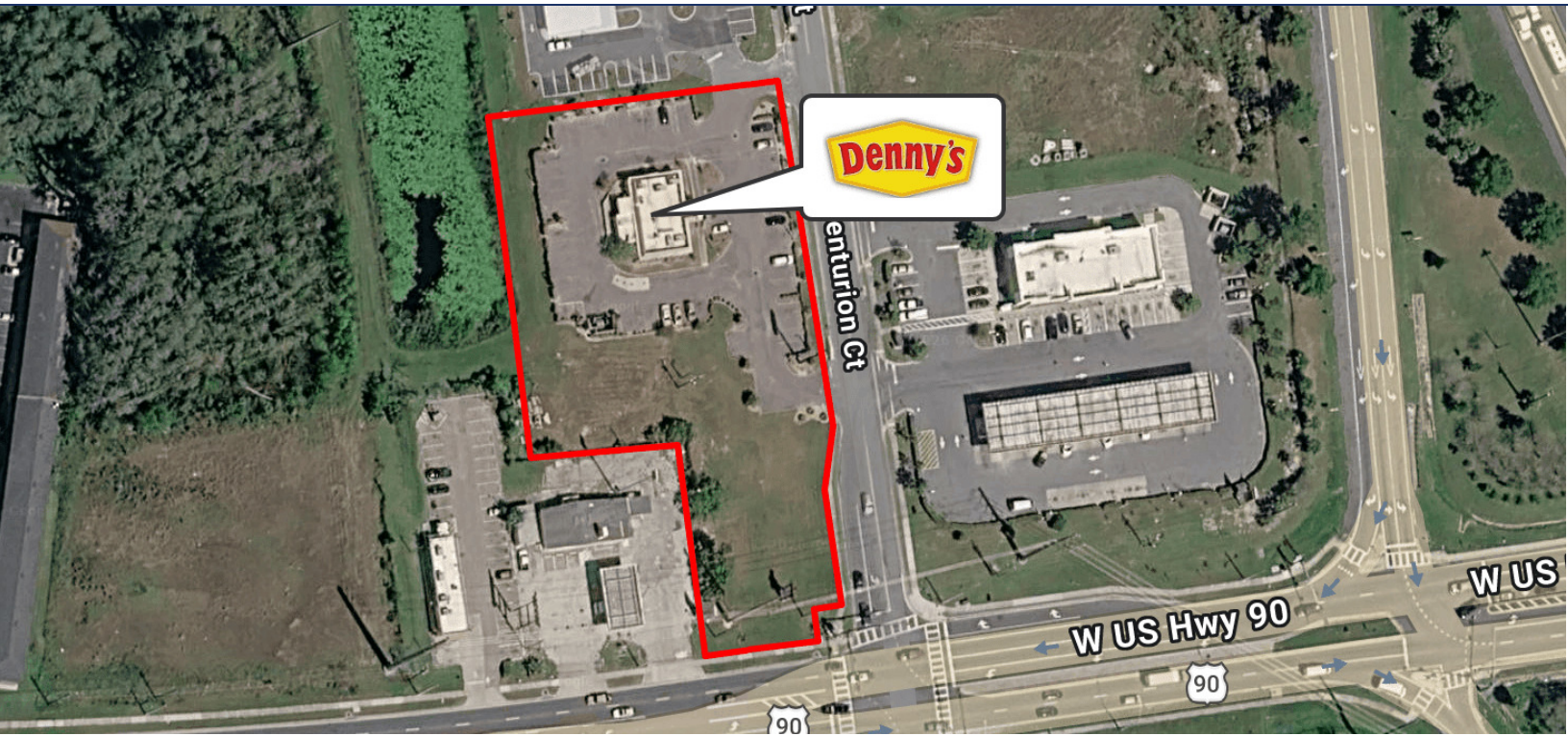




## EXECUTIVE SUMMARY

## DENNY'S FOR GROUND LEASE

176 NW CENTURION CT, LAKE CITY, FL 32055

**OFFERING SUMMARY**

<b>Ground Lease Rate:</b>	\$150,000.00 / Year
<b>Lot Size:</b>	1.5 Acres +/-
<b>Zoning:</b>	CHI
<b>APN:</b>	35-3S-16-02524-009

**PROPERTY OVERVIEW**

Denny's restaurant building available for ground lease. Offering also includes 0.5-acre outparcel at the intersection of US HWY 90 and NW Centurion Ct. 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





RETAILER MAP

# DENNY'S FOR GROUND LEASE

176 NW CENTURION CT, LAKE CITY, FL 32055



**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

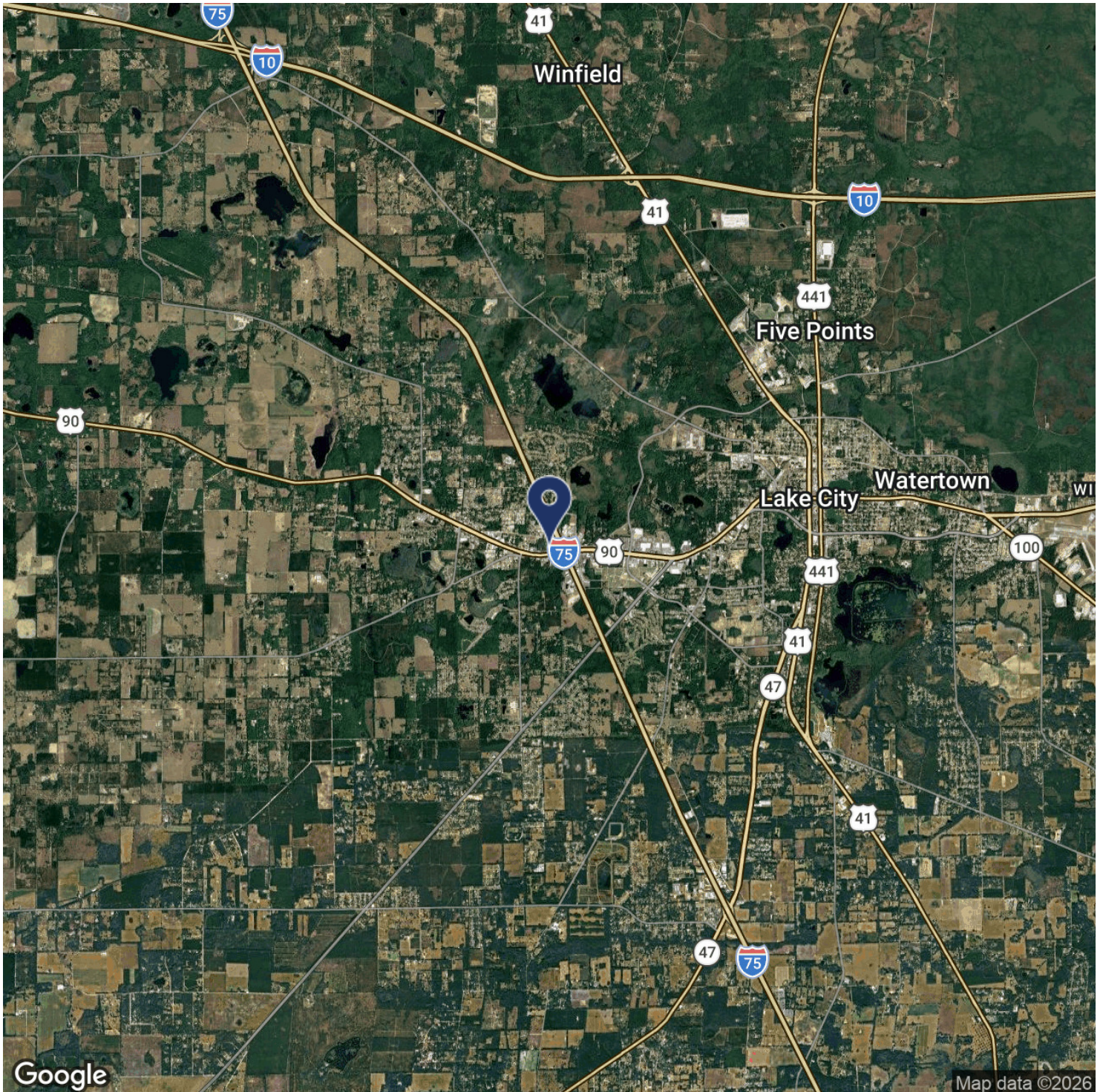




LOCATION MAP

# DENNY'S FOR GROUND LEASE

176 NW CENTURION CT, LAKE CITY, FL 32055



**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

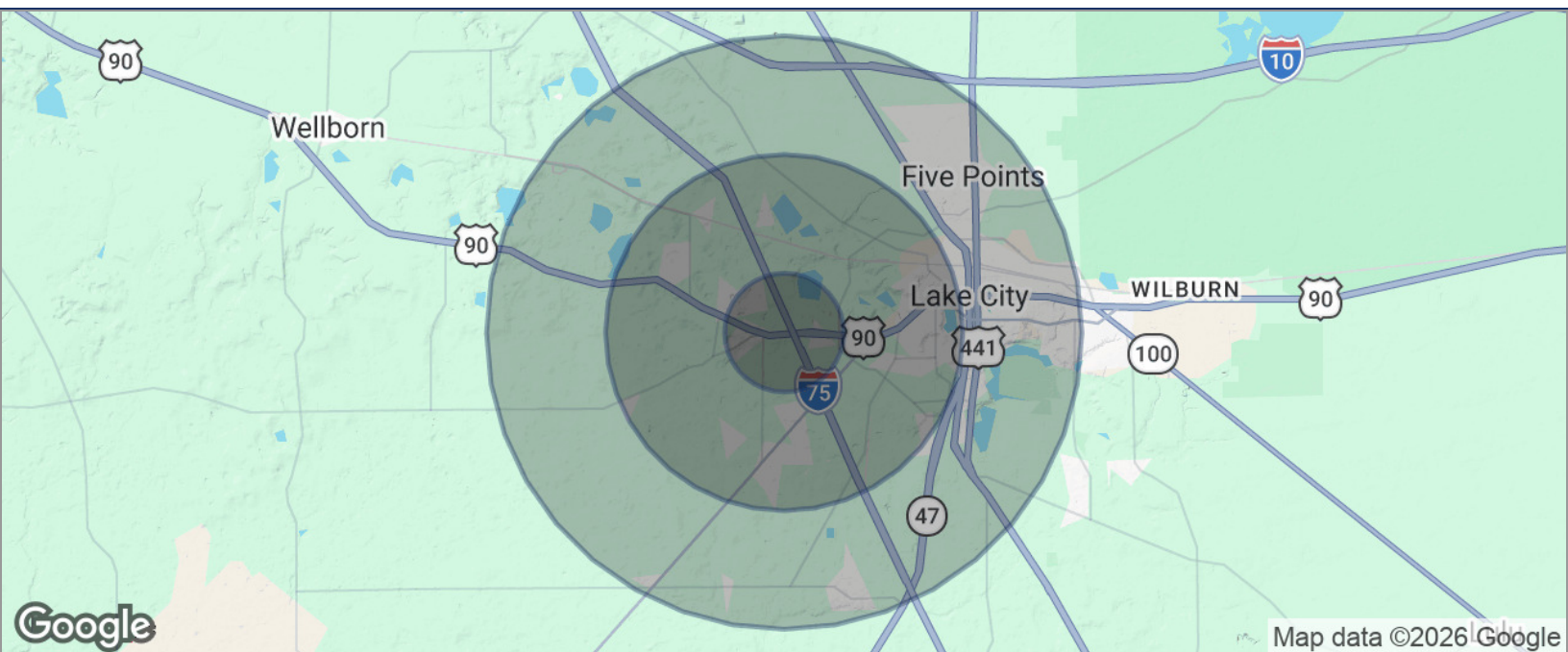




## DEMOGRAPHICS MAP

## DENNY'S FOR GROUND LEASE

176 NW CENTURION CT, LAKE CITY, FL 32055



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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

**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

