



Lake City Florida

1170 W US HWY 90 Lake City, FL 32055

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PROPERTY INFO:

- **PURCHASE PRICE:** \$450,000
- PROPERTY ADDRESS:

 1170 W US HWY 90

 LAKE CITY, FL 32055
- **→ YEAR BUILT:** 1954
- **PROPERTY SIZE:** 5,485 SQ. FT.
- LAND SIZE: 1.41 ACRES

CITYFLORIDA

COMPANY DISCLAIMER

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PROPERTY DESCRIPTION

Valiant Realty Group is please to present this light industrial Lake City building which features large office space, 3,000 sqft., warehouse on 1.42 acres in prime location with dual access points for ingress and egress at W US Hwy 90 and SW Arlington Blvd. This property is currently being used as a diesel mechanic shop and can be repurposed for other uses.

Lake City Florida Lake City FL 32055





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PROPERTY PHOTOS





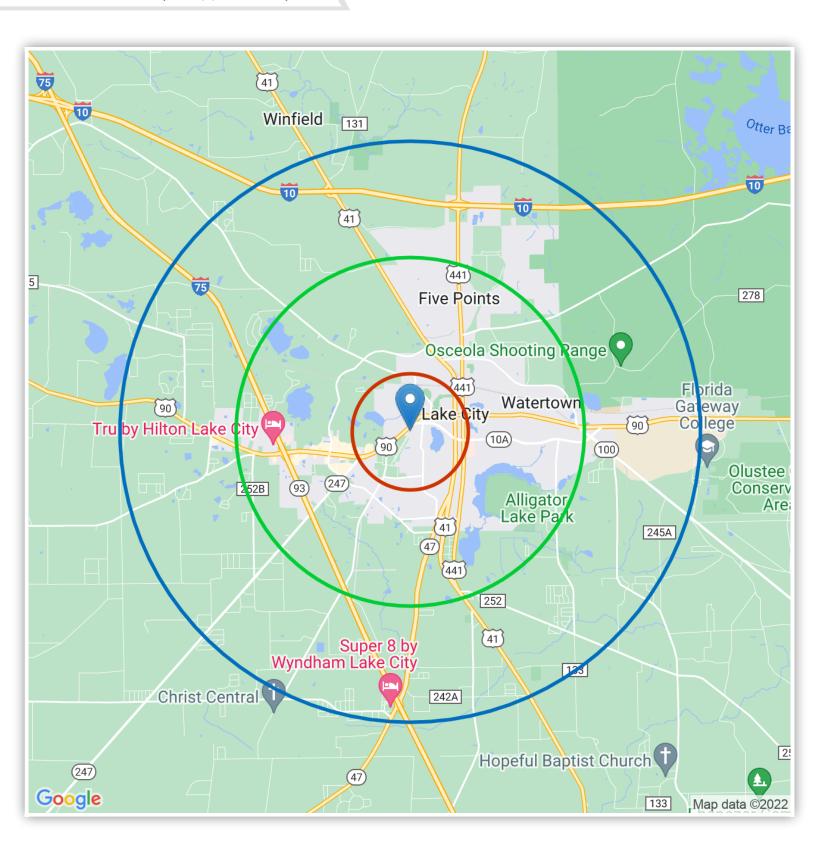


PROPERTY PHOTOS















Population		Households	
2010 Total Population	4,123	2021 Median Household Income	\$48,858
2021 Total Population	4,379	2026 Median Household Income	\$52,865
2026 Total Population	4,445	2021-2026 Annual Rate	1.59%
2021-2026 Annual Rate	0.30%		

	Census	s 2010	20	21	20	26
Housing Units by Occupancy Status and Tenure	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	1,822	100.0%	1,866	100.0%	1,896	100.0%
Occupied	1,574	86.4%	1,632	87.5%	1,659	87.5%
Owner	822	45.1%	782	41.9%	810	42.7%
Renter	752	41.3%	850	45.6%	849	44.8%
Vacant	248	13.6%	234	12.5%	237	12.5%

	20	021	20	26
Owner Occupied Housing Units by Value	Number	Percent	Number	Percent
Total	780	100.0%	808	100.0%
<\$50,000	1	0.1%	1	0.1%
\$50,000-\$99,999	46	5.9%	31	3.8%
\$100,000-\$149,999	297	38.1%	306	37.9%
\$150,000-\$199,999	311	39.9%	340	42.1%
\$200,000-\$249,999	48	6.2%	49	6.1%
\$250,000-\$299,999	17	2.2%	17	2.19
\$300,000-\$399,999	48	6.2%	51	6.3%
\$400,000-\$499,999	4	0.5%	4	0.5%
\$500,000-\$749,999	8	1.0%	9	1.19
\$750,000-\$999,999	0	0.0%	0	0.0%
\$1,000,000-\$1,499,999	0	0.0%	0	0.0%
\$1,500,000-\$1,999,999	0	0.0%	0	0.09
\$2,000,000+	0	0.0%	0	0.09
Median Value	\$157,395		\$159,706	
Average Value	\$171,923		\$174,598	

Census 2010 Housing Units	Number	Percent
Total	1,822	100.0%
In Urbanized Areas	0	0.0%
In Urban Clusters	1,732	95.1%
Rural Housing Units	90	4.9%







Census 2010 Owner Occupied Housing Units by Mortgage	e Status	Number	Pe
Total		822	10
Owned with a Mortgage/Loan		481	5
Owned Free and Clear		341	4
Census 2010 Vacant Housing Units by Status			
		Number	Pe
Total		220	10
For Rent		102	4
Rented- Not Occupied		6	
For Sale Only		34	1
Sold - Not Occupied		5	
Seasonal/Recreational/Occasional Use		18	
For Migrant Workers		0	
Other Vacant		55	2
Census 2010 Occupied Housing Units by Age of Househol	der and Home Ownership		
			Occupied U
T-4-1	Occupied Units	Number	% of Occ
Total 15-24	1,572	822 8	5
15-24 25-34	102 242	8 79	3
35-44	242	105	4
45-54	243	139	5
55-64	265	166	6
65-74	225	165	7
75-84	156	117	7
85+	60	43	7
Census 2010 Occupied Housing Units by Race/Ethnicity of			
Census 2010 Occupied Housing Units by Race/Ethnicity of			Occupied Ur % of Occi
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Total White Alone Black/African American Alone American Indian/Alaska Native Asian Alone Pacific Islander Alone Other Race Alone Two or More Races Hispanic Origin	Occupied Units 1,574 1,193 304 4 30 0 15 28	Owner (Number 822 706 87 1 15 0 5 8 26	Occupied Un % of Occupied 2 2 3 3 Occupied Un
Total White Alone Black/African American Alone American Indian/Alaska Native Asian Alone Pacific Islander Alone Other Race Alone Two or More Races Hispanic Origin Census 2010 Occupied Housing Units by Size and Home C	Occupied Units 1,574 1,193 304 4 30 0 15 28 Ownership Occupied Units	Owner (Number Number Owner Own	Occupied Ui % of Occupied Ui % of Occupied Ui % of Occupied Ui
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Population		Households	
2010 Total Population	19,250	2021 Median Household Income	\$43,264
2021 Total Population	20,130	2026 Median Household Income	\$46,475
2026 Total Population	20,421	2021-2026 Annual Rate	1.44%
2021-2026 Annual Rate	0.29%		

	Census	s 2010	20	21	20	26
Housing Units by Occupancy Status and Tenure	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	8,753	100.0%	9,011	100.0%	9,169	100.0%
Occupied	7,441	85.0%	7,697	85.4%	7,823	85.3%
Owner	4,299	49.1%	4,143	46.0%	4,301	46.9%
Renter	3,142	35.9%	3,554	39.4%	3,522	38.4%
Vacant	1,312	15.0%	1,313	14.6%	1,346	14.7%

	20	021	20	26
Owner Occupied Housing Units by Value	Number	Percent	Number	Percent
Total	4,143	100.0%	4,301	100.0%
<\$50,000	19	0.5%	14	0.3%
\$50,000-\$99,999	503	12.1%	389	9.0%
\$100,000-\$149,999	1,105	26.7%	1,155	26.9%
\$150,000-\$199,999	1,399	33.8%	1,546	35.9%
\$200,000-\$249,999	495	11.9%	505	11.7%
\$250,000-\$299,999	177	4.3%	191	4.4%
\$300,000-\$399,999	260	6.3%	282	6.6%
\$400,000-\$499,999	75	1.8%	82	1.9%
\$500,000-\$749,999	69	1.7%	86	2.0%
\$750,000-\$999,999	3	0.1%	3	0.1%
\$1,000,000-\$1,499,999	29	0.7%	37	0.9%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	9	0.2%	11	0.3%
Median Value	\$165,886		\$169,162	
Average Value	\$195,076		\$203,110	

Census 2010 Housing Units	Number	Percent
Total	8,753	100.0%
In Urbanized Areas	0	0.0%
In Urban Clusters	7,440	85.0%
Rural Housing Units	1,313	15.0%







Census 2010 Owner Occupied Housing Units by Mortgage Status		Number	Per
Total		4,299	100
Owned with a Mortgage/Loan		2,426	56
Owned Free and Clear		1,873	4:
Census 2010 Vacant Housing Units by Status			
		Number	Per
Total		1,258	100
For Rent		532	42
Rented- Not Occupied		12	:
For Sale Only		194	1!
Sold - Not Occupied		35	
Seasonal/Recreational/Occasional Use		68	!
For Migrant Workers		0	(
Other Vacant		417	33
Census 2010 Occupied Housing Units by Age of Householder and	Home Ownership		
			Occupied Un
	Occupied Units	Number	% of Occu
Total	7,441	4,299	57
15-24	431	65	15
25-34	1,077	360	33
35-44	1,102	516	46
45-54	1,424	798	56
55-64	1,382	955	69
65-74	1,067	838	78
75-84	709	562	79
85+	249	205	82
Census 2010 Occupied Housing Units by Race/Ethnicity of House			
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Total White Alone Black/African American Alone American Indian/Alaska Native Asian Alone Pacific Islander Alone Other Race Alone Two or More Races Hispanic Origin Census 2010 Occupied Housing Units by Size and Home Owners	Occupied Units 7,443 5,139 2,016 30 90 2 55 111 265 hip Occupied Units 7,441	Number 4,300 3,290 873 16 59 1 16 45 123 Owner (Number 4,299	% of Occu 5: 64 4: 5: 6! 50 29 40 Occupied Un % of Occu
Total White Alone Black/African American Alone American Indian/Alaska Native Asian Alone Pacific Islander Alone Other Race Alone Two or More Races Hispanic Origin Census 2010 Occupied Housing Units by Size and Home Ownersi	Occupied Units 7,443 5,139 2,016 30 90 2 55 111 265 hip Occupied Units 7,441 2,312	Number 4,300 3,290 873 16 59 1 16 45 123 Owner (Number 4,299 1,254	% of Occu 5: 64 4: 5: 6! 50 29 40 Occupied Un % of Occu
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Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



Population		Households	
2010 Total Population	31,964	2021 Median Household Income	\$46,584
2021 Total Population	33,541	2026 Median Household Income	\$50,510
2026 Total Population	34,161	2021-2026 Annual Rate	1.63%
2021-2026 Annual Rate	0.37%		

	Census	s 2010	20	21	20	26
Housing Units by Occupancy Status and Tenure	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	14,367	100.0%	14,882	100.0%	15,192	100.0%
Occupied	12,514	87.1%	13,071	87.8%	13,332	87.8%
Owner	8,003	55.7%	7,898	53.1%	8,205	54.0%
Renter	4,511	31.4%	5,173	34.8%	5,127	33.7%
Vacant	1,853	12.9%	1,811	12.2%	1,860	12.2%

	20	021	20	26
Owner Occupied Housing Units by Value	Number	Percent	Number	Percent
Total	7,896	100.0%	8,205	100.0%
<\$50,000	36	0.5%	26	0.3%
\$50,000-\$99,999	757	9.6%	572	7.0%
\$100,000-\$149,999	2,009	25.4%	2,066	25.2%
\$150,000-\$199,999	2,782	35.2%	3,068	37.4%
\$200,000-\$249,999	1,103	14.0%	1,125	13.7%
\$250,000-\$299,999	360	4.6%	387	4.7%
\$300,000-\$399,999	497	6.3%	538	6.6%
\$400,000-\$499,999	135	1.7%	148	1.8%
\$500,000-\$749,999	137	1.7%	174	2.1%
\$750,000-\$999,999	5	0.1%	6	0.1%
\$1,000,000-\$1,499,999	43	0.5%	55	0.7%
\$1,500,000-\$1,999,999	12	0.2%	16	0.2%
\$2,000,000+	20	0.3%	24	0.3%
Median Value	\$170,597		\$173,444	
Average Value	\$201,023		\$209,372	

Census 2010 Housing Units	Number	Percent
Total	14,367	100.0%
In Urbanized Areas	0	0.0%
In Urban Clusters	9,684	67.4%
Rural Housing Units	4,683	32.6%





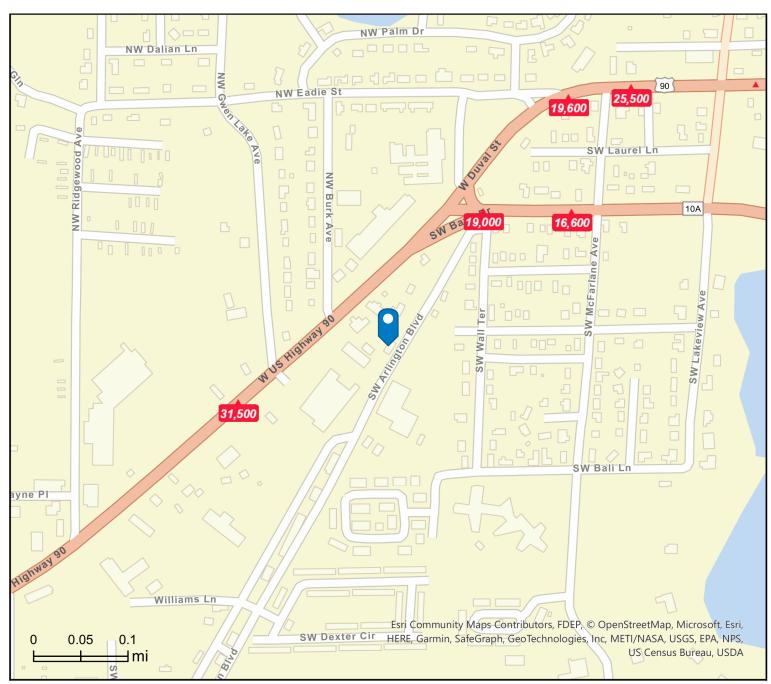


Census 2010 Owner Occupied Housing Units by Mortgage Status		Number	Perce
Total		8,003	100.0
Owned with a Mortgage/Loan		4,725	59.0
Owned Free and Clear		3,278	41.0
Owned Tree and Clear		3,270	71.
Census 2010 Vacant Housing Units by Status		Number	Perce
Total		1,830	100.
For Rent		746	40.
Rented- Not Occupied		18	1.
For Sale Only		299	16.
Sold - Not Occupied		57	3.
·		118	5. 6.
Seasonal/Recreational/Occasional Use			0.
For Migrant Workers Other Vacant		1 591	32
Census 2010 Occupied Housing Units by Age of Householder and Home	Ownership	Owner O	Occupied Unit
	Occupied Units	Number	% of Occup
Total	12,513	8,002	63.
15-24	622	123	19.
25-34	1,710	674	39.
35-44	1,856	1,015	54.
45-54	2,449	1,542	63
55-64	2,389	1,772	74
65-74	,		81.
	1,898	1,548	
75-84 	1,208	1,007	83.
85+ Census 2010 Occupied Housing Units by Race/Ethnicity of Householder		321	Occupied Unit
	and Home Ownership	321	Occupied Unit
	and Home Ownership Occupied Units	321 Owner O Number	Occupied Unit
Census 2010 Occupied Housing Units by Race/Ethnicity of Householder	Occupied Units	Owner O Number 8,004	Occupied Unit % of Occup
Census 2010 Occupied Housing Units by Race/Ethnicity of Householder Total White Alone	Occupied Units 12,515 9,452	321 Owner O Number 8,004 6,570	Occupied Unit % of Occup 64 69
Census 2010 Occupied Housing Units by Race/Ethnicity of Householder Total White Alone Black/African American Alone	Occupied Units	Owner O Number 8,004	Occupied Unit % of Occup 64 69 46
Census 2010 Occupied Housing Units by Race/Ethnicity of Householder Total White Alone	Occupied Units 12,515 9,452 2,621 50	321 Owner O Number 8,004 6,570 1,205 26	Occupied Unit % of Occup 64 69 46 52
Total White Alone Black/African American Alone American Indian/Alaska Native	Occupied Units 12,515 9,452 2,621 50 141	Owner O Number 8,004 6,570 1,205	Occupied Unit % of Occup 64. 69. 46. 52. 68.
Total White Alone Black/African American Alone American Indian/Alaska Native Asian Alone Pacific Islander Alone	Occupied Units 12,515 9,452 2,621 50 141 6	321 Owner O Number 8,004 6,570 1,205 26 97 3	Occupied Unit % of Occup 64. 69. 46. 52. 68. 50.
Total White Alone Black/African American Alone American Indian/Alaska Native Asian Alone	Occupied Units 12,515 9,452 2,621 50 141	321 Owner O Number 8,004 6,570 1,205 26 97	Occupied Unit % of Occup 64. 69. 46. 52. 68. 50.
Total White Alone Black/African American Alone American Indian/Alaska Native Asian Alone Pacific Islander Alone Other Race Alone Two or More Races	Occupied Units 12,515 9,452 2,621 50 141 6 82 163	321 Owner O Number 8,004 6,570 1,205 26 97 3 29 74	Occupied Unit % of Occup 64 69 46 52 68 50 35 45
Total White Alone Black/African American Alone American Indian/Alaska Native Asian Alone Pacific Islander Alone Other Race Alone Two or More Races Hispanic Origin	Occupied Units 12,515 9,452 2,621 50 141 6 82	Owner O Number 8,004 6,570 1,205 26 97 3 29	Occupied Unit % of Occup 64. 69. 46. 52. 68. 50. 35. 45.
Total White Alone Black/African American Alone American Indian/Alaska Native Asian Alone Pacific Islander Alone Other Race Alone Two or More Races	Occupied Units 12,515 9,452 2,621 50 141 6 82 163	321 Owner O Number 8,004 6,570 1,205 26 97 3 29 74	Occupied Unit % of Occup 64. 69. 46. 52. 68. 50. 35. 45.
Total White Alone Black/African American Alone American Indian/Alaska Native Asian Alone Pacific Islander Alone Other Race Alone Two or More Races Hispanic Origin	Occupied Units 12,515 9,452 2,621 50 141 6 82 163	321 Owner O Number 8,004 6,570 1,205 26 97 3 29 74	Occupied Unit % of Occup 64. 69. 46. 52. 68. 50. 35. 45.
Total White Alone Black/African American Alone American Indian/Alaska Native Asian Alone Pacific Islander Alone Other Race Alone Two or More Races Hispanic Origin	Occupied Units 12,515 9,452 2,621 50 141 6 82 163 426 Occupied Units	321 Owner O Number 8,004 6,570 1,205 26 97 3 29 74 225 Owner O	Occupied Unit % of Occup 64. 69. 46. 52. 68. 50. 35. 45. Occupied Unit % of Occup
Total White Alone Black/African American Alone American Indian/Alaska Native Asian Alone Pacific Islander Alone Other Race Alone Two or More Races Hispanic Origin Census 2010 Occupied Housing Units by Size and Home Ownership	Occupied Units 12,515 9,452 2,621 50 141 6 82 163	321 Owner O Number 8,004 6,570 1,205 26 97 3 29 74 225 Owner O Number 8,004	Occupied Unit % of Occup 64. 69. 46. 52. 68. 50. 35. 45. Occupied Unit % of Occup
Total White Alone Black/African American Alone American Indian/Alaska Native Asian Alone Pacific Islander Alone Other Race Alone Two or More Races Hispanic Origin Census 2010 Occupied Housing Units by Size and Home Ownership	Occupied Units 12,515 9,452 2,621 50 141 6 82 163 426 Occupied Units 12,517 3,601	321 Owner O Number 8,004 6,570 1,205 26 97 3 29 74 225 Owner O Number 8,004 2,113	84. Occupied Unit % of Occup 64. 69. 46. 52. 68. 50. 35. 45. 52. Occupied Unit % of Occup 63. 58. 73.
Total White Alone Black/African American Alone American Indian/Alaska Native Asian Alone Pacific Islander Alone Other Race Alone Two or More Races Hispanic Origin Total 1-Person	Occupied Units 12,515 9,452 2,621 50 141 6 82 163 426 Occupied Units 12,517 3,601 4,272	Owner On Number 8,004 6,570 1,205 26 97 3 29 74 225 Owner On Number 8,004 2,113 3,144	Occupied Unit % of Occup 64. 69. 46. 52. 68. 50. 35. 45. Occupied Unit % of Occup 63. 58.
Total White Alone Black/African American Alone American Indian/Alaska Native Asian Alone Pacific Islander Alone Other Race Alone Two or More Races Hispanic Origin Total 1-Person 2-Person 3-Person	Occupied Units 12,515 9,452 2,621 50 141 6 82 163 426 Occupied Units 12,517 3,601 4,272 1,960	321 Owner O Number 8,004 6,570 1,205 26 97 3 29 74 225 Owner O Number 8,004 2,113 3,144 1,207	Occupied Unit % of Occup 64. 69. 46. 52. 68. 50. 35. 45. Occupied Unit % of Occup 63. 58. 73. 61.
Total White Alone Black/African American Alone American Indian/Alaska Native Asian Alone Pacific Islander Alone Other Race Alone Two or More Races Hispanic Origin Total 1-Person 2-Person 3-Person 4-Person	Occupied Units 12,515 9,452 2,621 50 141 6 82 163 426 Occupied Units 12,517 3,601 4,272 1,960 1,473	Owner On Number 8,004 6,570 1,205 26 97 3 29 74 225 Owner On Number 8,004 2,113 3,144 1,207 868	Occupied Unit % of Occup 64. 69. 46. 52. 68. 50. 35. 45. Occupied Unit % of Occup 63. 58. 73. 61. 58.
Total White Alone Black/African American Alone American Indian/Alaska Native Asian Alone Pacific Islander Alone Other Race Alone Two or More Races Hispanic Origin Census 2010 Occupied Housing Units by Size and Home Ownership Total 1-Person 2-Person 3-Person 4-Person 5-Person	Occupied Units 12,515 9,452 2,621 50 141 6 82 163 426 Occupied Units 12,517 3,601 4,272 1,960 1,473 715	321 Owner O Number 8,004 6,570 1,205 26 97 3 29 74 225 Owner O Number 8,004 2,113 3,144 1,207 868 395	Occupied Unit % of Occup 64. 69. 46. 52. 68. 50. 35. 45. Occupied Unit % of Occup 63. 58. 73. 61. 58. 55.
Total White Alone Black/African American Alone American Indian/Alaska Native Asian Alone Pacific Islander Alone Other Race Alone Two or More Races Hispanic Origin Total 1-Person 2-Person 3-Person 4-Person	Occupied Units 12,515 9,452 2,621 50 141 6 82 163 426 Occupied Units 12,517 3,601 4,272 1,960 1,473	Owner On Number 8,004 6,570 1,205 26 97 3 29 74 225 Owner On Number 8,004 2,113 3,144 1,207 868	Occupied Unit
Total White Alone Black/African American Alone American Indian/Alaska Native Asian Alone Pacific Islander Alone Other Race Alone Two or More Races Hispanic Origin Census 2010 Occupied Housing Units by Size and Home Ownership Total 1-Person 2-Person 3-Person 4-Person 5-Person 6-Person 7+ Person	Occupied Units 12,515 9,452 2,621 50 141 6 82 163 426 Occupied Units 12,517 3,601 4,272 1,960 1,473 715 318	321 Owner O Number 8,004 6,570 1,205 26 97 3 29 74 225 Owner O Number 8,004 2,113 3,144 1,207 868 395 176	Occupied Unit
Total White Alone Black/African American Alone American Indian/Alaska Native Asian Alone Pacific Islander Alone Other Race Alone Two or More Races Hispanic Origin Census 2010 Occupied Housing Units by Size and Home Ownership Total 1-Person 2-Person 3-Person 4-Person 5-Person 6-Person 7+ Person 2021 Housing Affordability	Occupied Units 12,515 9,452 2,621 50 141 6 82 163 426 Occupied Units 12,517 3,601 4,272 1,960 1,473 715 318 178	321 Owner O Number 8,004 6,570 1,205 26 97 3 29 74 225 Owner O Number 8,004 2,113 3,144 1,207 868 395 176	Occupied Unit % of Occup 64. 69. 46. 52. 68. 50. 35. 45. Occupied Unit % of Occup 63. 58. 73. 61. 58. 55.
Total White Alone Black/African American Alone American Indian/Alaska Native Asian Alone Pacific Islander Alone Other Race Alone Two or More Races Hispanic Origin Census 2010 Occupied Housing Units by Size and Home Ownership Total 1-Person 2-Person 3-Person 4-Person 5-Person 6-Person 7+ Person	Occupied Units 12,515 9,452 2,621 50 141 6 82 163 426 Occupied Units 12,517 3,601 4,272 1,960 1,473 715 318	321 Owner O Number 8,004 6,570 1,205 26 97 3 29 74 225 Owner O Number 8,004 2,113 3,144 1,207 868 395 176	Occupied Unit % of Occup 64. 69. 46. 52. 68. 50. 35. 45. Occupied Unit % of Occup 63. 58. 73.











Source: ©2022 Kalibrate Technologies (Q1 2022).

Average Daily Traffic Volume **Up** to 6,000 vehicles per day

▲6,001 - 15,000

▲ 15,001 - 30,000

▲ 30,001 - 50,000

▲50,001 - 100,000

▲More than 100,000 per day

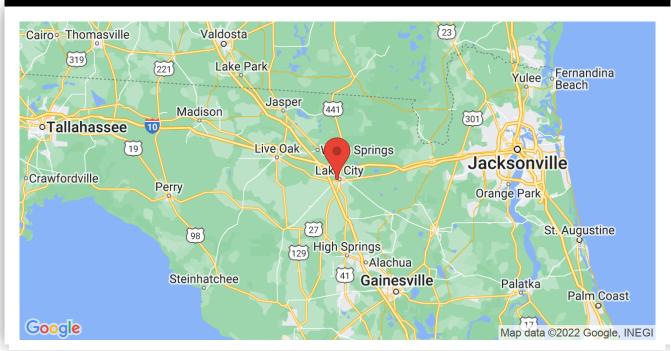


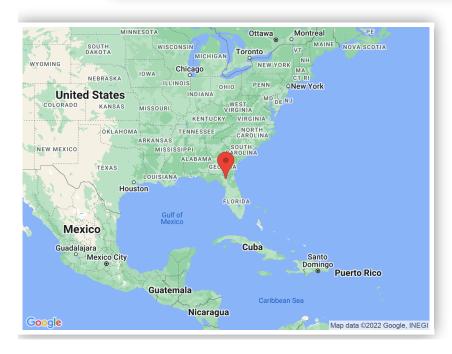






Lake City Florida 1170 W US HWY 90, Lake City, FL, 32055











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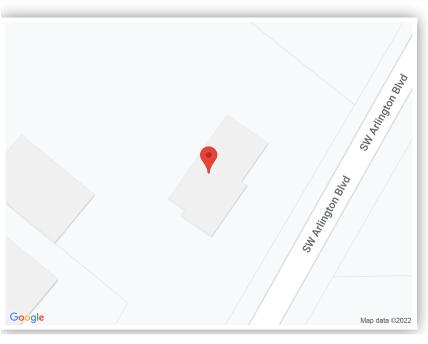






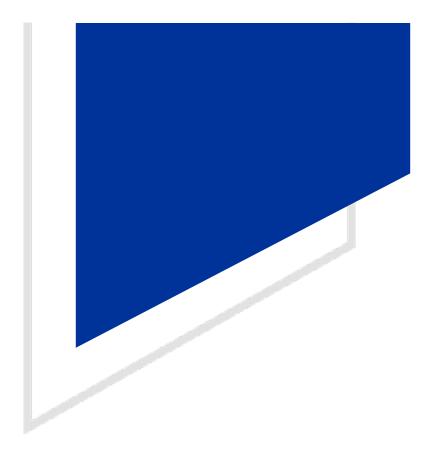
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