



131 W DUVAL ST

INDUSTRIAL | WAREHOUSE | OFFICE | RETAIL

STRONG AADT AND VISIBILITY

19,900 AADT DIRECTLY IN FRONT OF PROPERTY WITH NO BLOCKAGE FROM MAIN ROAD

ATTRACTIVE UPDATES

PROPERTY RENOVATED 2026; NEW ROOF, PAINT, RESEALED/RESTRIPED PARKING LOT ETC.

GREAT LOCATION

MANY NATIONAL TENANTS IN AREA DUE TO IDEAL DEMOGRAPHICS

CAPTIVE TRADE AREA

POPULATION OF 43,422 WITHIN FIVE (5) MILES ; ROUGHLY 27,175 DAYTIME EMPLOYEES



SIZE

BUILDING
13,000 SF
LAND
0.62 ACRE +/-
PARKING
38 SPACES
2 ADA SPACES

DEMOGRAPHICS

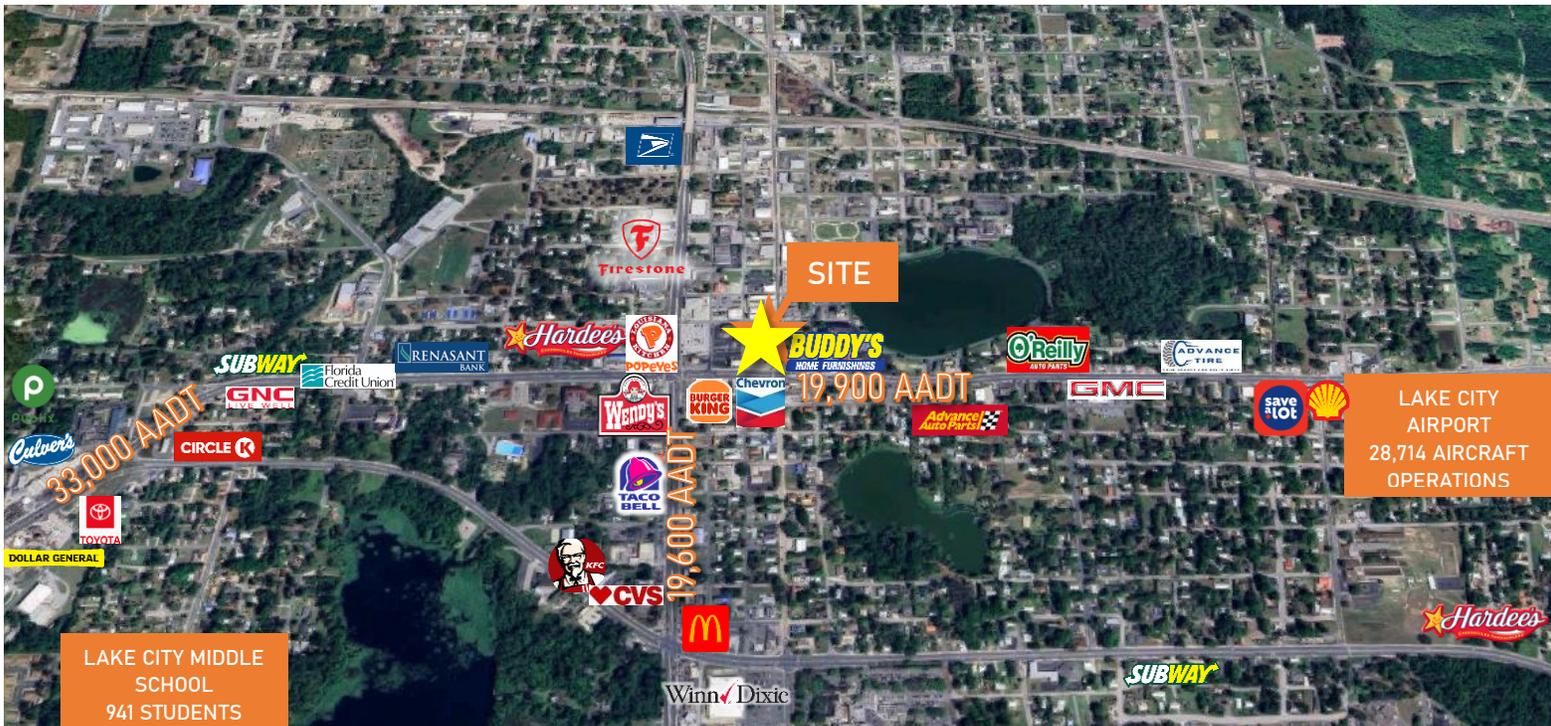
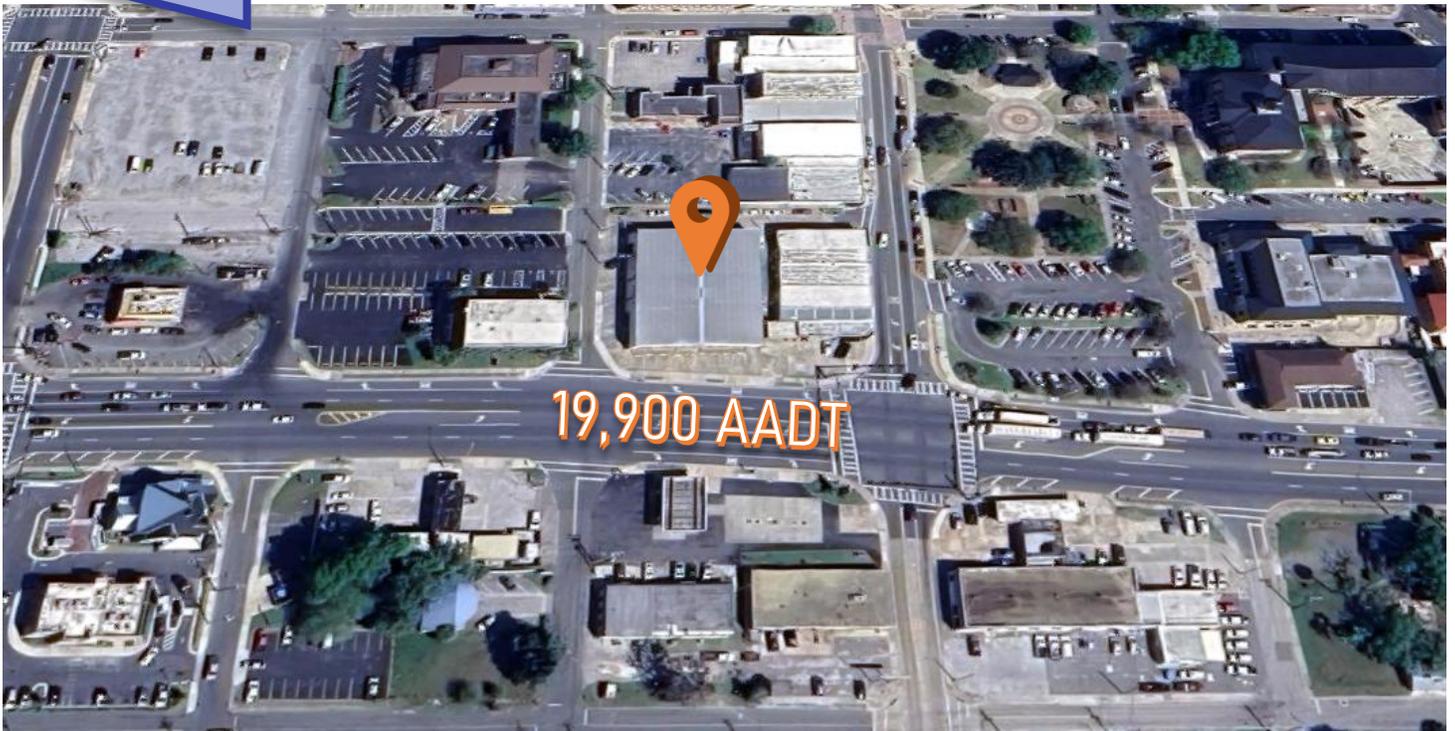
	POPULATION	HOUSEHOLDS	AVERAGE INCOME
1 MI	7,712	3,010	\$100,198
3 MI	27,147	10,669	\$92,895
5 MI	43,422	16,942	\$87,797

TRAFFIC

W DUVAL ST
19,900 AADT
NW MAIN BLVD
19,600 AADT

131 W DUVAL ST, LAKE CITY, FL 32055

AREA OVERVIEW



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