



# FOR LEASE

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



## SITE SUMMARY

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**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

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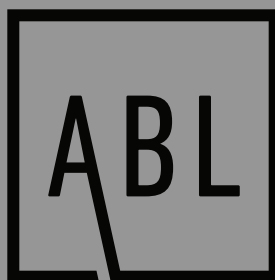
- Out-parcel to a Regal Cinema and Planet Fitness located in between TD Bank & Tropical Smoothie Cafe
- Existing 6,867 SF building on the property
- Strong co-tenancy on the street with very limited availabilities.
- Ability to create a brand new free-standing building fronting W US HWY 90



# AERIAL CONTEXT







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