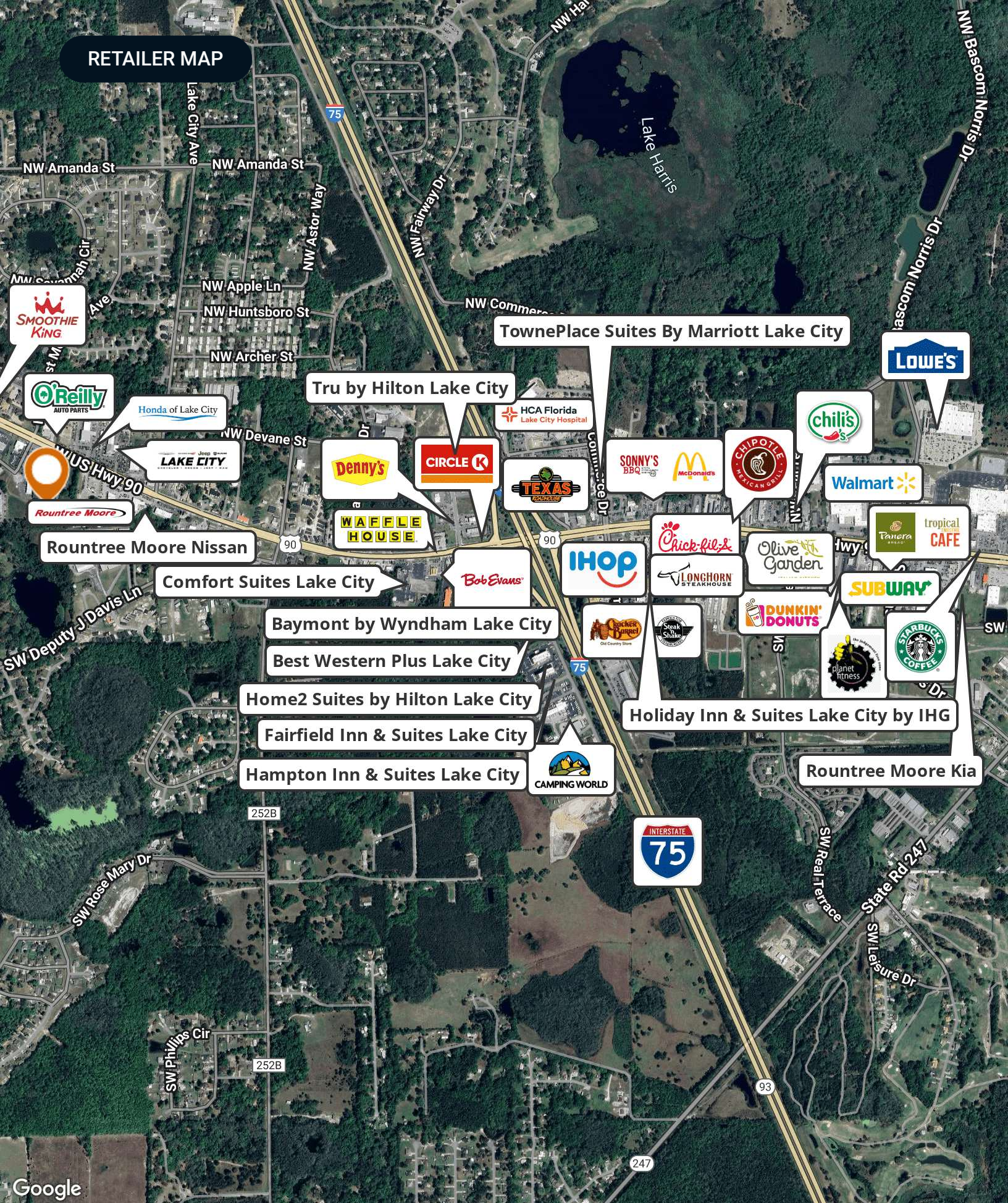
ADDITIONAL PHOTOS



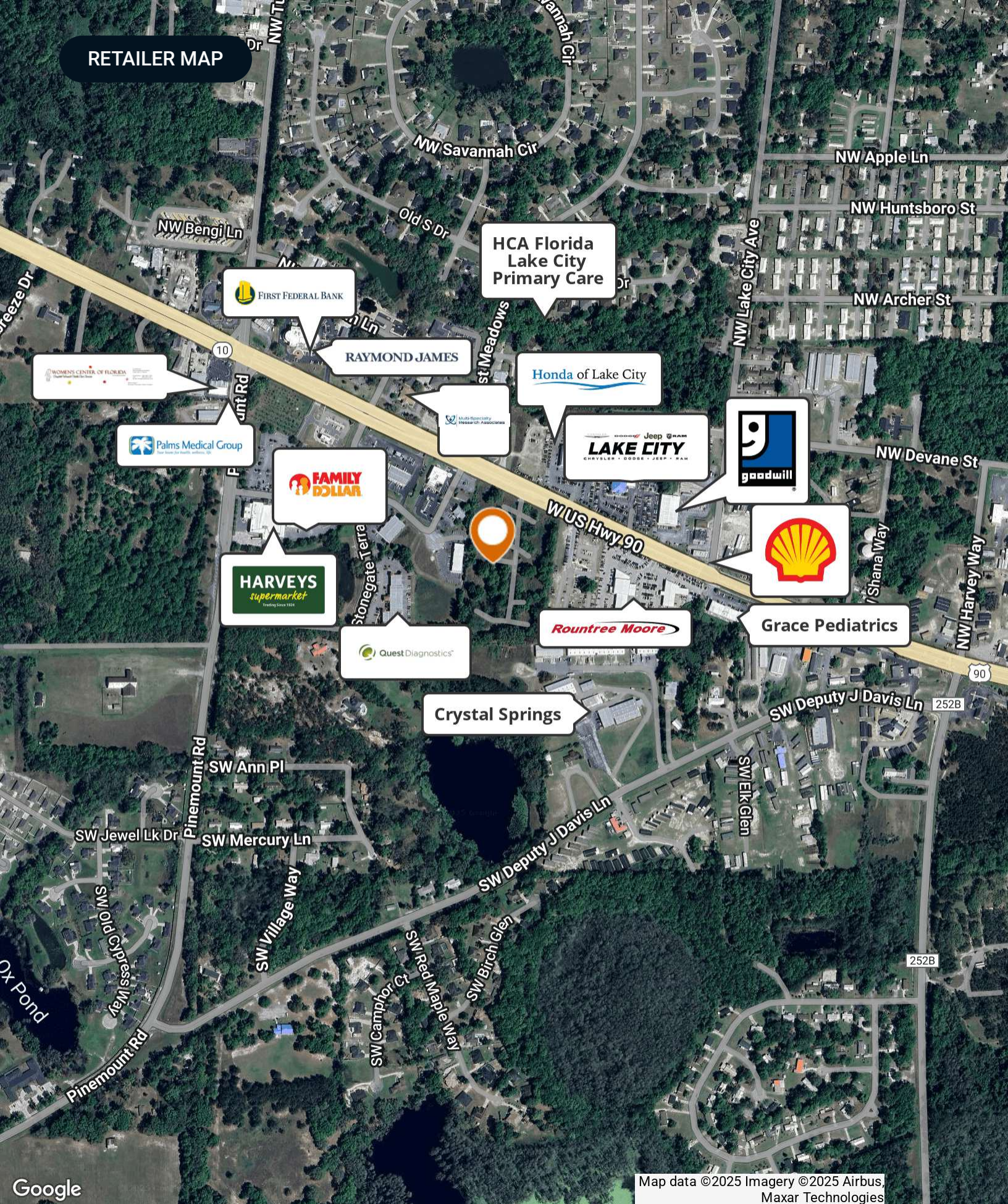
REGIONAL & LOCATION MAP



RETAILER MAP

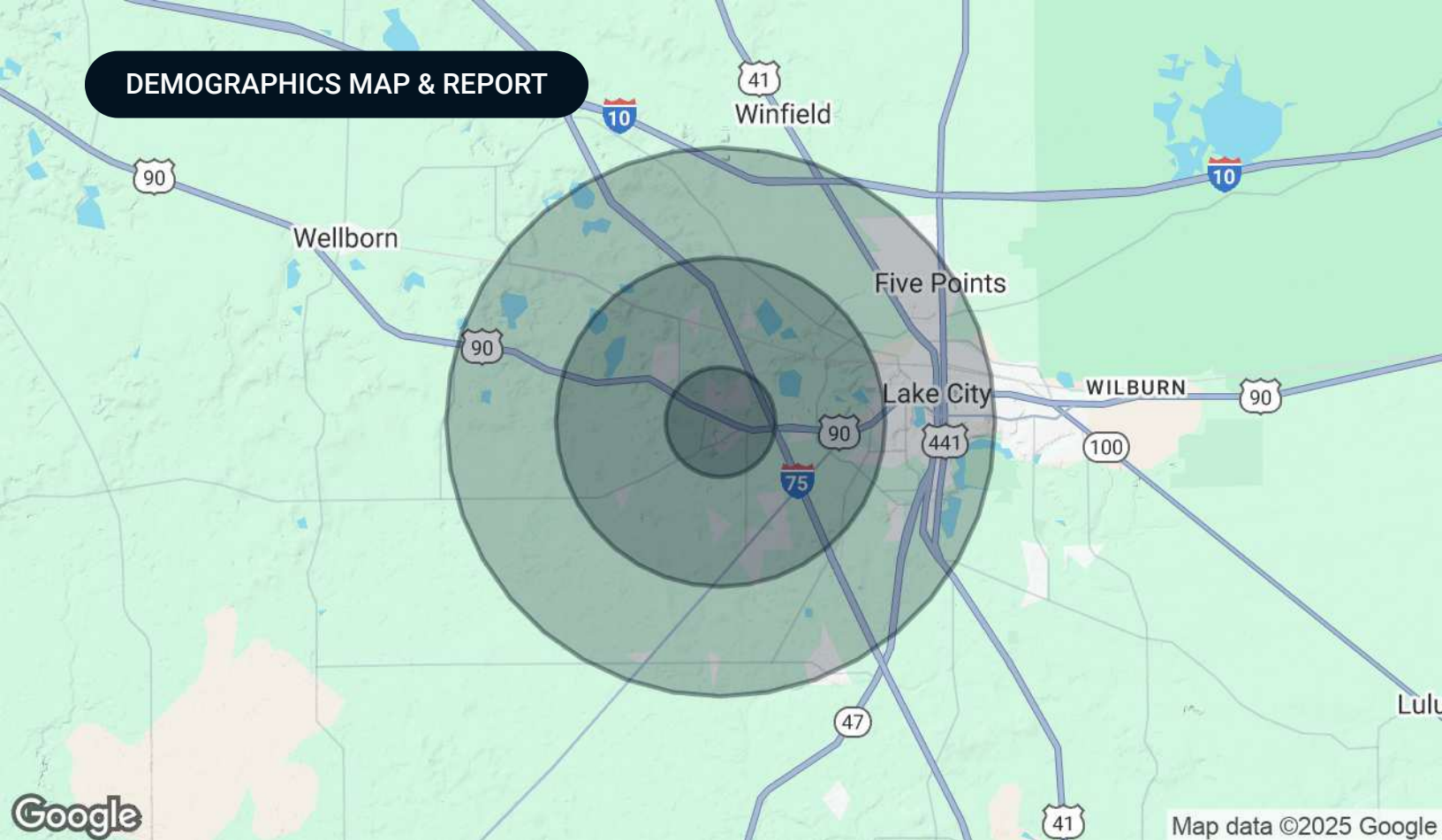


RETAILER MAP



Map data ©2025 Imagery ©2025 Airbus,
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DEMOGRAPHICS MAP & REPORT



Population

	1 Mile	3 Miles	5 Miles
Total Population	1,101	9,199	26,721
Average Age	41.9	40.3	40
Average Age (Male)	38.6	37.1	37.9
Average Age (Female)	46.3	43.4	40.7

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	473	4,059	11,702
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$70,230	\$65,556	\$61,502
Average House Value	\$195,796	\$181,540	\$162,305

2020 American Community Survey (ACS)

Marvin Puryear

Senior Advisor

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Professional Background

Marvin Puryear is a Senior Advisor at Saunders Real Estate.

Marvin's specialty is the sale of development land for large residential, commercial / retail, and industrial developments throughout Central Florida and the entire state. Marvin works regularly with most of the national and regional homebuilders, retail and industrial developers, representing land owners in the sale of their development property.

Marvin is a native of Central Florida who, starting in Clermont, has been in the real estate industry in since 1995. For 20 years, his real estate career included being a broker for 80 agents in two international franchised brokerages in the Central Florida area: a Top-50 ERA residential brokerage and a Coldwell Banker Commercial brokerage. During this time, Marvin was consistently one of the top selling brokers in volume and quickly became known as one of the top real estate leaders in the market, both as a company broker and as an expert in developments and large commercial transactions. This included the sale and leasing of office, retail, industrial, and development properties. He produced detailed market analysis and trends in residential and commercial real estate that were utilized by end users and the real estate industry.

Marvin is also a three-time award winner in commercial real estate from the Central Florida Commercial Association of Realtors. Additionally, Marvin has won numerous sales and management awards and distinctions, including Lake County's Top Commercial Real Estate Agent award. He is a regular contributor to the Orlando Business Journal regarding market information and recent transactions.

Before his real estate career, Marvin spent 10 years in corporate management in Chicago, IL, managing the region for the world's largest photography company and with CompUSA.

Throughout his education, Marvin attended Lake Sumter Community College and Wake Forest University, where he majored in psychology. He is a member of National Association of Realtors (NAR), International Council of Shopping Centers (ICSC), and the Realtor Association of Lake and Sumter Counties. Marvin has also served in many industry leadership positions including president for the Greater Lake County Association of Realtors and director for the MFRMLS.

Marvin specializes in:

- Development Land Sales
- Property Disposition/Sales
- Land Use
- International Targeted Marketing
- Negotiation
- Property Valuation
- Seller Representation
- Leasing



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