



# **PROPERTY & AREA HIGHLIGHTS**

### **Property Features**

- Sale Price \$800,000
- Freestanding showroom
- Major frontage to US HWY 90
- · Monument signage
- Full access from US HWY 90
- Grade level door on building
- The subject property is situated on Lake City's main commercial corridor.
- The area poses a steady growth in population and household income.

### **Demographics:**

	1 MILE	3 MILES	5 MILES
Population ທີ່ຈໍທີ່ຈໍທີ່ຈໍ ທີ່ຈໍທີ່ຈໍທີ່ຈໍ	4,236	20,574	37,250
Average Household Income	\$74,709	\$64,818	\$69,567
Daytime Employment	4,766	18,281	21,468
Households	1,638	7,882	14,372

#### **Property Summary**

Address: 1569 W US Highway 90

Lake City, FL 32819

Building Size: 5,941 SF

Lot Size: 0.47 AC (20,761 SF)

APN: 31-3S-17-06201-002

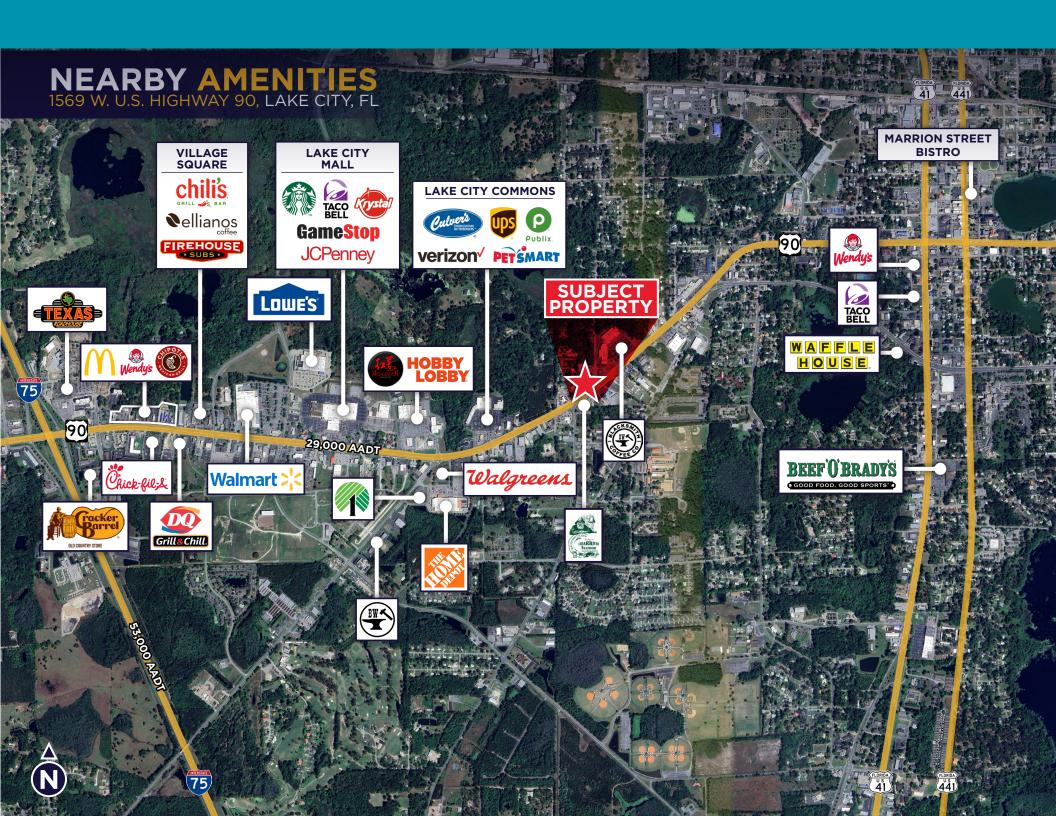
Year Built: 1973

Zoning: C

## **Traffic Count:**

W US Highway 90 ±29,000 AADT

I-75 ±53,000 AADT







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