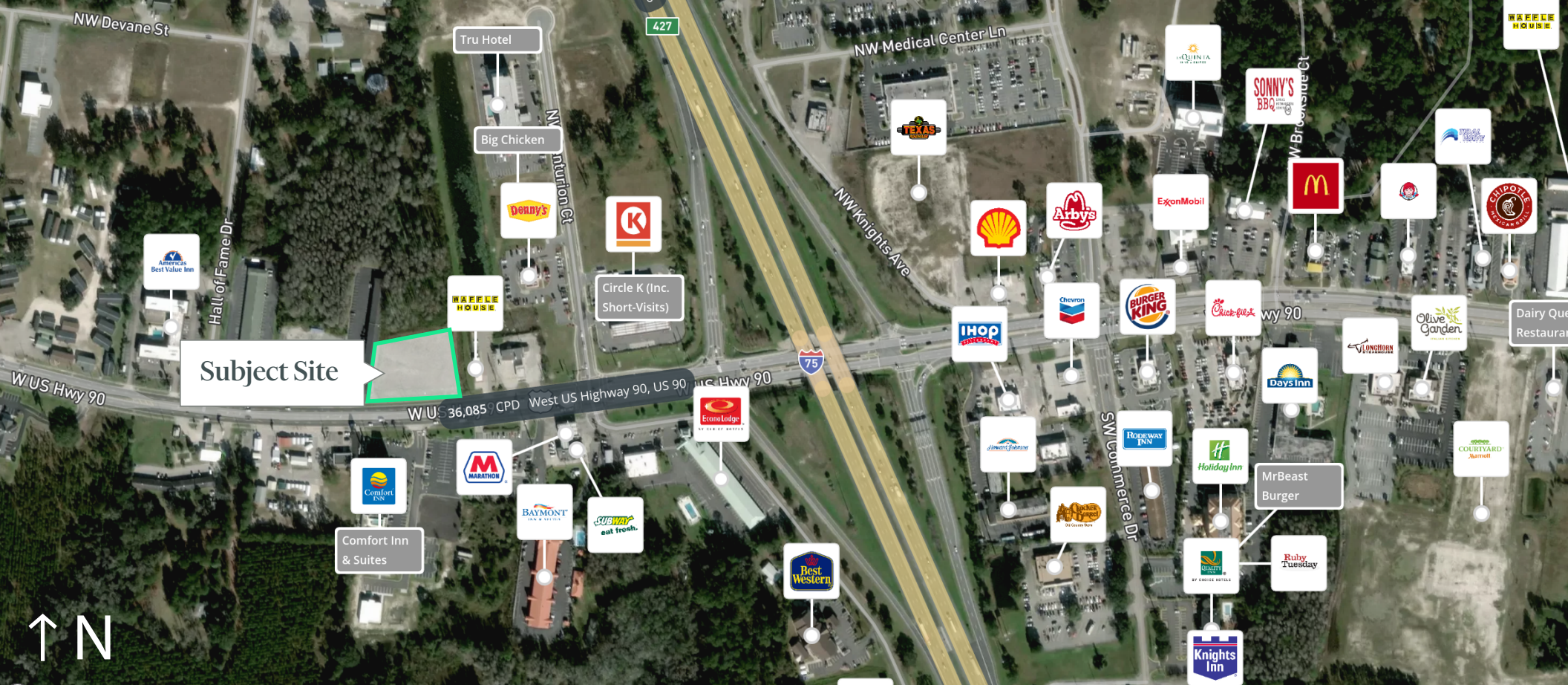


# 1.5 Acres Just One Minute to I-75 in Lake City

Highway 90 & I-75  
Lake City, Florida





# Highlights

- 1.5 Acres located at the I-75 & US-90 intersection (west) at Gateway Crossing, the premier gateway corridor into and out of the State of Florida on I-75, the international travel way.
- The immediate trade area features brand name businesses including Chick-fil-A, Burger King, Texas RoadHouse, Tru by Hilton, Waffle House, Denny's, Lake City Medical Center and more!
- The site is pad ready, with off-site storm water drainage and utilities stubbed in and ready to build, development condition.
- The property is available for sale, ground lease or build-to-suit and the current property zoning is viable for several use categories including single tenant retail, a multi-tenant retail strip, or quick-service/fast casual restaurants.
- Daily Traffic Exposure: I-75 | 41,663 AADT | US Hwy 90 | 36,085
- Additional Features: Off-site storm water drainage  
Utilities stubbed to site  
Frontage on US Hwy 90

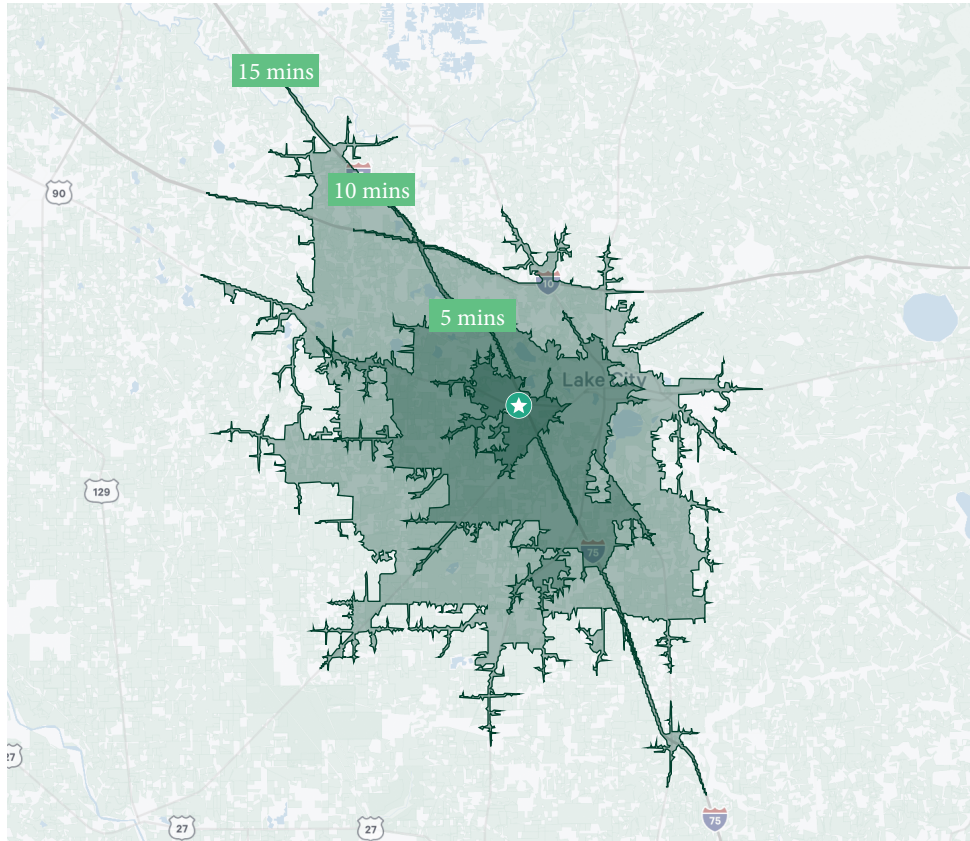
# Site Plan



# Aerial Map



# Demographics



	5 Minutes	10 Minutes	15 Minutes
2024 Population	4,878	27,051	47,690
2029 Population	4,977	27,438	48,433
2024-2029 Annual Population Growth Rate	0.40%	0.28%	0.31%
2024 Population	4,878	27,051	47,690
2024 Daytime Population	9,844	34,105	50,739
2024 Households	1,907	10,716	18,574
2029 Households	1,984	11,080	19,218
2024 Average Household Income	\$84,757	\$85,457	\$83,456
2029 Average Household Income	\$98,138	\$98,814	\$96,311
2024 Median Household Income	\$60,822	\$62,549	\$62,057
2029 Median Household Income	\$69,528	\$71,595	\$71,314
2024 Median Age	40	41	42
Bachelor`s Degree	615	3,500	5,075
Graduate or Professional Degree	256	1,550	2,410
2024 Median Value of Owner Occ. Housing Units	\$279,167	\$262,387	\$251,817
2024 Average Value of Owner Occ. Housing Units	\$327,230	\$317,016	\$286,107

## Contact Us

### Jason J. Hurst, MBA

Senior Associate | Retail

jason.hurst@cbre.com

T +1 904 596 2940 C +1 352 256 6714

### Damaris Arroyo

Associate | Retail

damaris.arroyo@cbre.com

T +1 904 596 2952 C +1 662 796 5329

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.