

# NET LEASED - KID CITY USA - LAKE CITY

522 NW Turner Ave | Lake City, FL 32055



# FOR SALE

## FOR MORE INFORMATION:



**Sage Alfonso**  
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**Eric Ligman**  
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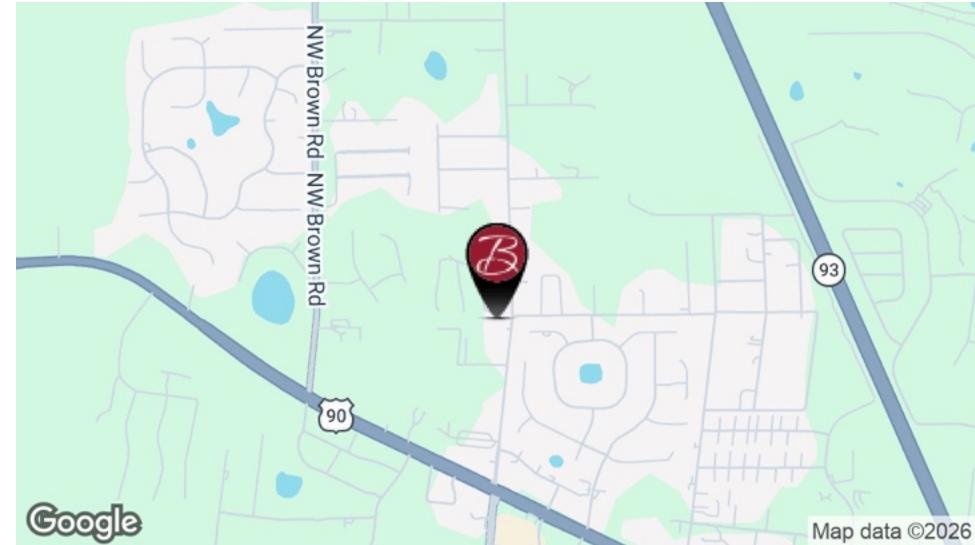


**BOSSHARDT**  
REALTY SERVICES  
COMMERCIAL & LAND DIVISION

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## EXECUTIVE SUMMARY

522 NW Turner Ave | Lake City, FL 32055



### OFFERING SUMMARY

Sale Price:	\$2,395,000
Building Size:	7,110 SF
Price / SF:	\$336.85
Cap Rate:	7.52%
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

522 NW Turner Ave | Lake City, FL 32055



Director's Office / Reception



Full Kitchen



Laundry Room



Classroom



Classroom



Classroom

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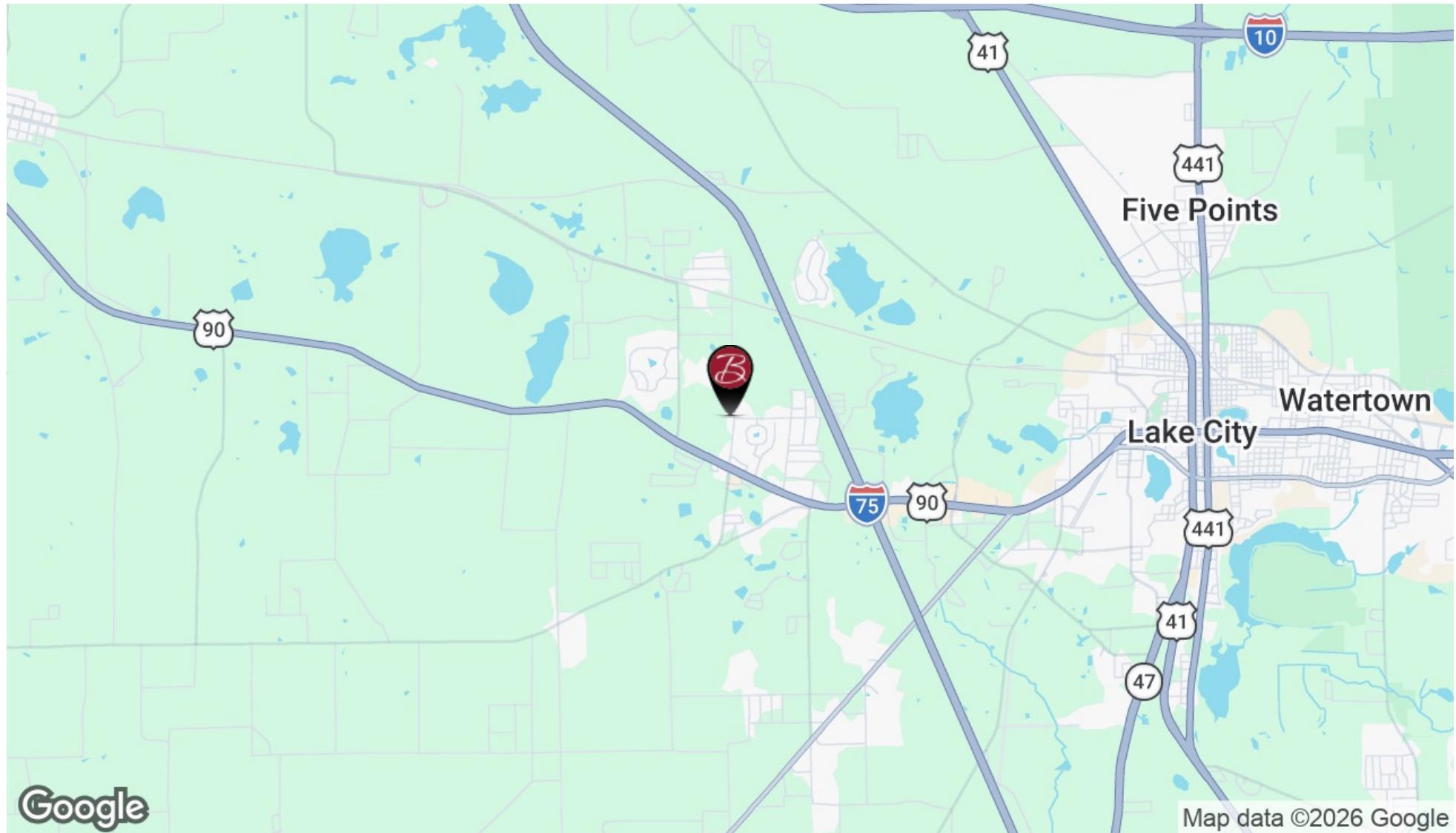


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## LOCATION MAP

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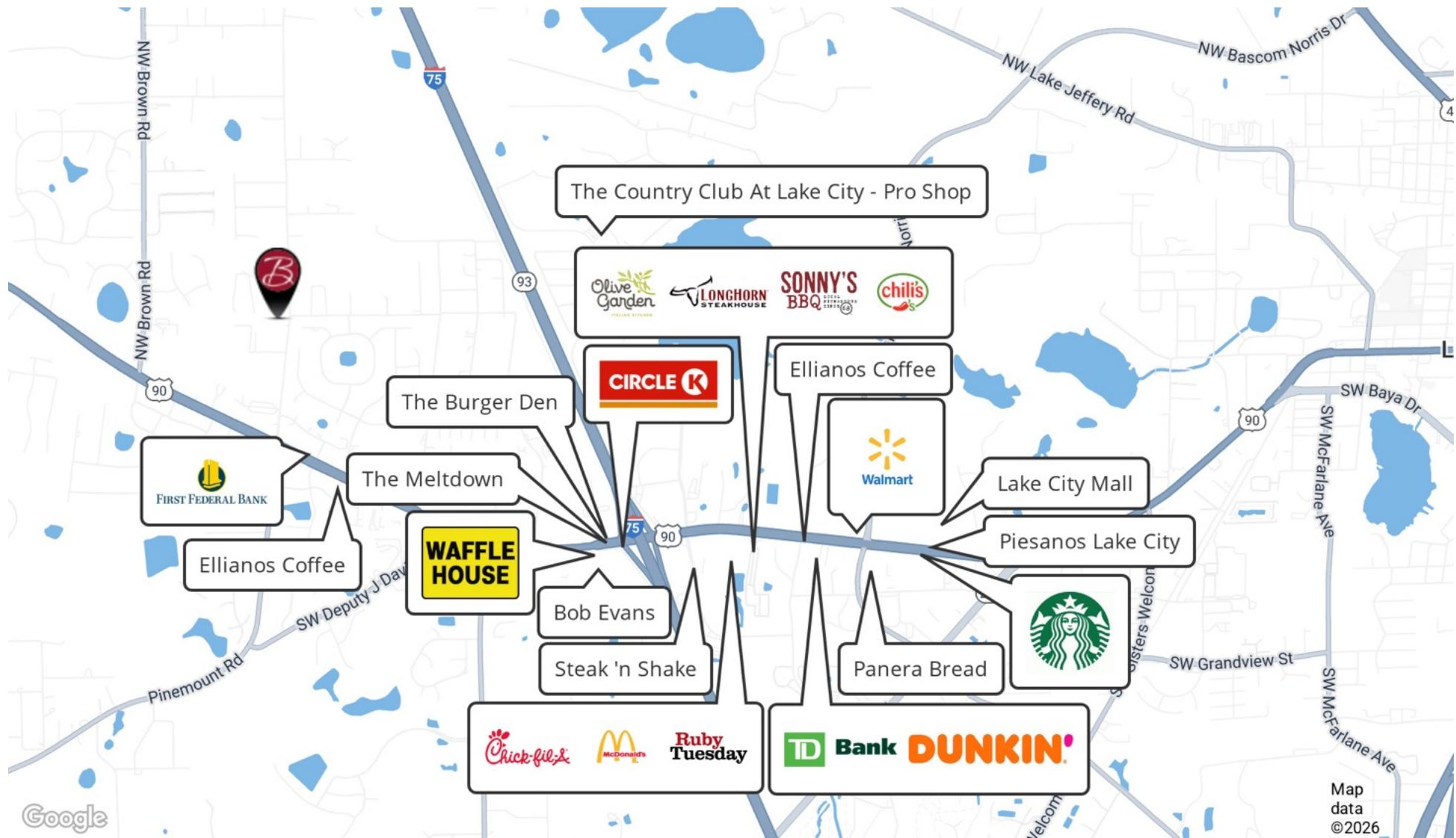


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## RETAILER MAP

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## DEMOGRAPHICS MAP & REPORT

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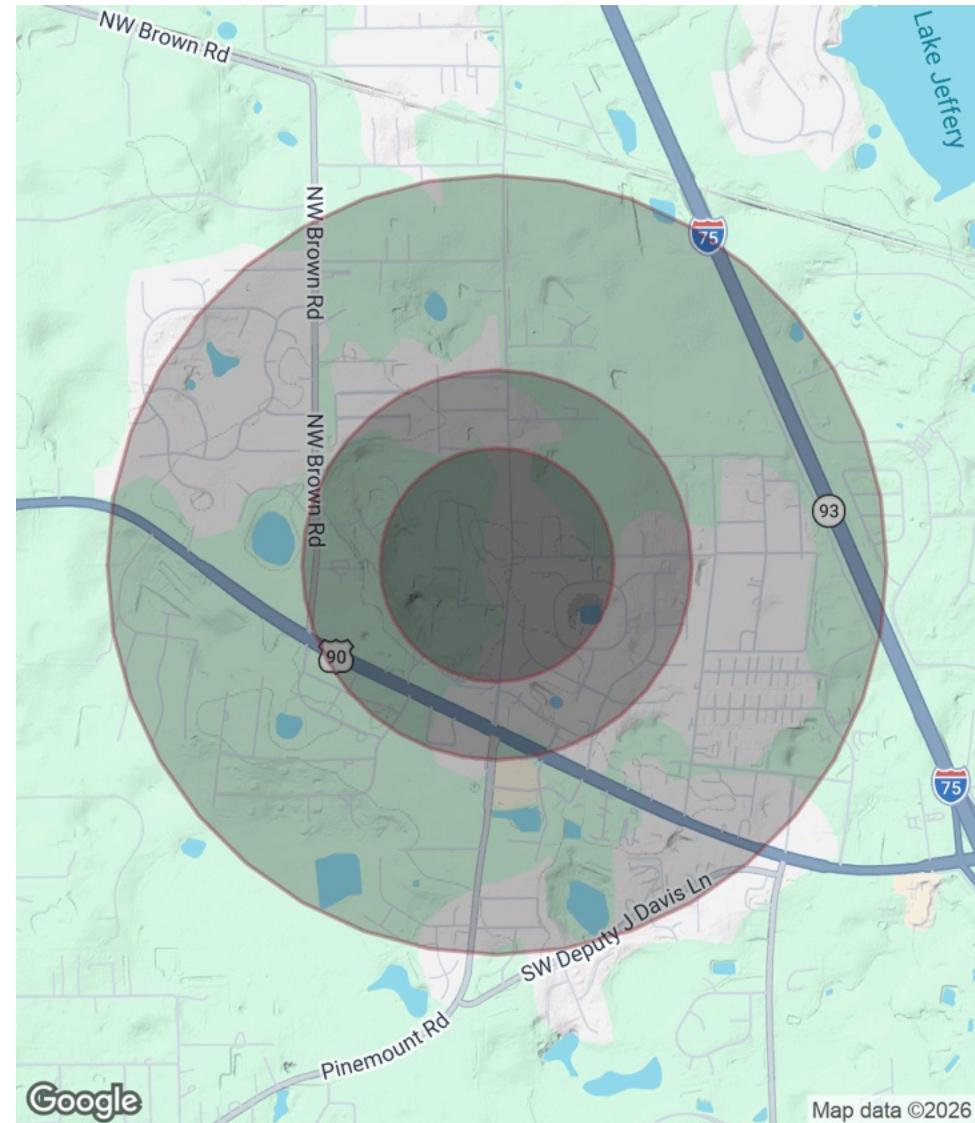
### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	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

Based in North Central Florida, Sage Alfonso is a commercial real estate agent specializing in sales and leasing across multiple asset classes. He represents buyers, sellers, tenants, and landlords with a strong commitment to both the transaction and clients needs.

He is familiar with a wide range of sales and leasing including small business sales, NNN leasing, net lease sales, and many niches such as hotel sales, daycare facilities, small bay industrial, self storage, medical office, tower sales, RV parks, multifamily, retail, solar fields, medical marijuana facilities/licensing and development projects.

Drawing on a wide range of real estate experience, Sage Alfonso brings the insight and creativity needed to unlock value in every deal.

## MEMBERSHIPS

CCIM Candidate

ICSC

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

## FOR MORE INFORMATION:



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## ERIC LIGMAN

Director

[Ericligman@bosshardtrealty.com](mailto: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  
National Association of Realtors (NAR)

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