

Redevelopment Opportunity (Land) Commercial Lot For Sale

1605 W US Hwy 90, Lake City, FL 32055
Size: 2.0± Acres | Sales Price: ~~\$2,500,000~~
\$1,800,000

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Property Information

Located directly on W US Hwy 90 in Lake City, Florida, this 2.0± acre lot is the perfect location for your next development project! It is only 1.7 miles from I-75, Exit 427 and enjoys 38,000± AADT with 205 linear feet of road frontage. Access to this parcel is at the signaled intersection of SW Sisters Welcome Road and W US Hwy 90.

The property is zoned as Commercial General (CG), allowing many business possibilities for this parcel of land -- including retail, home furnishings, hardware, personal services, medical/dental office/clinic/lab, business and professional offices and C-store with gas.

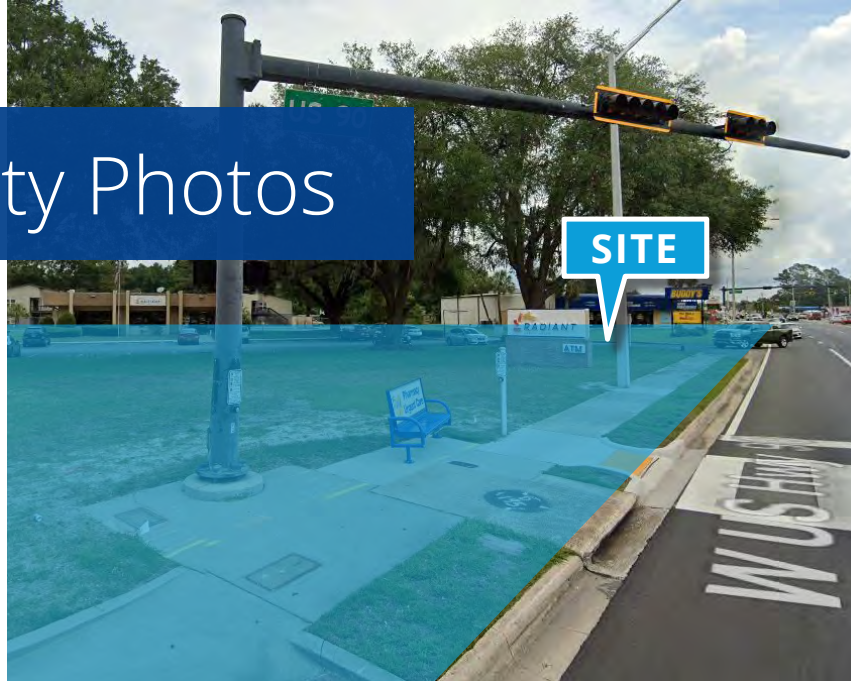
Water and sewer are available as is or will need to be upgraded for new development. There are no known environmental regulatory characteristics at this site. There are two buildings on the site a 2,596± SF one-story bank building with drive-thru and a low-rise 1,980± SF office building.

Highlights:

- Great location with 205 linear feet of road frontage on W US Hwy 90
- Located on main artery connecting I-75 to downtown Lake City
- Traffic Count: 38,000± AADT
- Access to site by signaled intersection
- Commercial General (CG) zoning allowing for a wide variety of business types
- No known environmental regulatory characteristics
- Steps away from shopping, restaurants, banking, services, etc.
- 1.7 miles from I-75, Exit 427
- Sales Price: ~~\$2,500,000~~ \$1,800,000
- Zoning: CG (Commercial General)
- Tax Parcel: #31-3S-17-06201-000



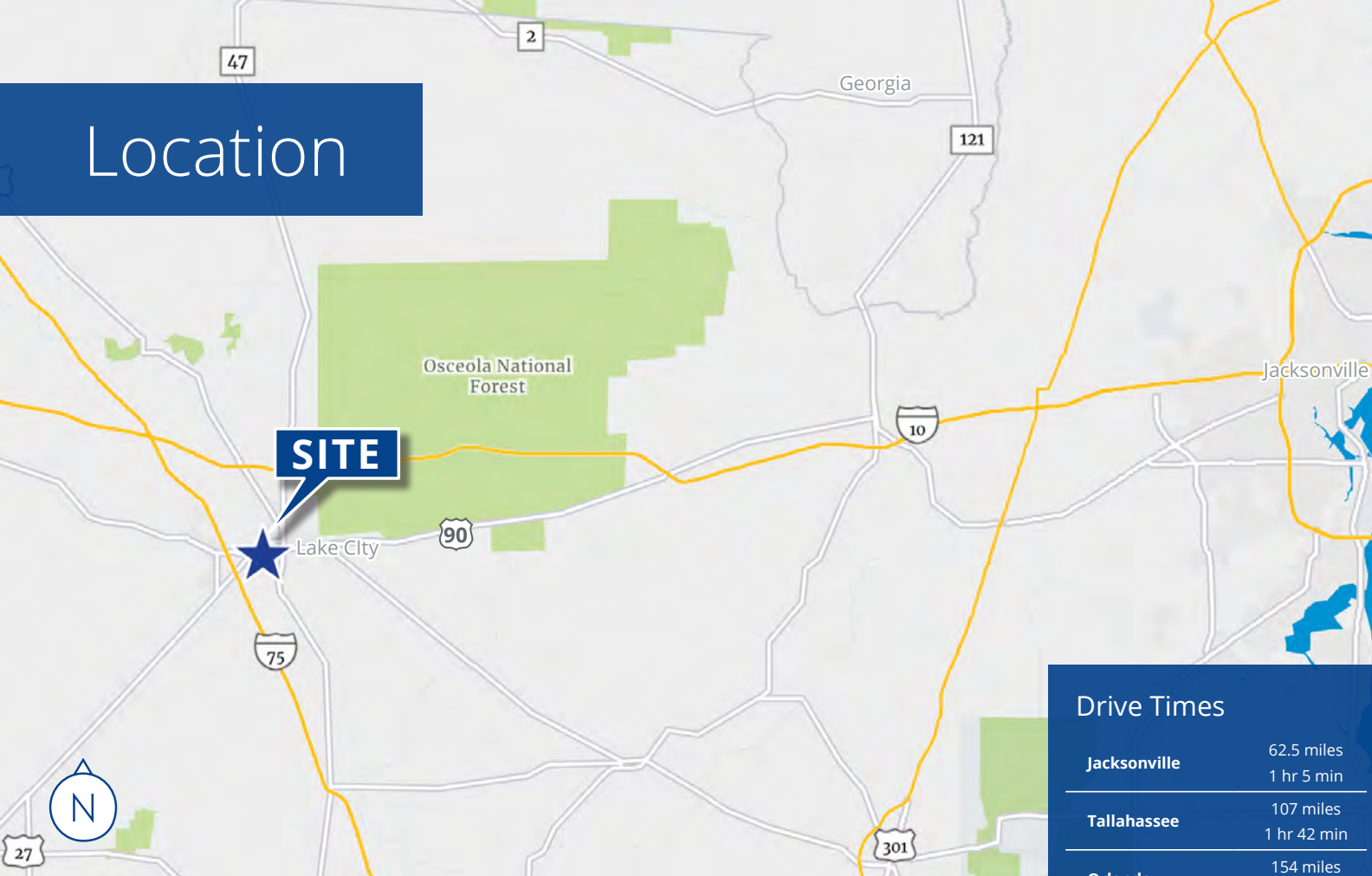
Property Photos



Aerial View



Location



Drive Times

Jacksonville	62.5 miles 1 hr 5 min
Tallahassee	107 miles 1 hr 42 min
Orlando	154 miles 2 hr 21 min

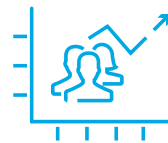
Area Demographics

Source: ESRI Business Analyst, 2022



Population (2024)

1 Mile	4,264
3 Mile	19,819
5 Mile	34,334



Population Projection (2029)

4,249
20,016
34,787



Average Household Income (2024)

\$83,602
\$77,629
\$80,412



Projected Average Household Income (2029)

\$96,039
\$89,328
\$92,740

About Lake City

Lake City, in central north Florida's Columbia County, has been the Gateway to Florida since 1832. Located between Jacksonville, Tallahassee, and Gainesville near the intersection of I-10 and I-75, Lake City and its natural beauty and outdoor activities attract visitors year-round. This pristine part of Florida is a natural theme park for outdoor enthusiasts, festival goers, music lovers or those who simply want to spend a little time in a quiet, tranquil setting. Lake City has crystal-clear freshwater springs, rocking music festivals, history, culture, paddling and biking.

Source: VisitFlorida.com



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