

MAIN BLVD PROFESSIONAL OFFICES

229 Southwest Main Boulevard | Lake City, FL 32025



FOR SALE OR LEASE

FOR MORE INFORMATION:



Sage Alfonso

Commercial Associate

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BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

MAIN BLVD PROFESSIONAL OFFICES

EXECUTIVE SUMMARY

229 Southwest Main Boulevard | Lake City, FL 32025



OFFERING SUMMARY

| | |
|----------------|------------------|
| Sale Price: | \$395,000 |
| Lease Rate: | \$15 SF/yr Gross |
| Building Size: | 3,796 SF |
| Lot Size: | 0.419 Acres |
| Buildings: | 2 |
| Price / SF: | \$104.06 |
| Zoning: | CG |

PROPERTY OVERVIEW

Two office buildings for sale or lease on Main Boulevard in Lake City, FL. Situated on a corner lot with two access points and strong frontage along a major corridor (13,000± daily traffic count). Class B currently configured as a speech/OT therapy center. Included in the sale is a radio tower, a large parking area behind the building, and a second building that can be used as additional commercial space, leased or transformed back to a residential property. This presents excellent opportunities for expansion or investment in a high-visibility location surrounded by retail and professional services.

PROPERTY HIGHLIGHTS

- Corner lot plus two additional lots with strong frontage and dual access on Main Blvd (13,000± vehicles/day)
- Turnkey office layout with reception, waiting area, offices, kitchen, and secure basement storage
- Includes radio tower and ample parking

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ADDITIONAL PHOTOS

229 Southwest Main Boulevard | Lake City, FL 32025



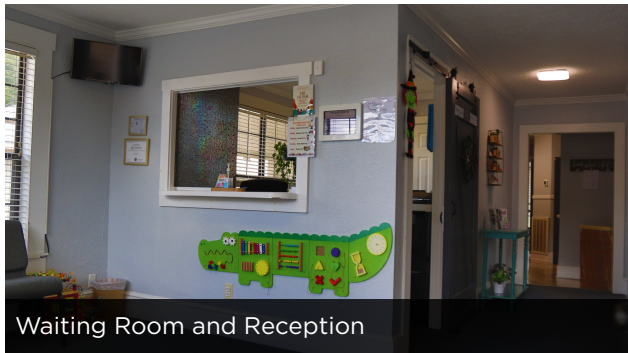
3 entrance/exits and ADA Ramp



Corner lot with Frontage on Main Blvd



Ample Parking and Visible Signage



Waiting Room and Reception



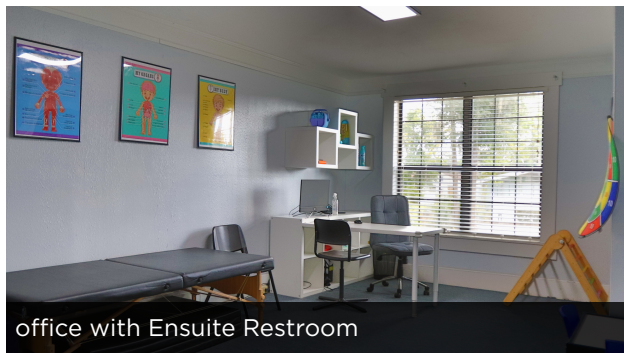
Waiting Room and Reception



Kitchenette



Multipurpose Room



office with Ensuite Restroom



5 Offices

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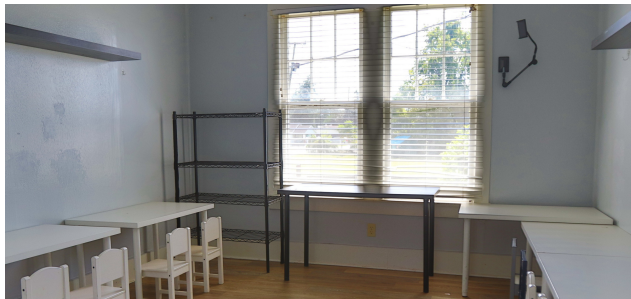
Front porch / Corner lot



Ample Parking



Open Layout



Two Offices



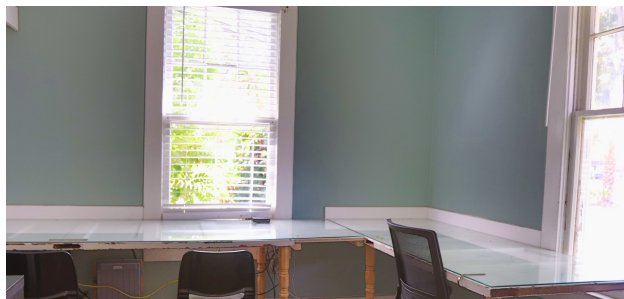
Open Layout



Kitchen



Kitchen



Office / Utility Room



Outdoor Storage

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RETAILER MAP

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DEMOGRAPHICS MAP & REPORT

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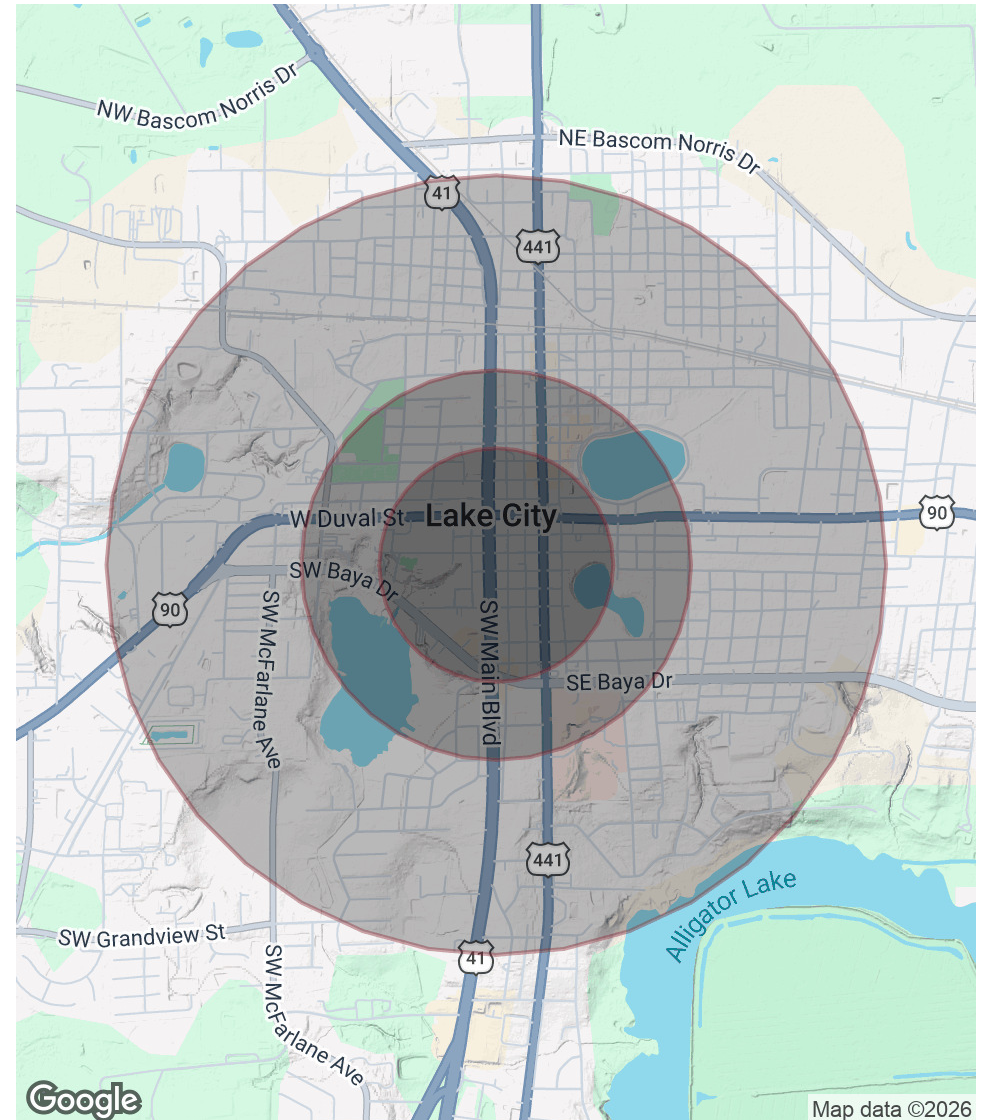
POPULATION

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 341 | 1,045 | 5,826 |
| Average Age | 40 | 42 | 42 |
| Average Age (Male) | 40 | 41 | 41 |
| Average Age (Female) | 40 | 42 | 43 |

HOUSEHOLDS & INCOME

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 118 | 370 | 2,187 |
| # of Persons per HH | 2.9 | 2.8 | 2.7 |
| Average HH Income | \$71,053 | \$75,884 | \$73,828 |
| Average House Value | \$246,252 | \$251,009 | \$247,271 |

Demographics data derived from AlphaMap



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