



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

LAKE
CITY
FLORIDA

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

VALIANT
REALTY GROUP



PROPERTY PHOTOS



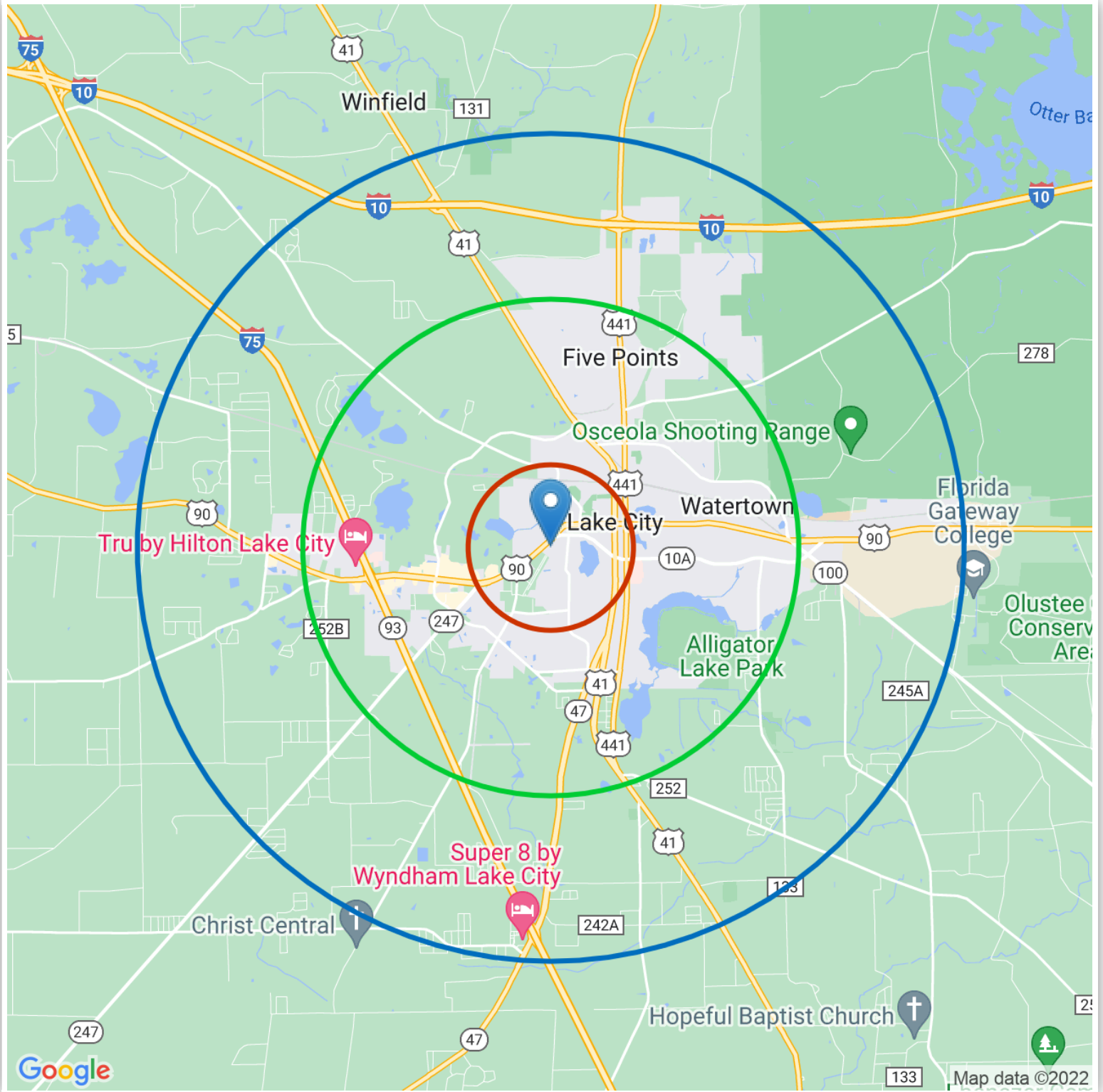
PROPERTY PHOTOS



Lake City Florida

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

LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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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%		

Housing Units by Occupancy Status and Tenure	Census 2010		2021		2026	
	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%

Owner Occupied Housing Units by Value	2021		2026	
	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	2.1%
\$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	1.1%
\$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	0.0%
\$2,000,000+	0	0.0%	0	0.0%
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%

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.



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Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	822	100.0%
Owned with a Mortgage/Loan	481	58.5%
Owned Free and Clear	341	41.5%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	220	100.0%
For Rent	102	46.4%
Rented- Not Occupied	6	2.7%
For Sale Only	34	15.5%
Sold - Not Occupied	5	2.3%
Seasonal/Recreational/Occasional Use	18	8.2%
For Migrant Workers	0	0.0%
Other Vacant	55	25.0%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership				
	Occupied Units	Owner Occupied Units		
		Number	% of Occupied	
Total	1,572	822	52.3%	
15-24	102	8	7.8%	
25-34	242	79	32.6%	
35-44	245	105	42.9%	
45-54	277	139	50.2%	
55-64	265	166	62.6%	
65-74	225	165	73.3%	
75-84	156	117	75.0%	
85+	60	43	71.7%	

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership				
	Occupied Units	Owner Occupied Units		
		Number	% of Occupied	
Total	1,574	822	52.2%	
White Alone	1,193	706	59.2%	
Black/African American Alone	304	87	28.6%	
American Indian/Alaska Native	4	1	25.0%	
Asian Alone	30	15	50.0%	
Pacific Islander Alone	0	0	0.0%	
Other Race Alone	15	5	33.3%	
Two or More Races	28	8	28.6%	
Hispanic Origin	66	26	39.4%	

Census 2010 Occupied Housing Units by Size and Home Ownership				
	Occupied Units	Owner Occupied Units		
		Number	% of Occupied	
Total	1,575	822	52.2%	
1-Person	544	245	45.0%	
2-Person	501	322	64.3%	
3-Person	237	108	45.6%	
4-Person	159	86	54.1%	
5-Person	87	38	43.7%	
6-Person	33	16	48.5%	
7+ Person	14	7	50.0%	

2021 Housing Affordability		
Housing Affordability Index		166
Percent of Income for Mortgage		13.5%

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.



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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%		

Housing Units by Occupancy Status and Tenure	Census 2010		2021		2026	
	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%

Owner Occupied Housing Units by Value	2021		2026	
	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%

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.



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Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	4,299	100.0%
Owned with a Mortgage/Loan	2,426	56.4%
Owned Free and Clear	1,873	43.6%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	1,258	100.0%
For Rent	532	42.3%
Rented- Not Occupied	12	1.0%
For Sale Only	194	15.4%
Sold - Not Occupied	35	2.8%
Seasonal/Recreational/Occasional Use	68	5.4%
For Migrant Workers	0	0.0%
Other Vacant	417	33.1%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership				
	Occupied Units	Owner Occupied Units		
		Number	% of Occupied	
Total	7,441	4,299	57.8%	
15-24	431	65	15.1%	
25-34	1,077	360	33.4%	
35-44	1,102	516	46.8%	
45-54	1,424	798	56.0%	
55-64	1,382	955	69.1%	
65-74	1,067	838	78.5%	
75-84	709	562	79.3%	
85+	249	205	82.3%	

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership				
	Occupied Units	Owner Occupied Units		
		Number	% of Occupied	
Total	7,443	4,300	57.8%	
White Alone	5,139	3,290	64.0%	
Black/African American Alone	2,016	873	43.3%	
American Indian/Alaska Native	30	16	53.3%	
Asian Alone	90	59	65.6%	
Pacific Islander Alone	2	1	50.0%	
Other Race Alone	55	16	29.1%	
Two or More Races	111	45	40.5%	
Hispanic Origin	265	123	46.4%	

Census 2010 Occupied Housing Units by Size and Home Ownership				
	Occupied Units	Owner Occupied Units		
		Number	% of Occupied	
Total	7,441	4,299	57.8%	
1-Person	2,312	1,254	54.2%	
2-Person	2,417	1,628	67.4%	
3-Person	1,130	617	54.6%	
4-Person	835	436	52.2%	
5-Person	436	210	48.2%	
6-Person	199	98	49.2%	
7+ Person	112	56	50.0%	

2021 Housing Affordability		
Housing Affordability Index		140
Percent of Income for Mortgage		16.1%

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.



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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%		

Housing Units by Occupancy Status and Tenure	Census 2010		2021		2026	
	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%

Owner Occupied Housing Units by Value	2021		2026	
	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%

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.



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Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	8,003	100.0%
Owned with a Mortgage/Loan	4,725	59.0%
Owned Free and Clear	3,278	41.0%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	1,830	100.0%
For Rent	746	40.8%
Rented- Not Occupied	18	1.0%
For Sale Only	299	16.3%
Sold - Not Occupied	57	3.1%
Seasonal/Recreational/Occasional Use	118	6.4%
For Migrant Workers	1	0.1%
Other Vacant	591	32.3%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	12,513	8,002	63.9%
15-24	622	123	19.8%
25-34	1,710	674	39.4%
35-44	1,856	1,015	54.7%
45-54	2,449	1,542	63.0%
55-64	2,389	1,772	74.2%
65-74	1,898	1,548	81.6%
75-84	1,208	1,007	83.4%
85+	381	321	84.3%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	12,515	8,004	64.0%
White Alone	9,452	6,570	69.5%
Black/African American Alone	2,621	1,205	46.0%
American Indian/Alaska Native	50	26	52.0%
Asian Alone	141	97	68.8%
Pacific Islander Alone	6	3	50.0%
Other Race Alone	82	29	35.4%
Two or More Races	163	74	45.4%
Hispanic Origin	426	225	52.8%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	12,517	8,004	63.9%
1-Person	3,601	2,113	58.7%
2-Person	4,272	3,144	73.6%
3-Person	1,960	1,207	61.6%
4-Person	1,473	868	58.9%
5-Person	715	395	55.2%
6-Person	318	176	55.3%
7+ Person	178	101	56.7%

2021 Housing Affordability	
Housing Affordability Index	148
Percent of Income for Mortgage	15.4%

Data Note: Persons of Hispanic Origin may be of any race.

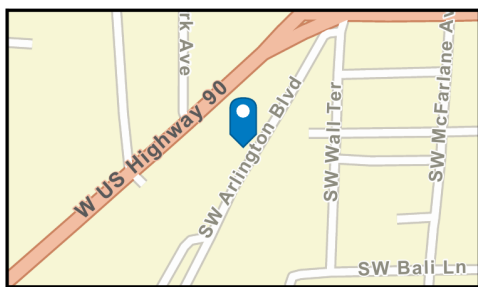
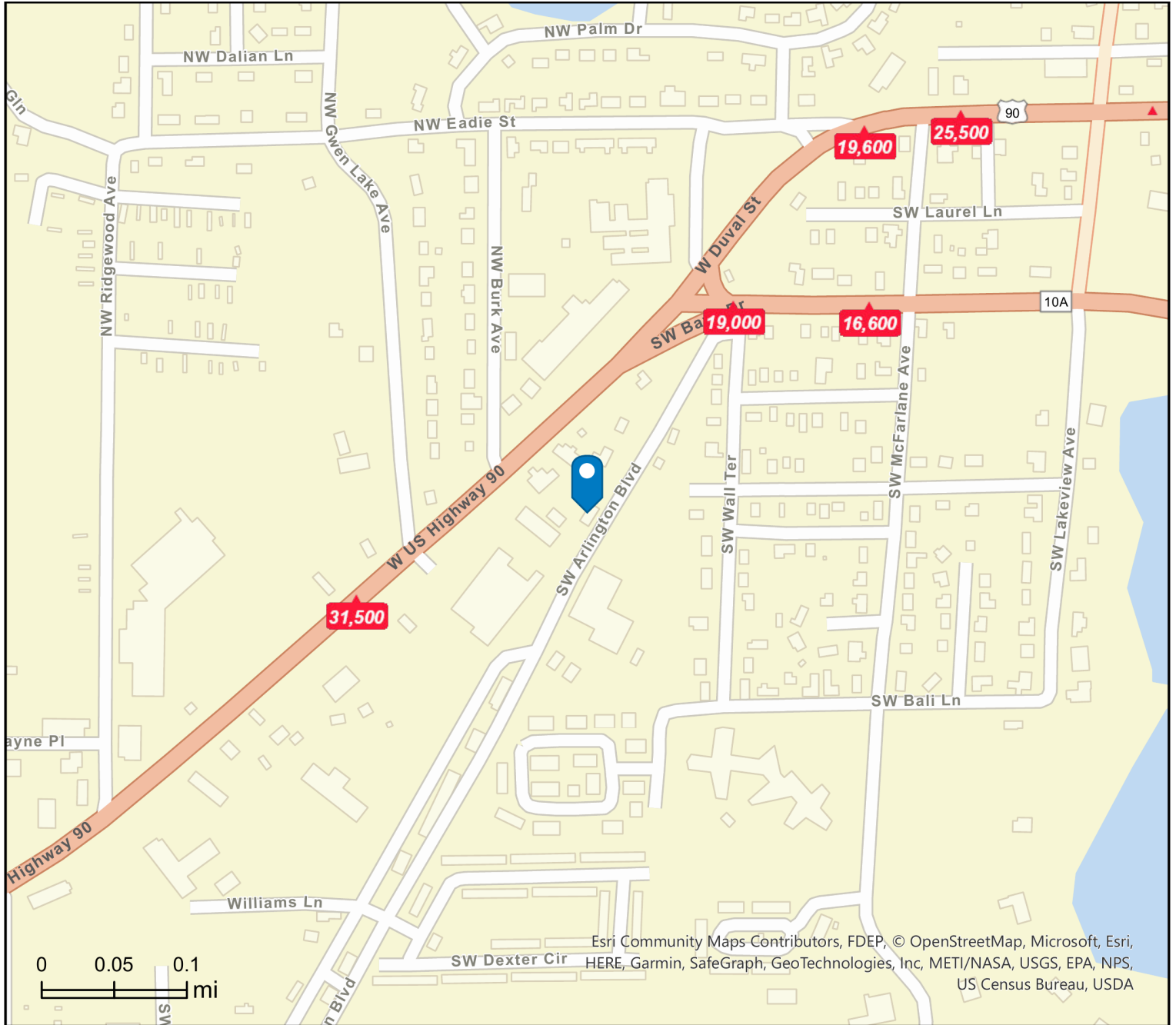
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



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- 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



Source: ©2022 Kalibrate Technologies (Q1 2022).



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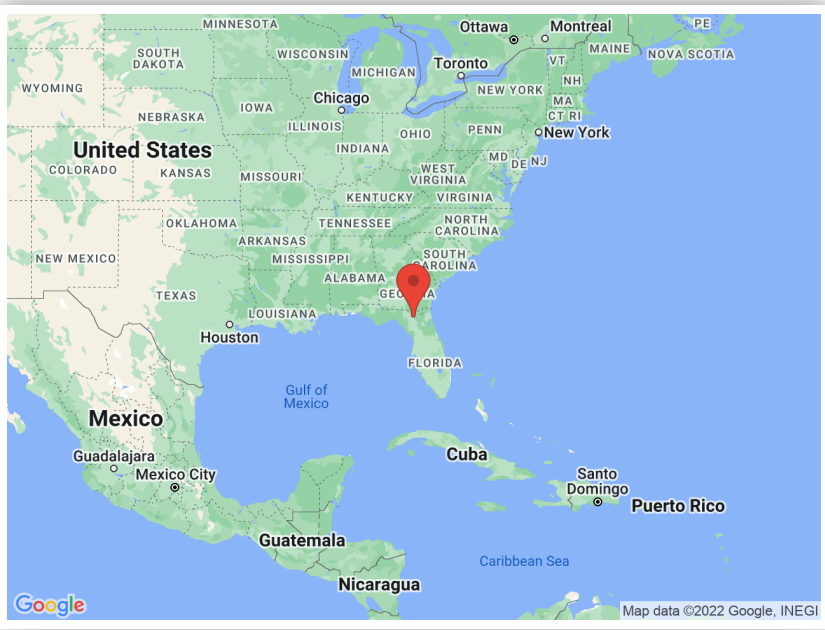
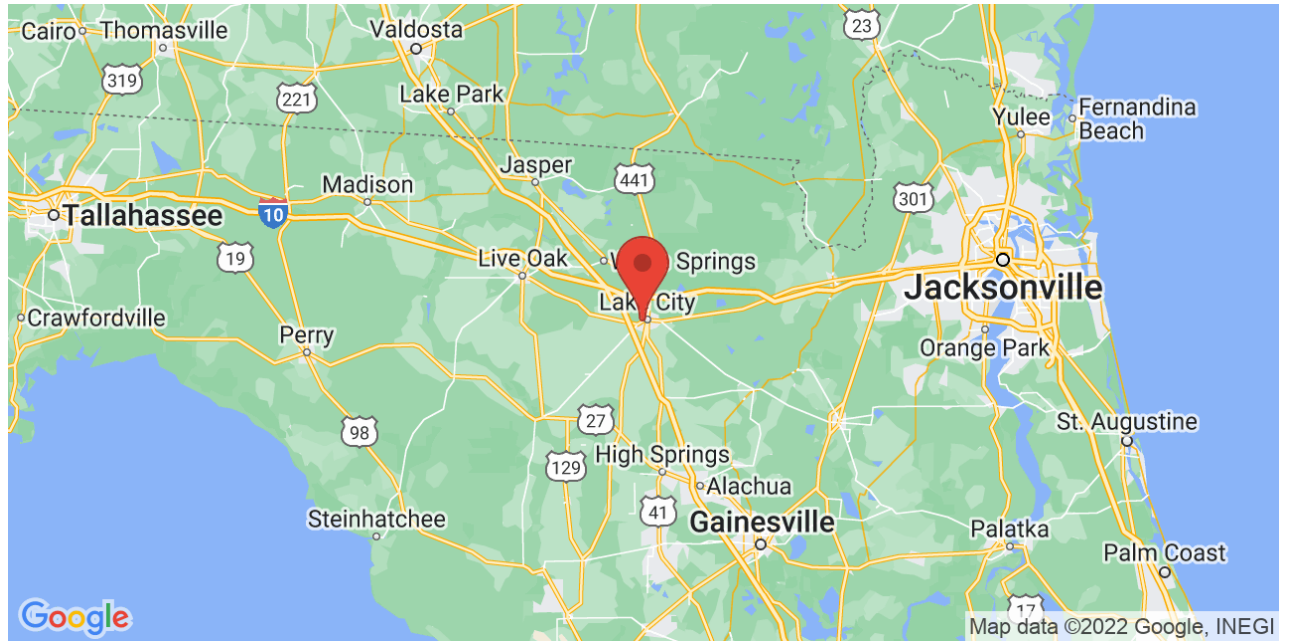


Lake City Florida

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

AREA LOCATION MAP

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

AERIAL ANNOTATION MAP

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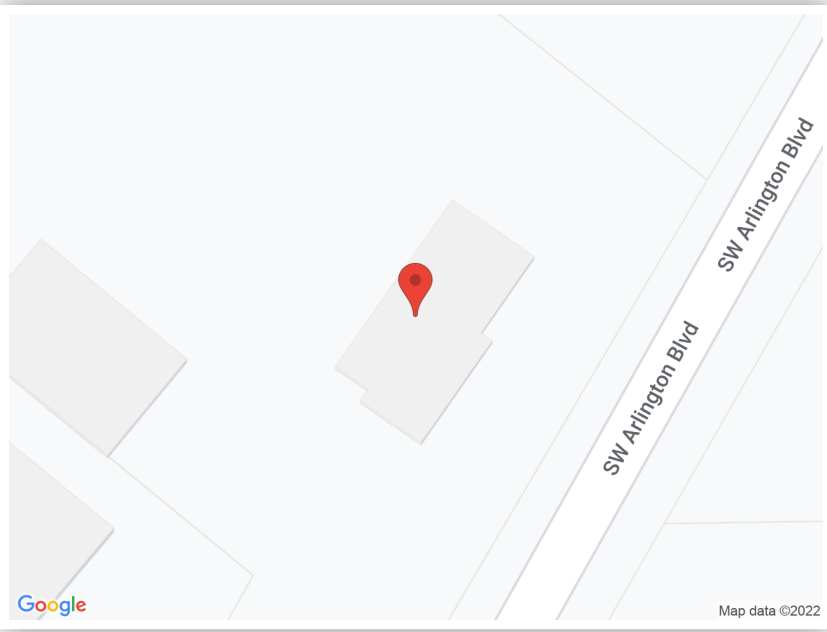
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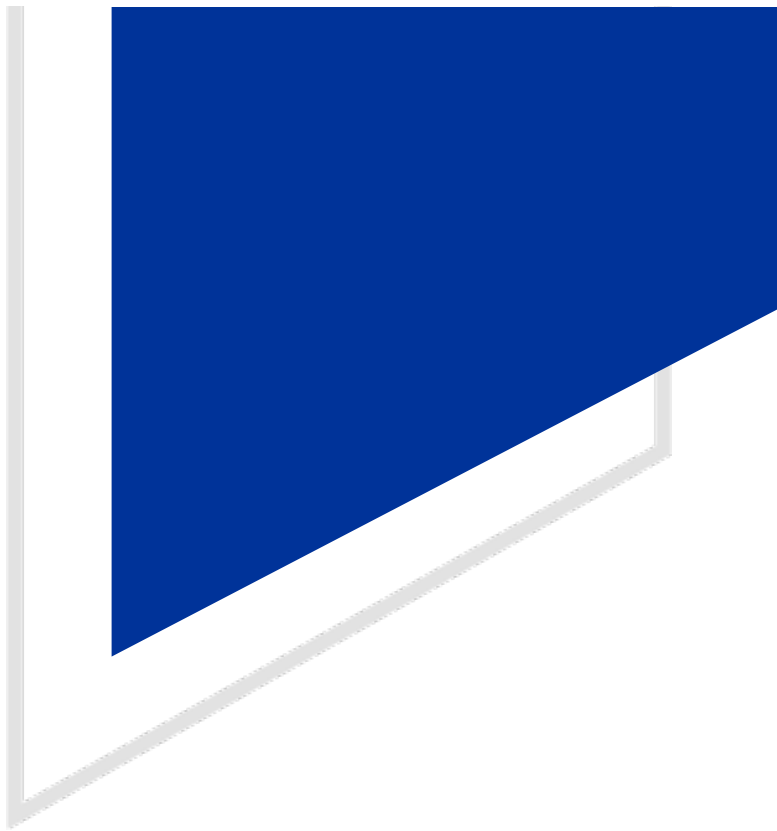
STREET VIEW MAP

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