

ENTWINE[®]

REAL ESTATE

Prime infill opportunity in the heart of the Lake City's main retail and business corridor. Perfect for a **QSR/Retail/Office/Medical/Showroom**. **Excellent frontage** and **full access off W US Highway 90** with **ingress/egress to Mary Ethel Lane to State Road 247**.

The Property is well positioned just west of the main signalized intersection of **W US Highway 90** and **State Road 247**. **Commercial Intensive (CI) Zoning** offers a wide variety of allowable uses. Water and Sewer are available at the site as is or will need to be upgraded for a new development. There's plenty of potential for the existing building structure to be **retrofitted** or **property redeveloped** for a long-term tenant.



FREESTANDING BUILDING/OUTPARCEL AVAILABLE

2240 W US HIGHWAY 90, LAKE CITY, FLORIDA 32055

PRICE: UPON REQUEST

This information has been secured from sources we believe to be reliable, but make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footages or age are approximate. Prospective tenants, buyers and all interested parties must verify the information and bear all risks for any inaccuracies. All architectural renderings and drawings are for conceptual purposes only.

PROPERTY HIGHLIGHTS



Location: 2240 W US Highway 90,
Lake City, Florida 32055, Columbia County



Built: 1996



Parking: 25 existing, plus 2 handicap
spaces



Full access with +/- 100 feet of
frontage on **W US Highway 90** and
ingress/egress off Mary Ethel Lane



Sign: Dedicated Pylon



ECONOMIC STRUCTURE

Lease or Ground
Lease preferred



PARCEL ID

36-3S-16-02619-001



SIZE

+/- 1.15 Acres
Building +/-5440 SF



ZONING

Commercial
Intensive (CI)

NEARBY RETAIL



2025 DEMOGRAPHICS: ESRI



POPULATION

DAYTIME POPULATION



AVG. HH INCOME



TRAFFIC COUNTS

3-MILE

5-MILE

7-MILE

10-MILE

15-MILE

14,409

24,432

38,974

51,412

67,462

20,329

34,626

45,528

54,504

66,072

\$69,184

\$71,321

\$74,788

\$77,145

\$80,850

26,500 VPD ('24) (W of US Hwy 90/SR 247 Intersection)

33,000 VPD ('24) (E of US Hwy 90/SR 247 Intersection)

10,700 VPD ('24) (SR 247)





