

FOR GROUND LEASE OR BUILD-TO-SUIT

1605 W US HWY 90 LAKE CITY, FL 32055 | 2.015 ACRE REDEVELOPMENT



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OVERVIEW

2.015 AC REDEVELOPMENT | FOR GROUND LEASE OR BUILD-TO-SUIT

LOT SIZE

2.015 Acres (DIVISIBLE)

ACCESS

Full-lighted access

FRONTAGE

180' FT

ZONING

CG

TRAFFIC COUNT

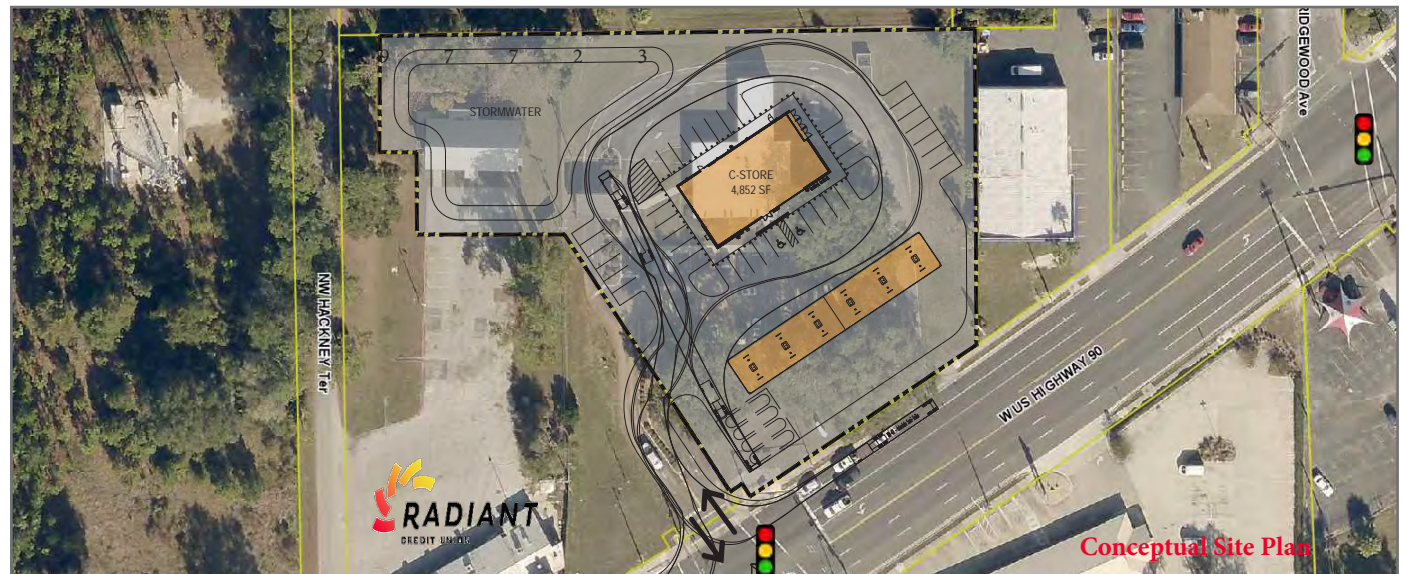
33,000 AADT (W US HWY 90)

NEARBY THOROUGHFARES

I-75 (1.8 miles), I-10 (4.5 miles),
US-441 and US-41 (2.5 miles)

HIGHLIGHTS

- The parcel is located on a signalized intersection on US HWY 90, providing ample visibility and traffic flow through the area.
- US HWY 90 serves as one of the primary retail and commuter thoroughfares in Columbia County, populated by over 71,000+ residents.
- The property fronts US HWY 90, Nearby concentration of big-box retail drivers include the Lake City Mall, Walmart Supercenter, Lowe's, Home Depot, Publix, Aldi, Petsmart, Ross Dress for Less and Walgreens.
- Local employers include, healthcare centers such as, HCA Florida Lake City Hospital, Lake City Healthcare, and the VA Lake City Primary Care Clinic. Major distribution facilities, such as, Target Distribution Center, US Cold Storage, UPS Customer Center largely contribute to the overall daily trip generators of staff, patients, visitors, and employees.



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SITE PLAN

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RETAIL MAP

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DEMOGRAPHICS

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POPULATION

	1 MI	4,164
	3 MI	20,528
	5 MI	37,133

HOUSEHOLDS

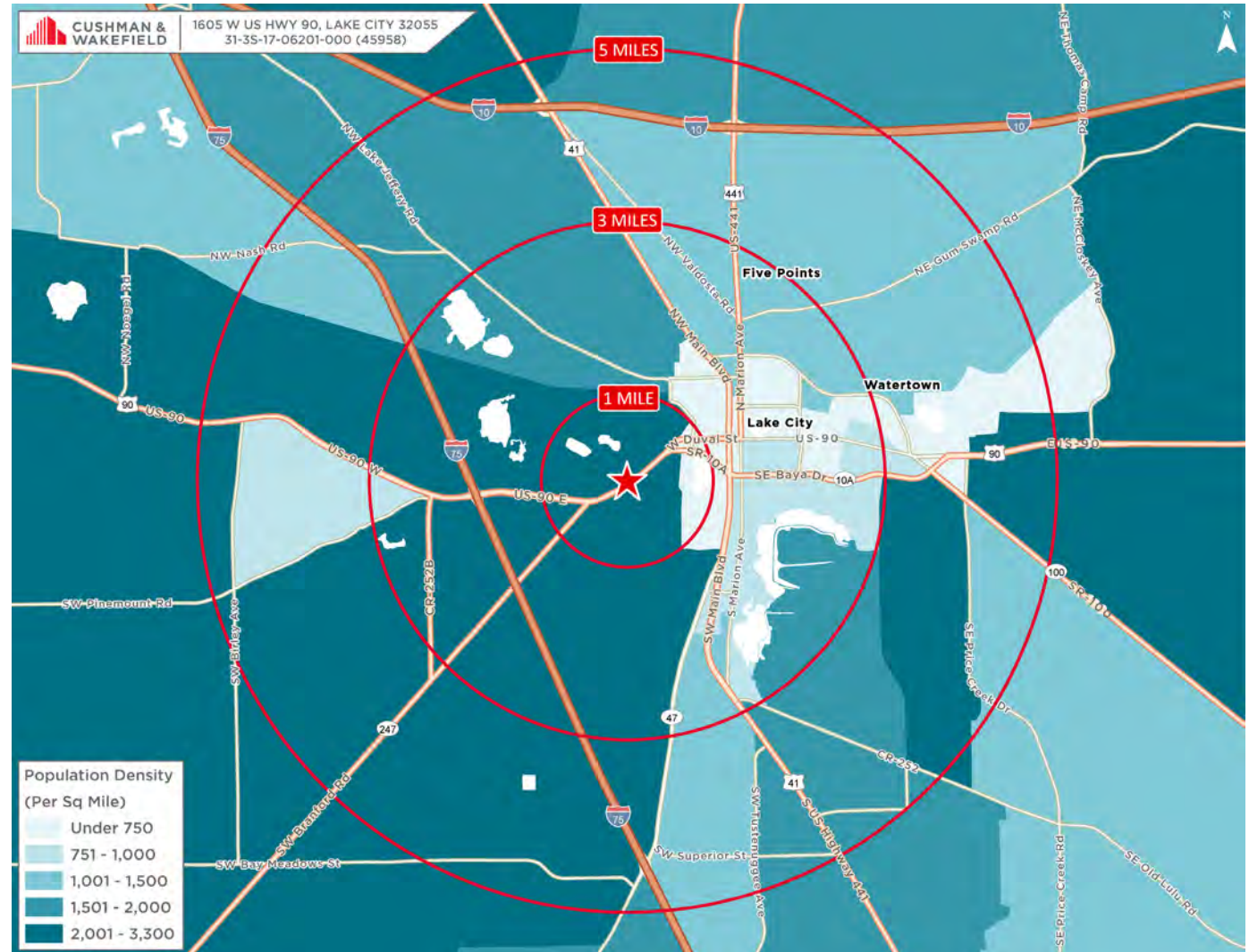
	1 MI	1,616
	3 MI	7,867
	5 MI	14,354

HOUSEHOLD INCOME

	1 MI	\$74,098
	3 MI	\$65,069
	5 MI	\$69,557

DAYTIME EMPLOYEES

	1 MI	4,308
	3 MI	18,369
	5 MI	21,473



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