

FORMER BUDDY'S HOME FURNISHINGS

1569 W US Highway 90, Lake City, FL 32055







PROPERTY & AREA HIGHLIGHTS

Property Features

- **Sale Price \$800,000**
- Freestanding showroom
- Major frontage to US HWY 90
- Monument signage
- Full access from US HWY 90
- Grade level door on building
- The subject property is situated on Lake City’s main commercial corridor.
- The area poses a steady growth in population and household income.

Demographics:

	1 MILE	3 MILES	5 MILES
Population 	4,236	20,574	37,250
Average Household Income 	\$74,709	\$64,818	\$69,567
Daytime Employment 	4,766	18,281	21,468
Households 	1,638	7,882	14,372

Property Summary

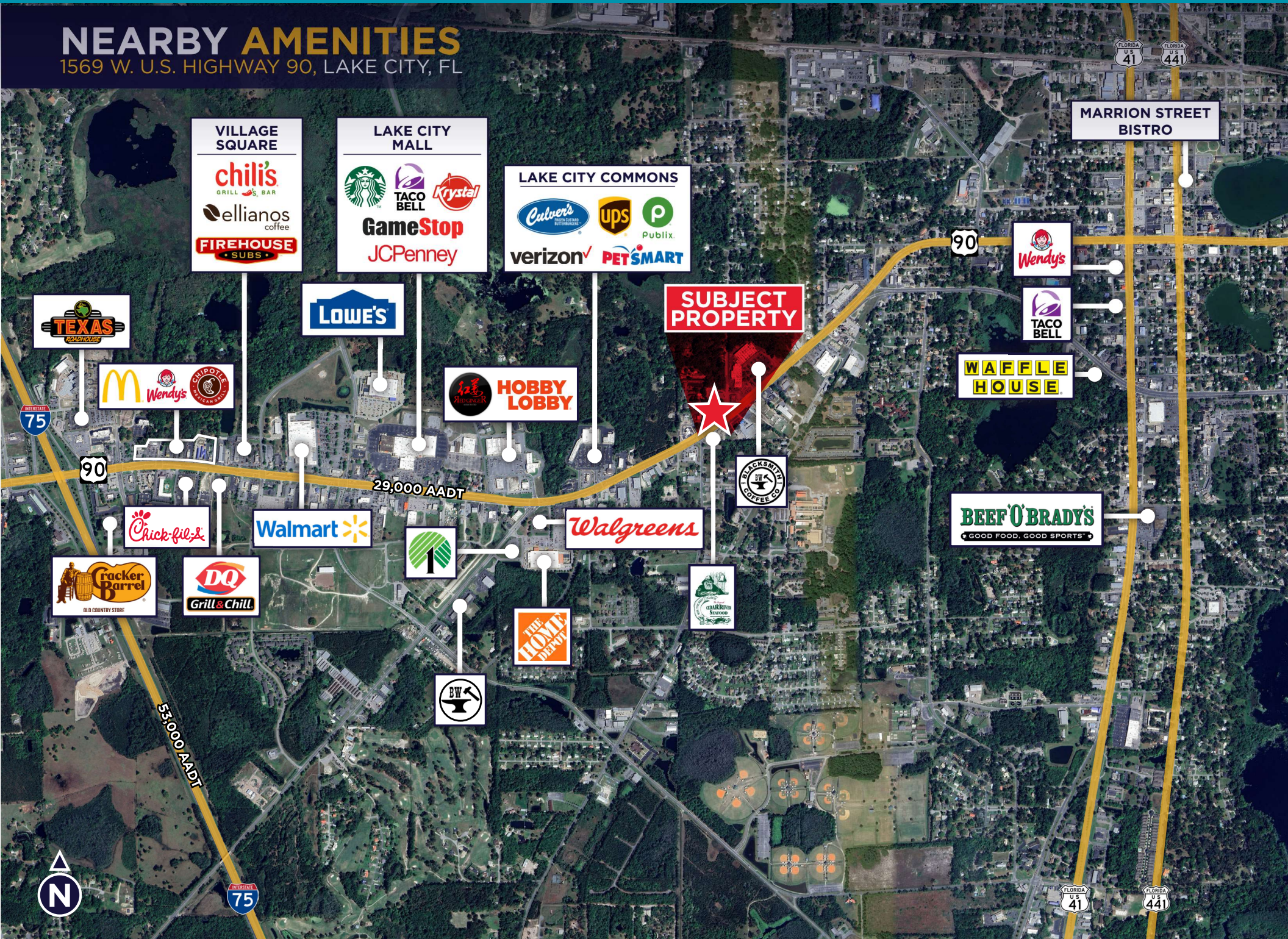
Address:	1569 W US Highway 90 Lake City, FL 32819
Building Size:	5,941 SF
Lot Size:	0.47 AC (20,761 SF)
APN:	31-3S-17-06201-002
Year Built:	1973
Zoning:	C

Traffic Count:

W US Highway 90	±29,000 AADT
I-75	±53,000 AADT

NEARBY AMENITIES

1569 W. U.S. HIGHWAY 90, LAKE CITY, FL



VILLAGE SQUARE

chili's
GRILL & BAR

ellianos
coffee

FIREHOUSE
SUBS

LAKE CITY MALL

Starbucks

TACO BELL

Krystal

GameStop

JCPenney

LAKE CITY COMMONS

Culver's

UPS

Publix

verizon

PETSMART

MARRION STREET BISTRO

Wendy's

TACO BELL

WAFFLE HOUSE

BEEF O' BRADY'S
GOOD FOOD, GOOD SPORTS

TEXAS
RANCHHOUSE

McDonald's

Wendy's

CHIPOTLE

LOWE'S

HOBBY LOBBY

SUBJECT PROPERTY

BLACKSHAW COFFEE CO.

Walgreens

MARRION STREET BISTRO

Walmart

BW

THE HOME DEPOT

DQ
Grill & Chill

Cracker Barrel
OLD COUNTRY STORE

Chick-fil-A





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