EXECUTIVE SUMMARY
.5 AC OUTPARCEL FOR GROUND LEASE
176 NW CENTURION CT, LAKE CITY, FL 32055

OFFERING SUMMARY

Lease Rate: Contact Broker for Pricing

Lot Size: 0.5 Acres

Zoning: CHI

APN: 35-3S-16-02524-009

PROPERTY OVERVIEW

0.5-acre outparcel for Ground Lease in front of Denny's. Ideal for retail or a QSR development. Contact listing broker, Brad Parker or Trevor Shea, for more details.

LOCATION OVERVIEW

Located in a highly traveled retail corridor of Lake City, FL. Surrounded by numerous national and local retailers, restaurants, and hotels including Cracker Barrel, Texas Roadhouse, Chick-fil-A, and Hampton Inn. Conveniently positioned just off U.S. Highway 90 and less than a quarter mile from Interstate 75, offering excellent visibility and access to major traffic routes.

Click Here for Zoning Information

Brad Parker
850.566.2629
brad@tlgproperty.com

Trevor Shea
850.866.1132
trevor@tlgproperty.com

TLG REAL ESTATE SERVICES
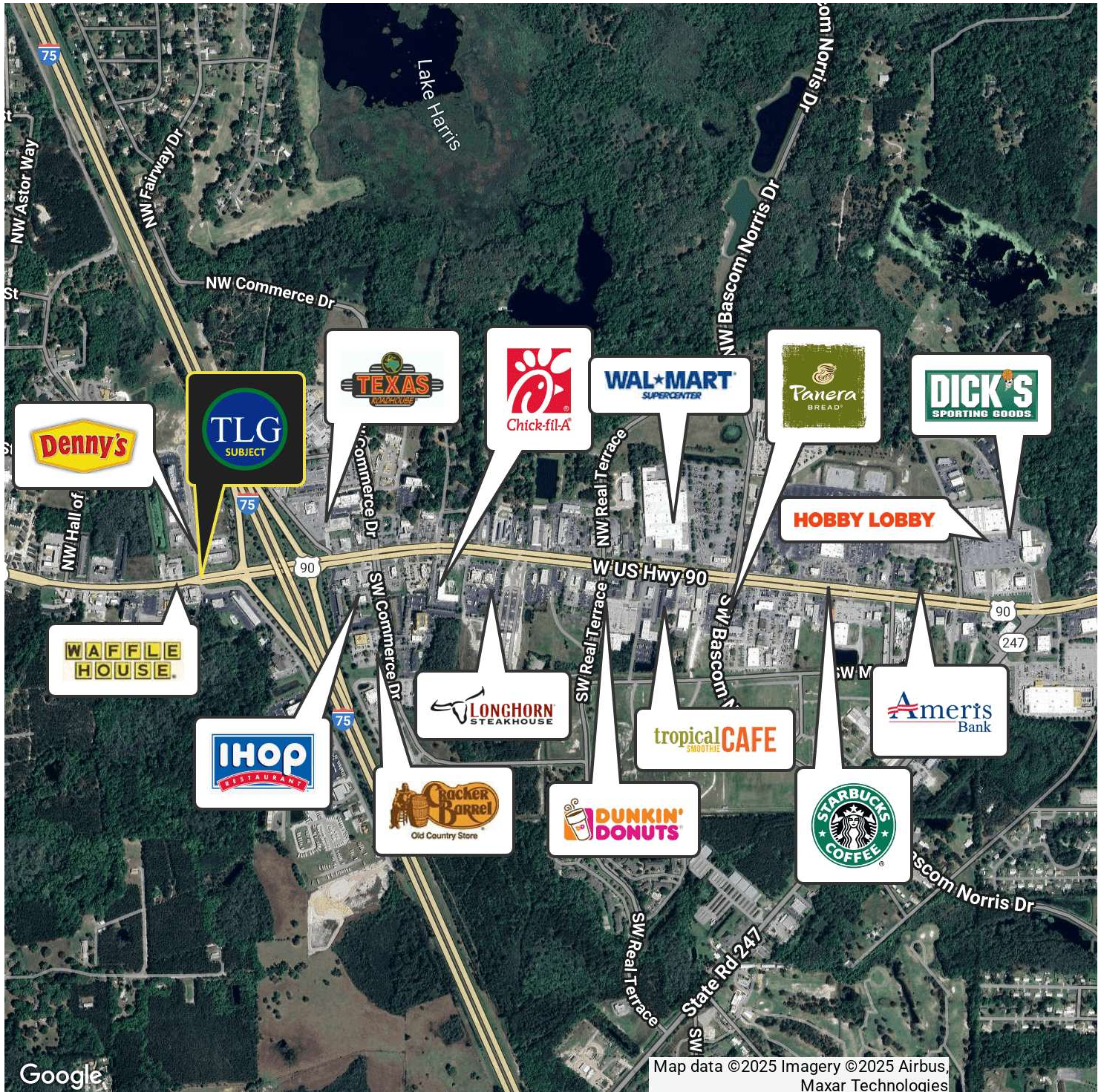3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363

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RETAILER MAP

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Denny's

TLG SUBJECT

TEXAS ROADHOUSE

Chick-fil-A

WAL★MART SUPERCENTER

Panera BREAD

DICK'S SPORTING GOODS

HOBBY LOBBY

WAFFLE HOUSE

IHOP RESTAURANT

LONGHORN STEAKHOUSE

tropical SMOOTHIE CAFE

Ameris Bank

Cracker Barrel Old Country Store

DUNKIN' DONUTS

STARBUCKS COFFEE

Lake Harris

NW Astor Way

NW Fairway Dr

NW Commerce Dr

NW Hall of

SW Commerce Dr

SW Commerce Dr

NW Real Terrace

SW Real Terrace

NW Bascom Norris Dr

SW Bascom N

SW M

W US Hwy 90

90

90

247

State Rd 247

SW Real Terrace

ascom Norris Dr

75

75

75

Google

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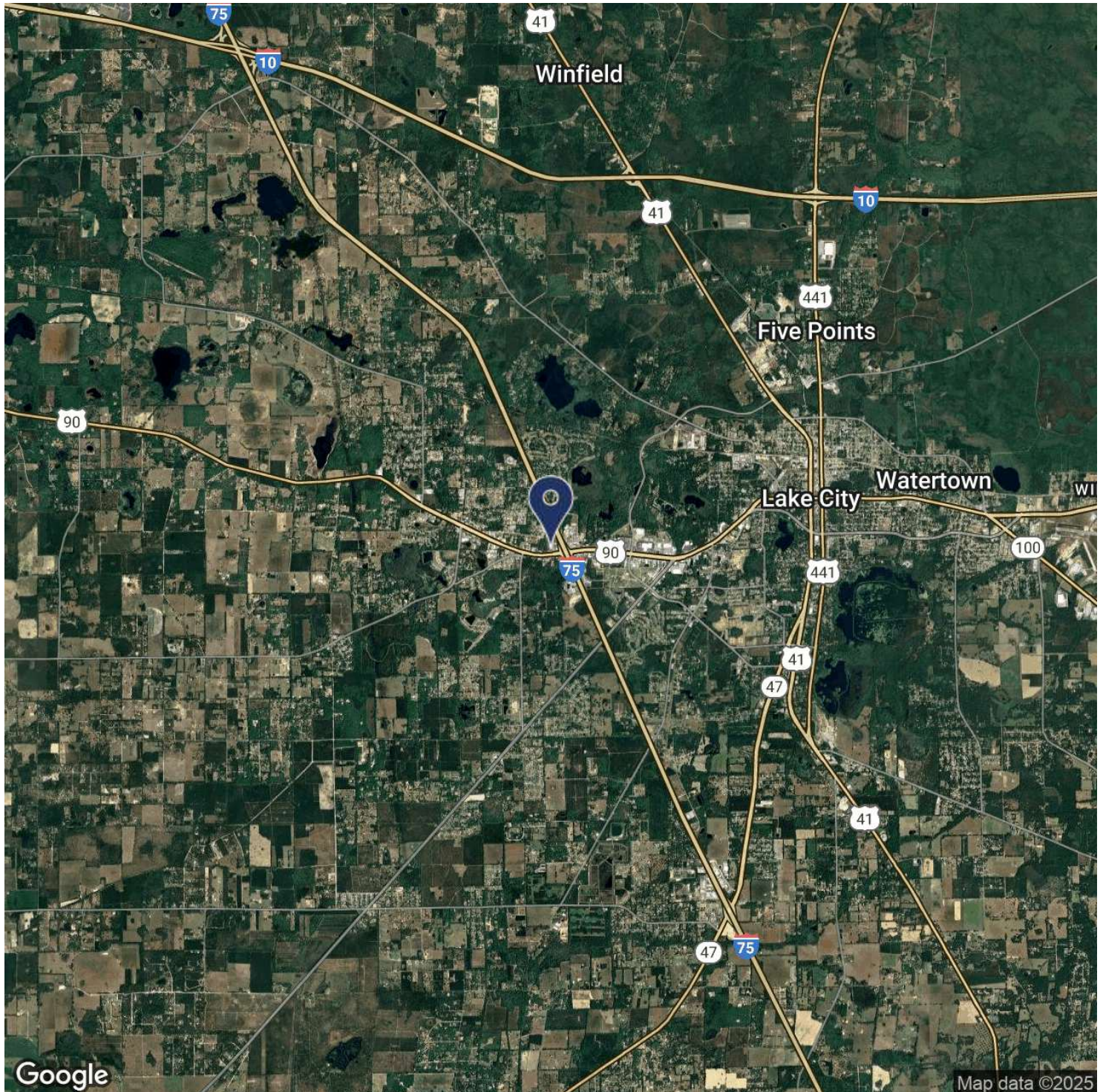3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
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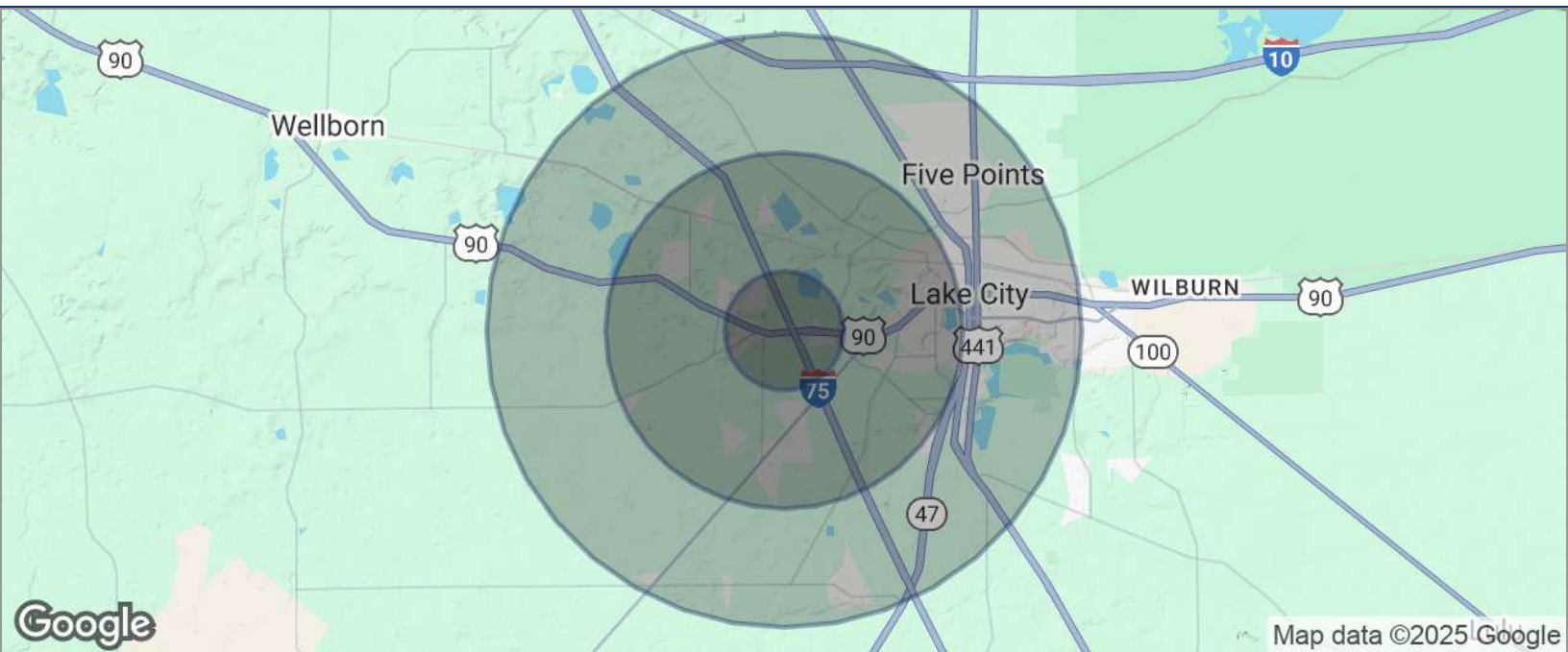3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
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DEMOGRAPHICS MAP
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,348	16,332	34,039
MEDIAN AGE	41	42	42
MEDIAN AGE (MALE)	40	41	41
MEDIAN AGE (FEMALE)	42	43	43
HOUSEHOLDS & INCOME	**1 MILE**	**3 MILES**	**5 MILES**
TOTAL HOUSEHOLDS	926	6,432	13,286
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	$80,541	$81,354	$79,448
AVERAGE HOUSE VALUE	$284,797	$281,954	$256,178

* Demographic data derived from 2020 ACS - US Census

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