



UNITED RETAIL SERVICES

BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT

(904) 403-2234

JERGISI@UNITEDRETAILSERVICES.COM

MURAT ERGISI



131 W DUVAL ST

INDUSTRIAL | WAREHOUSE | OFFICE | RETAIL

ENDLESS POSSIBILITIES

PROPERTY ZONING ALLOWS FOR MANY USE TYPES I.E. INDUSTRIAL, OFFICE, RETAIL ETC.

ATTRACTIVE 2025 RENOVATION

PROPERTY RENOVATED 2025

GREAT LOCATION

JUST OVER TWO (2) MILES OF MAIN THOROFARES IN LAKE CITY

CAPTIVE TRADE AREA

POPULATION OF 43,422 WITHIN FIVE (5) MILES; ROUGHLY 35,843 DAYTIME EMPLOYEES



SIZE

BUILDING

13,000 SF

LAND

0.41 ACRES

PARKING

38 SPACES

2 ADA SPACES

DEMOGRAPHICS

POPULATION

HOUSEHOLDS

AVERAGE INCOME

1 MI

7,712

3,010

\$100,198

3 MI

27,147

10,669

\$92,895

5 MI

43,422

16,942

\$87,797

TRAFFIC

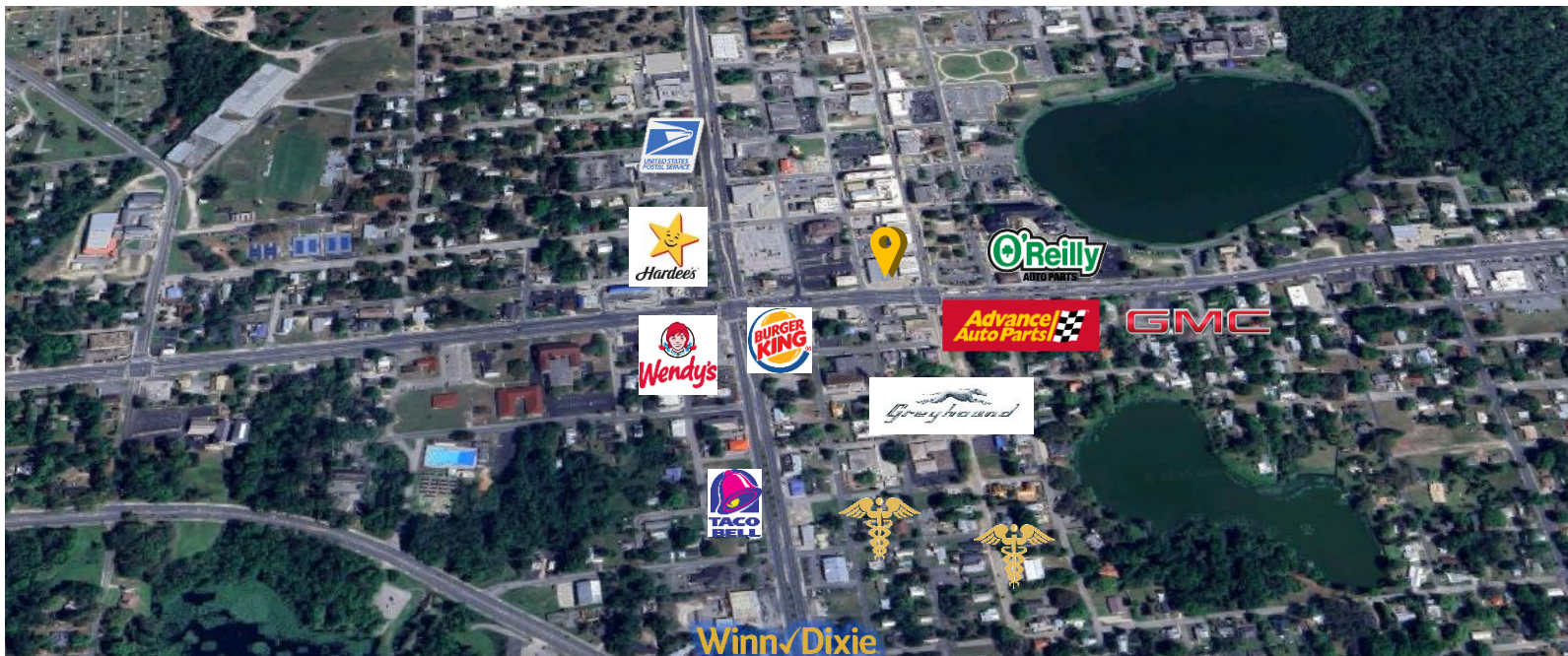
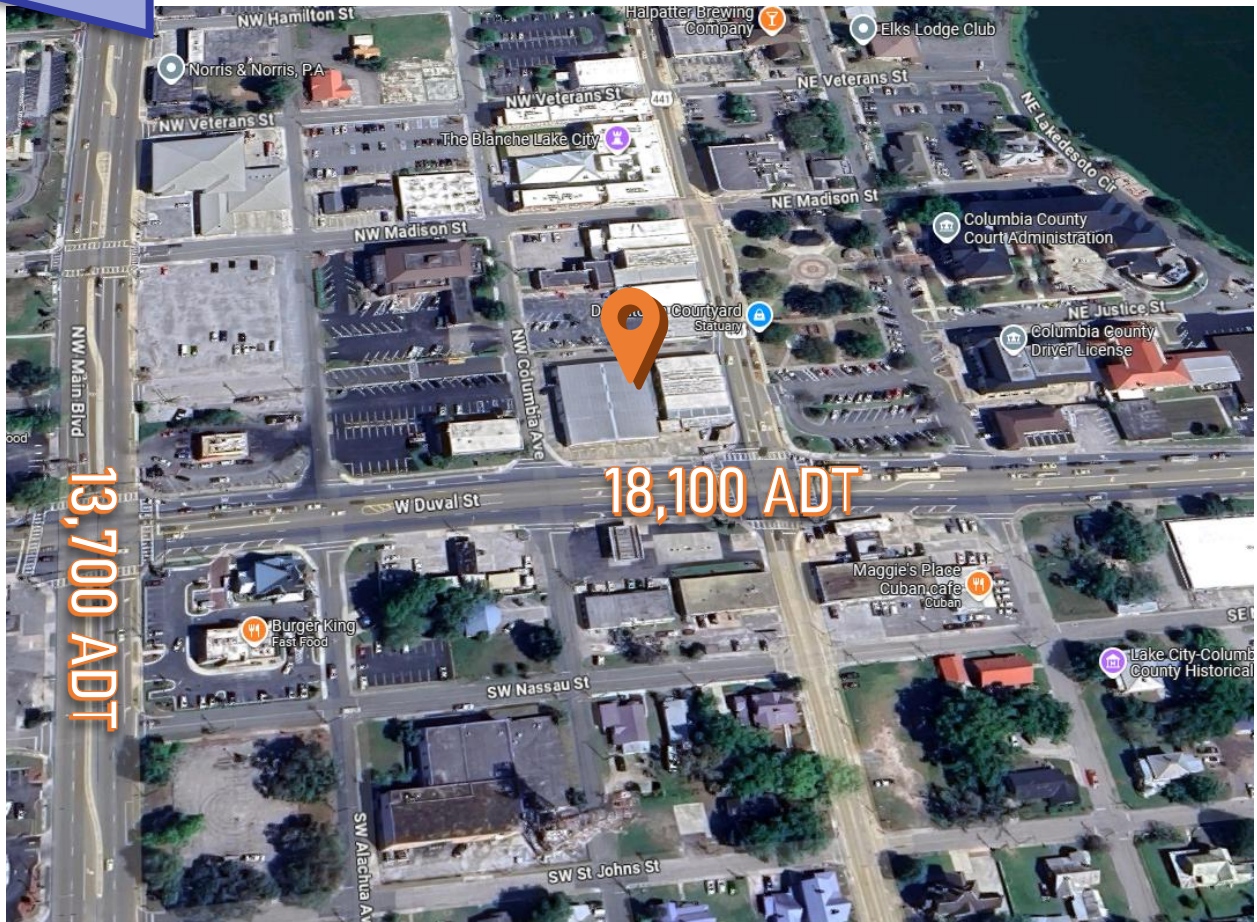
W DUVAL ST

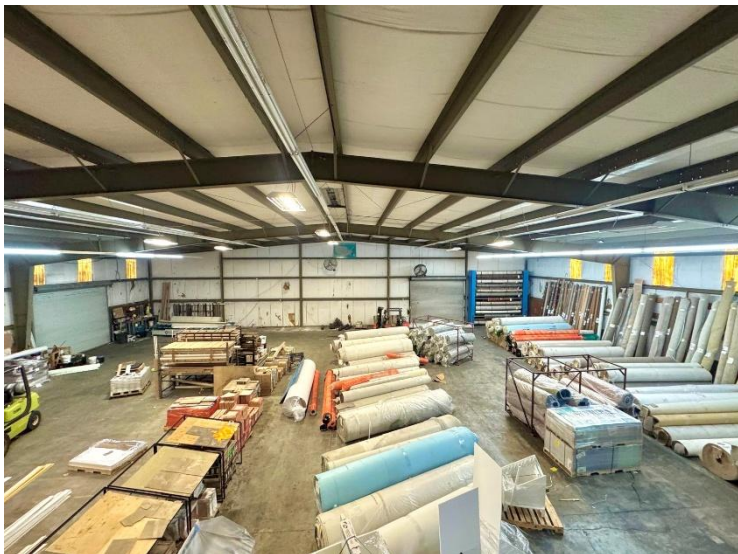
18,100 AADT

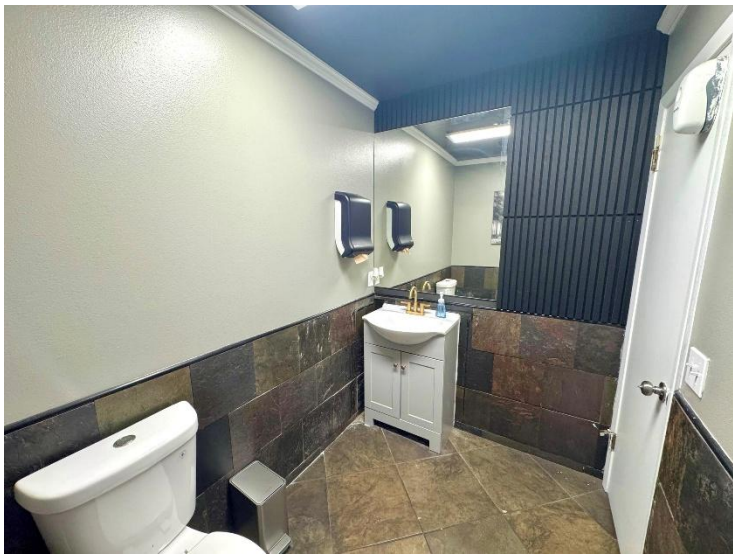
NW MAIN BLVD

13,700 AADT

AREA OVERVIEW







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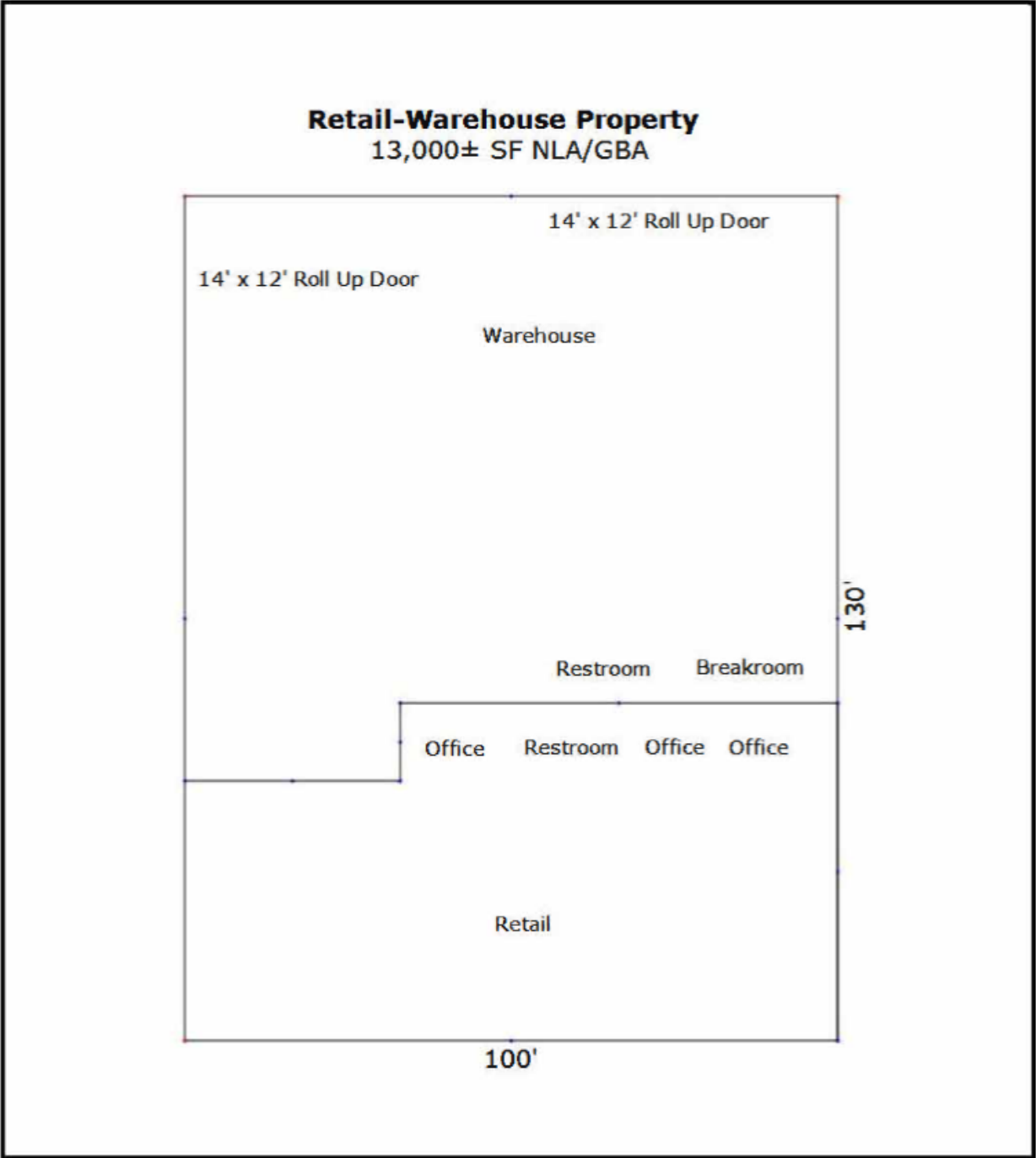
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131 W. DUVAL STREET, LAKE CITY, FL (COLUMBIA Co.)

IMPROVEMENTS DESCRIPTION



Subject Property Building Sketch