

FORMER BUDDY'S HOME FURNISHINGS

1569 W US Highway 90, Lake City, FL 32055







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 	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

NEARBY AMENITIES

1569 W. U.S. HIGHWAY 90, LAKE CITY, FL



VILLAGE
SQUARE

chili's
GRILL & BAR

ellianos
coffee

FIREHOUSE
SUBS

LAKE CITY
MALL



GameStop

JCPenney

LAKE CITY COMMONS



verizon

PETSMART

LOWE'S



HOBBY
LOBBY

SUBJECT
PROPERTY



Walgreens

Walmart

Chick-fil-A

DQ
Grill & Chill

Cracker
Barrel
OLD COUNTRY STORE

BEEF 'O' BRADY'S
GOOD FOOD, GOOD SPORTS

WAFFLE
HOUSE

TACO
BELL

Wendy's

MARRION STREET
BISTRO



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