

NET LEASED - KID CITY USA - LAKE CITY

522 NW Turner Ave | Lake City, FL 32055



FOR SALE

FOR MORE INFORMATION:



Sage Alfonso
Commercial Associate
352.316.8413
sage@bosshardtrealty.com



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com

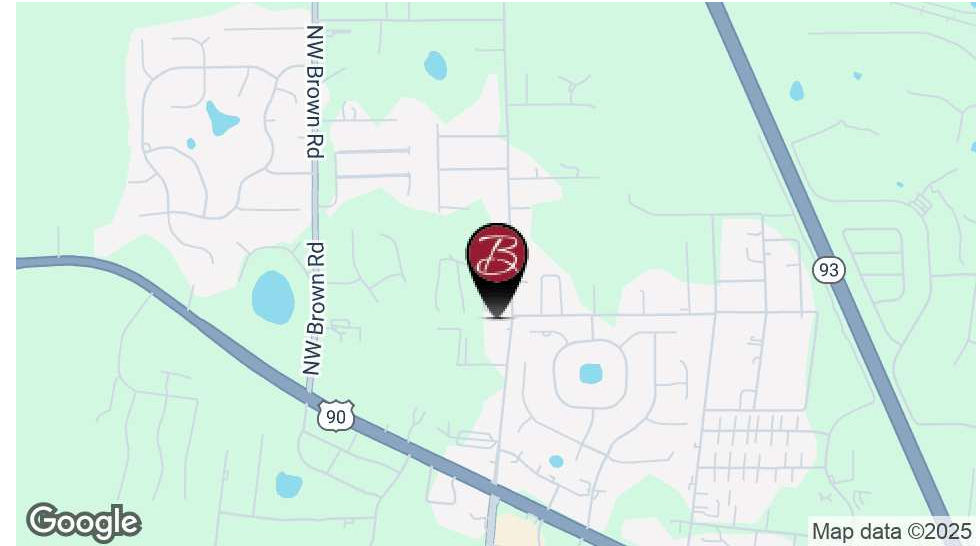


BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

NET LEASED - KID CITY USA - LAKE CITY

EXECUTIVE SUMMARY

522 NW Turner Ave | Lake City, FL 32055



OFFERING SUMMARY

Sale Price:	\$2,571,428
Building Size:	7,110 SF
Price / SF:	\$361.66
Cap Rate:	7.0%
NOI:	\$180,000
Year Built:	2003
Zoning:	RSF-2

PROPERTY OVERVIEW

Located in a prime residential area west of I-75 on State Road 90 in the rapidly growing community of Lake City, Florida's "Gateway". This 2002-built concrete block daycare facility is secured by a corporate-backed 15-year Triple Net (NNN) lease with Kid City USA, with zero landlord responsibilities. Kid City is a nationally recognized childcare provider with over 20 years in business and 120+ locations. The 7,100± SF property features a new roof (2023), efficient HVAC systems (Two replaced in 2025), hurricane-rated construction. Just one hour from Jacksonville International Airport and Gainesville Regional Airport. Lake City benefits from strong demographics, 90,000+ daily interstate travelers, and Florida's income tax-free business environment, offering investors a stable, long-term opportunity.

PROPERTY HIGHLIGHTS

- Corporate backed Guarantee
- 15 Year NNN Lease with two 5 year options to renew
- Kidcityusa.com
- <https://my.matterport.com/show/?m=kDveWpqRAWh>

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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Director's Office / Reception



Full Kitchen



Laundry Room



Classroom



Classroom



Classroom

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INTERIOR PHOTOS

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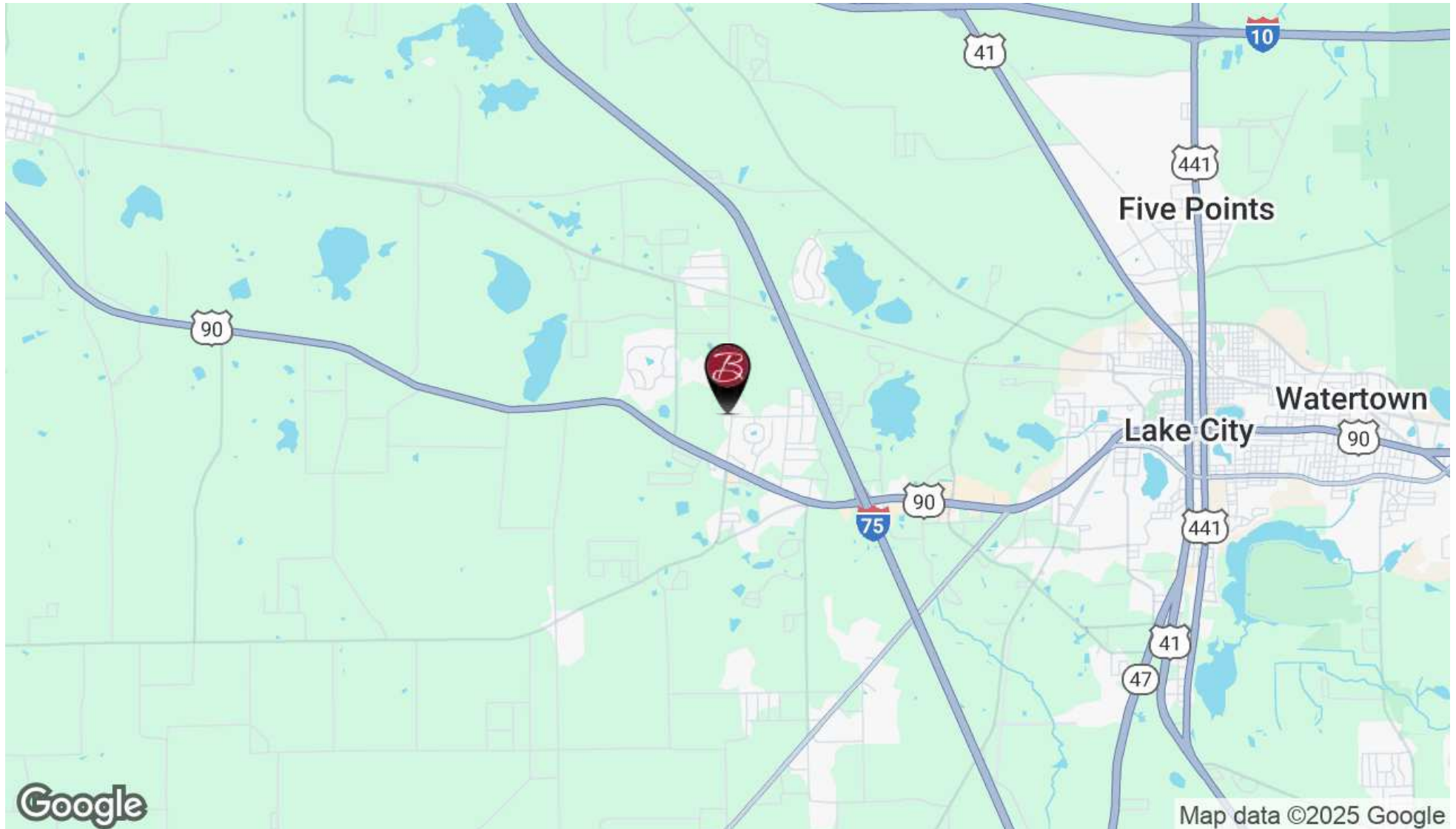
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LOCATION MAP

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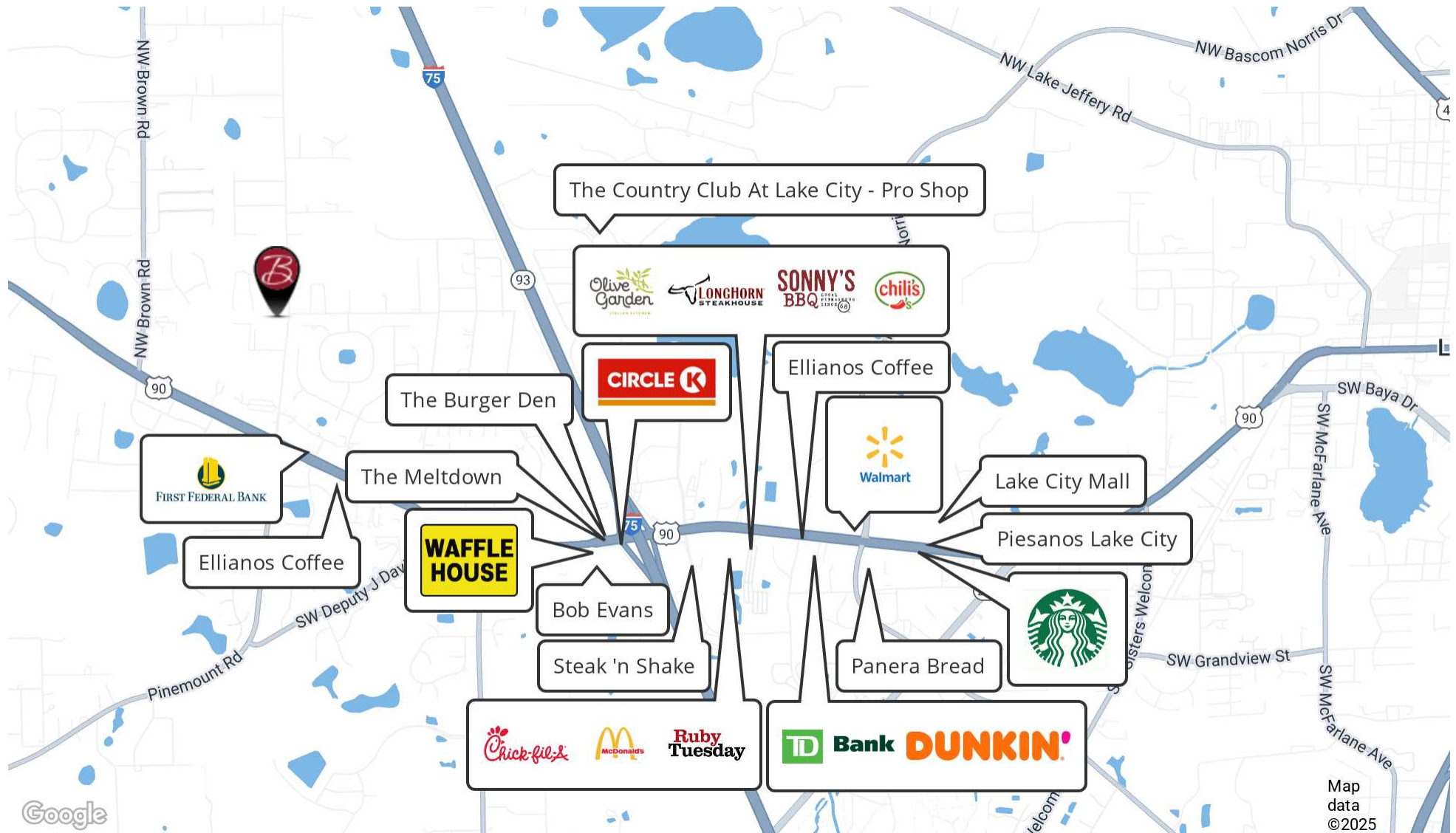


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RETAILER MAP

522 NW Turner Ave | Lake City, FL 32055



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DEMOGRAPHICS MAP & REPORT

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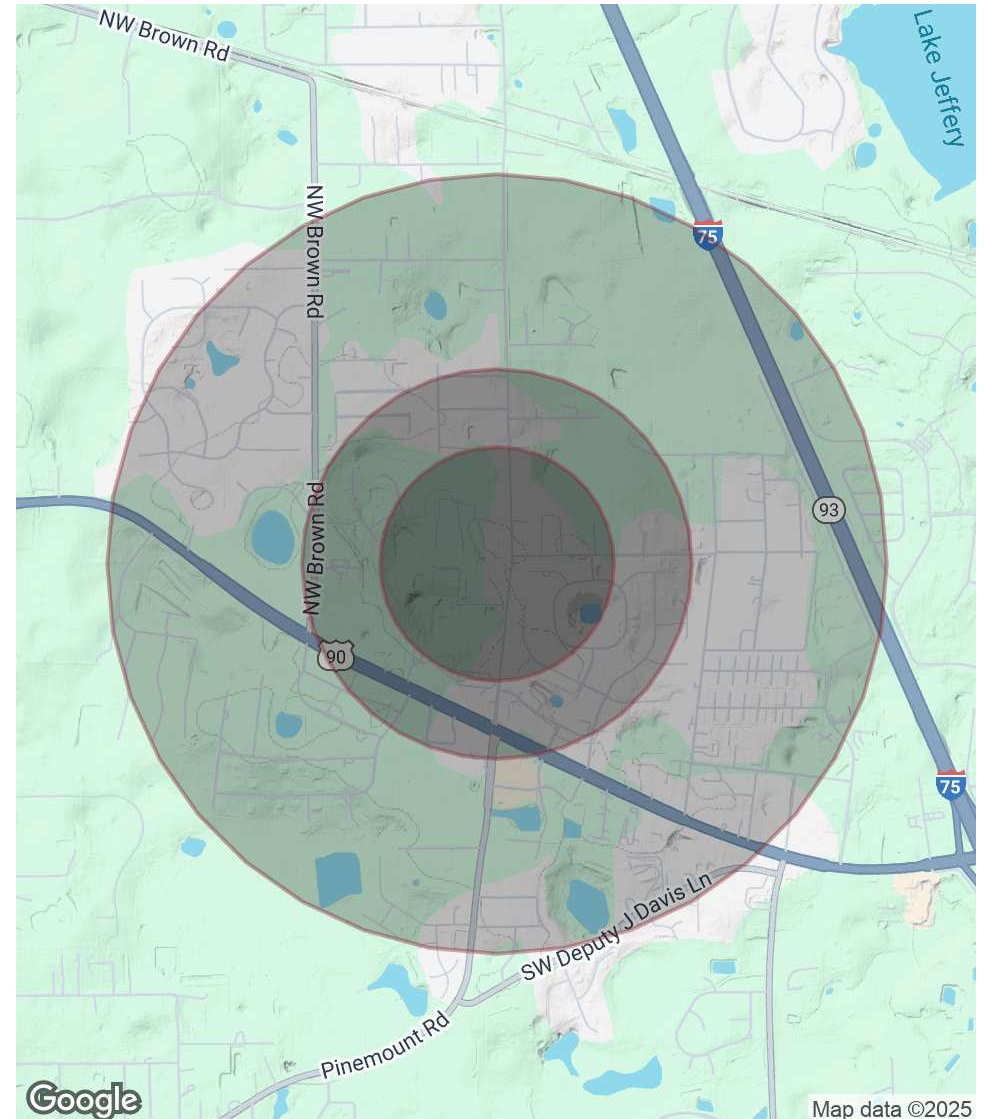
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	171	639	2,473
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	68	255	988
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$82,176	\$82,125	\$82,514
Average House Value	\$293,329	\$291,699	\$285,541

Demographics data derived from AlphaMap



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SAGE ALFONSO

Commercial Associate

sage@bosshardtrealty.com

Direct: **352.316.8413** | Cell: **352.316.8413**

FL #SL3476286

PROFESSIONAL BACKGROUND

Sage has a passion for customer service complemented by an unwavering work ethic that sets him apart. He specializes in adding value to transactions through market analysis, investment analysis, relations with local jurisdictions, and strategic marketing with national reach. Sage is currently the exclusive representation for LINE - X of Gainesville and St. Augustine. He seamlessly adapts to various client requirements, whether in the role of a discrete hospitality broker or providing meticulous tenant or landlord representation. Beyond his professional commitments, Sage remains a genuine Floridian at heart. He enjoys exploring what North Central Florida has to offer. Call or text today to get your share of Sage advice!

MEMBERSHIPS

ICSC

CoStar

GACAR- Gainesville Alachua County Association of Realtors

National Association of Realtors (NAR)

Bosshardt Realty Services

5542 NW 43rd Street
Gainesville, FL 32653
352.371.6100

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Commercial Associate

352.316.8413

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ERIC LIGMAN

Director

Ericligman@bosshardtrealty.com

Direct: **352.256.2112** | Cell: **352.256.2112**

PROFESSIONAL BACKGROUND

Eric Ligman is a prominent figure in the North Florida commercial real estate market, boasting over two decades of experience and an exceptional reputation for delivering results. As the Director of the Commercial and Land Division at Bosshardt Realty Services, Eric is known for his unwavering commitment to his clients and innovative strategies that achieve their goals.

Eric has played a pivotal role in transforming the North Florida landscape by brokering major deals with national and regional companies such as Pennsylvania Real Estate Trust, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. His expertise in navigating complex transactions and negotiating favorable client terms has earned him a trusted and indispensable reputation in the industry.

MEMBERSHIPS

ICSC
LoopNet
CoStar
Gainesville Chamber Commerce
GACAR- Gainesville Alachua County Association of Realtors
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