

# **FOR LEASE**

PRIME GROUND LEASE OPPORTUNITY 2806 W US-90, Lake City, FL 32055



#### **SITE SUMMARY**

**SUBMARKET:** LAKE CITY

**LEASE RATE:** UPON REQUEST

**SIZE:** +/- 0.67 ACRES

LOCATION: S BLOCK OF W US HWY 90, IN-

BETWEEN SW REAL TERRACE &

SW BACOM NORRIS DR

**POSSESSION:** ARRANGED

**SELECT** 

**CO-TENANTS:** TD BANK, TROPICAL SMOOTHIE

CAFE, DUNKIN', PANDA EXPRESS,

PANERA BREAD, VERIZON,

PLANET FITNESS, REGAL CINEMA



#### **HIGHLIGHTS**

- · Out-parcel to a Regal Cinema and Planet Fitness located in between TD Bank & Tropical Smoothie Cafe
- Existing 6,867 SF building on the property
- Strong co-tenancy on the street with very limited availabilities.
- · Ability to create a brand new free-standing building fronting W US HWY 90



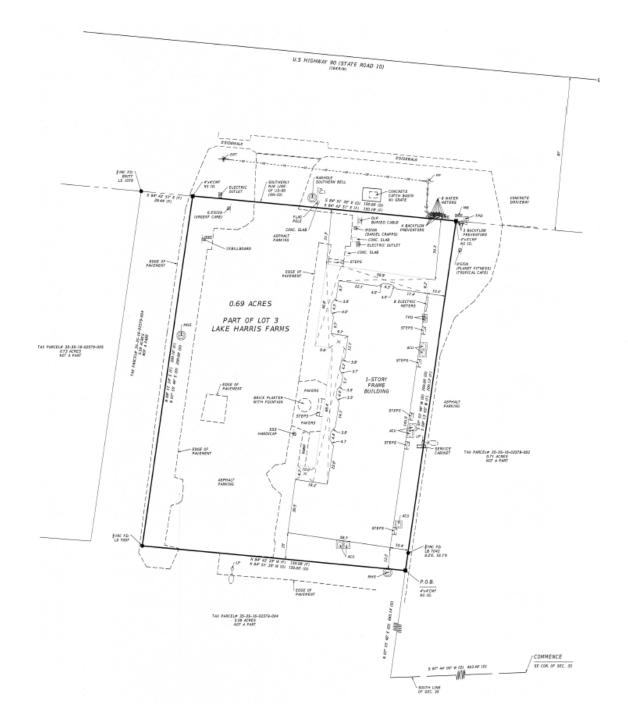


## **AERIAL CONTEXT**





### **SURVEY**







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