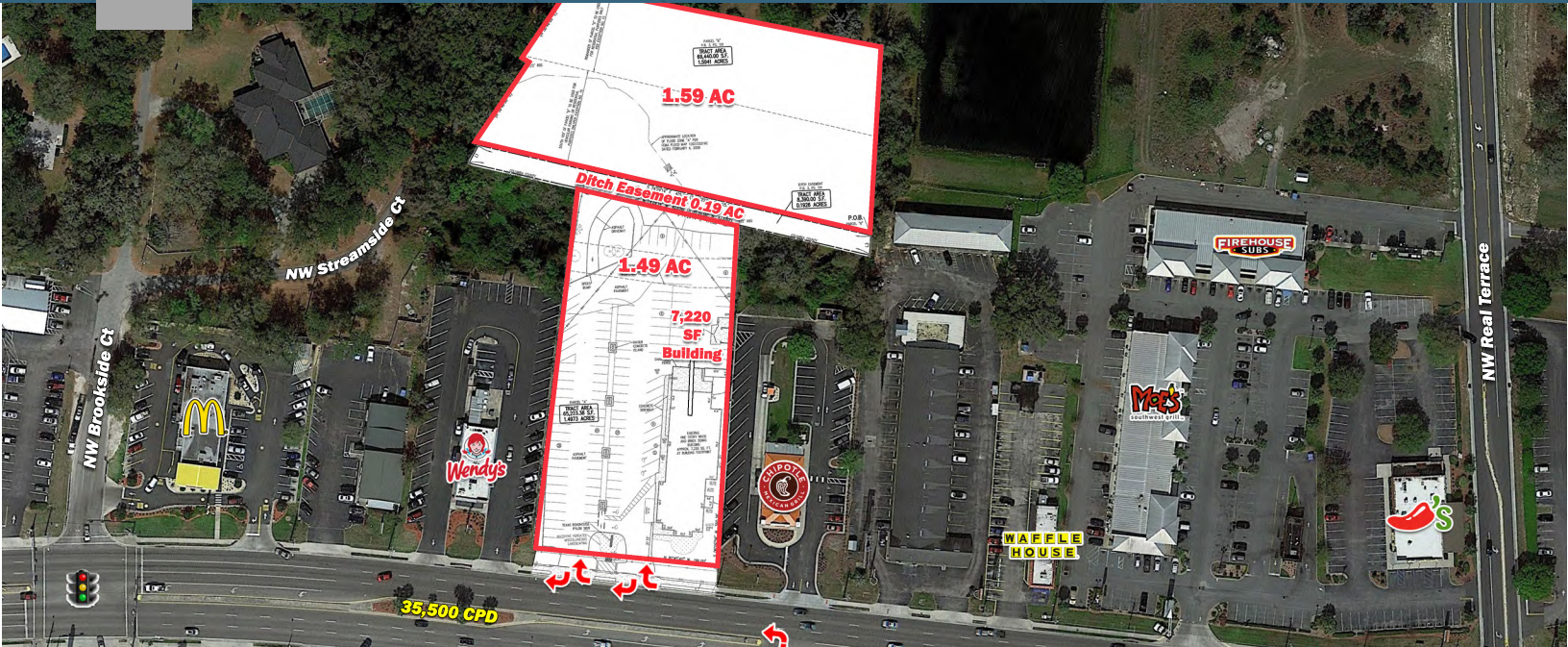


FOR SALE/FOR LEASE

Highway 90 Prime Retail Opportunity

3039 W US Hwy 90 | Lake City, FL



Overview

SALE PRICE	Contact Broker
BUILDING SF	7,220 SF
AVAILABLE	3.28 AC



Description

Site is strategically located in a regionally dominant retail corridor on W US-90, the primary commercial thoroughfare in Lake City, with major nearby national tenants such as a Walmart Supercenter, Lowe's, Hobby Lobby, Dick's Sporting Goods, Ross, The Home Depot, Publix, ALDI, Walgreens, Advance Auto Parts, PetSmart, and many more.

Nearby Retailers



Demographics

	3 MILES	5 MILES	7 MILES
Total Population	15,991	33,129	43,005
2024 Growth	0.31%	0.39%	0.45%
Median Household Income	\$41,098	\$41,012	\$41,313
Daytime Population	24,745	41,084	50,308

Year: 2019 | Source: ESRI

Contact

BLAKE HUNTER

407.455.5025 | blake.hunter@srsre.com

Traffic Counts

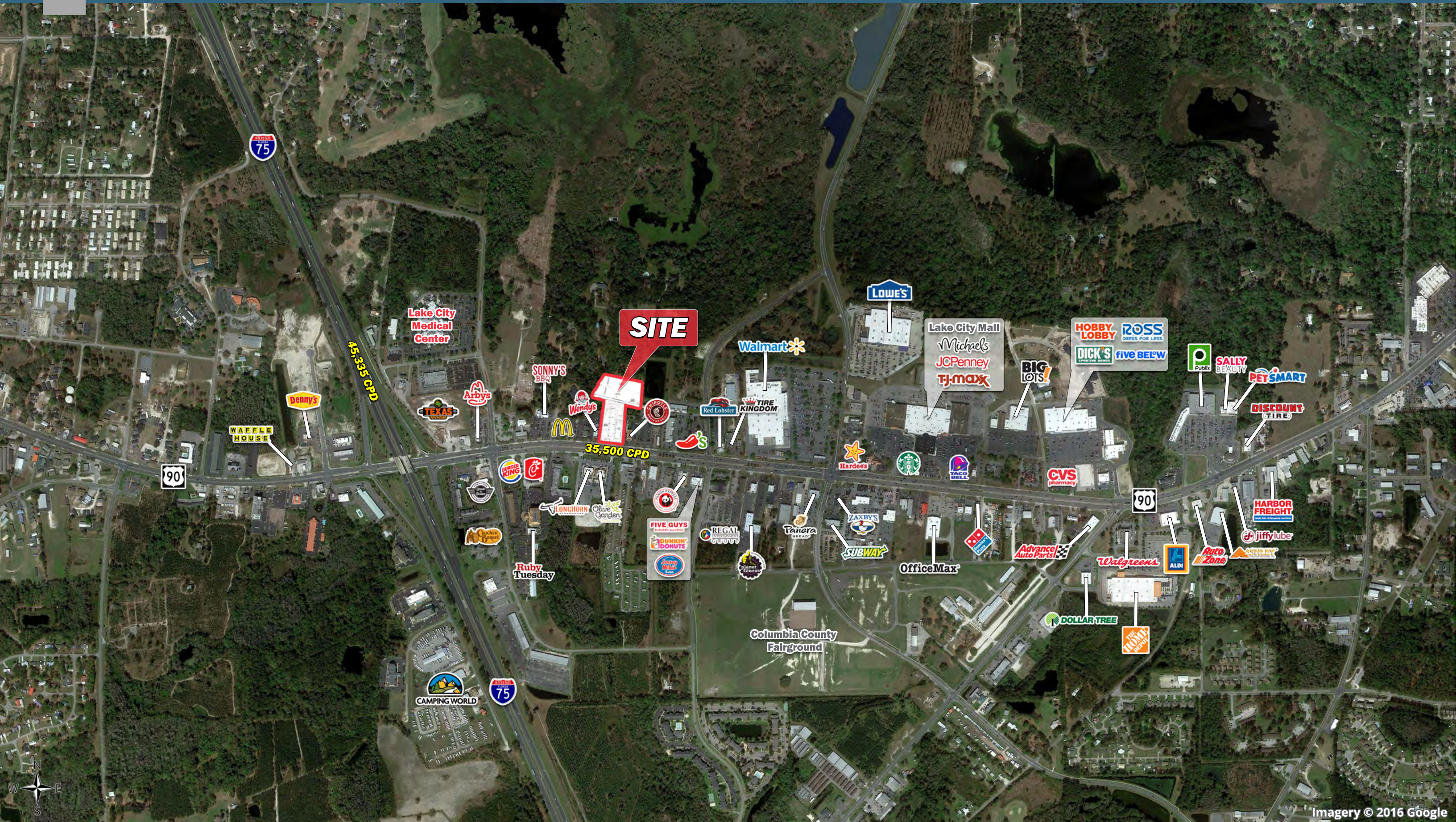
US 90	35,000 VPD
I-75	44,500 VPD

Year: 2019 | Source: FDOT

SRS REAL ESTATE PARTNERS | 200 S Orange Avenue, Suite 1300 | Orlando, FL 32801 | 407.455.5030

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

SRSRE.COM





1.59 AC

Ditch Easement 0.19 AC

1.49 AC

7,220 SF Building

35,500 CPD

NW Brookside Ct

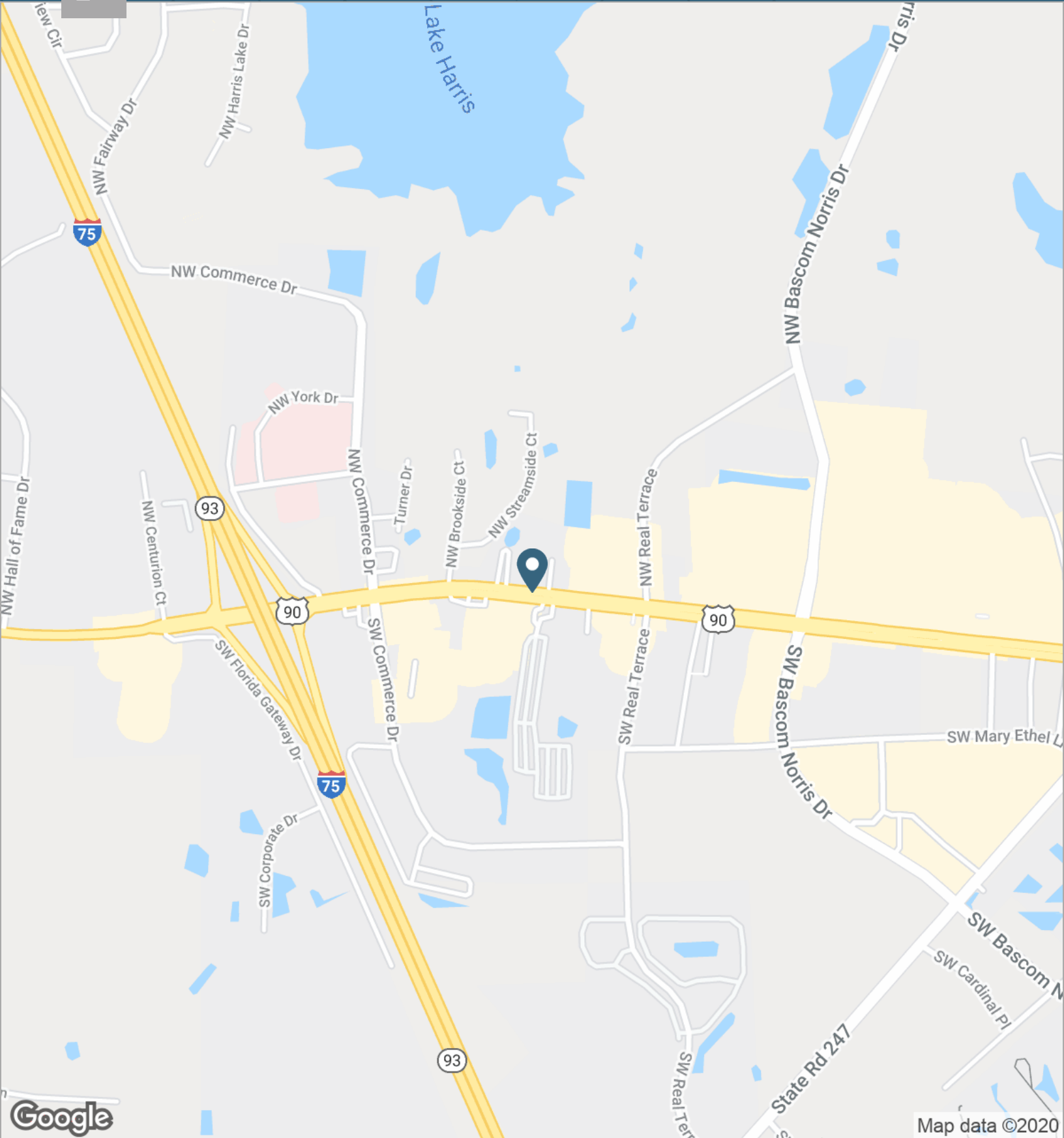
NW Streamside Ct

NW Real Terrace

90

Highway 90 Prime Retail Opportunity

3039 W US Hwy 90 | Lake City, FL



Executive Summary

3039 W US Hwy 90 | Lake City, FL



	3 miles	5 miles	7 miles
Population			
2019 Population	15,991	33,129	43,005
2000 Population	11,928	27,443	35,660
2010 Population	15,671	32,240	41,547
2024 Population	16,242	33,782	43,983
2000-2010 Annual Rate	2.77%	1.62%	1.54%
2010-2019 Population: Annual Growth Rate	0.22%	0.29%	0.37%
2019-2024 Population: Annual Growth Rate	0.31%	0.39%	0.45%
2019 Median Age	40.1	40.7	40.8
Households			
2000 Households	4,805	10,651	13,825
2010 Households	6,192	12,507	16,182
2019 Total Households	6,261	12,756	16,629
2024 Total Households	6,342	12,980	16,971
2000-2010 Annual Rate	2.57%	1.62%	1.59%
2010-2019 Households: Annual Growth Rate	0.12%	0.21%	0.30%
2019-2024 Households: Annual Growth Rate	0.26%	0.35%	0.41%
2019 Average Household Size	2.46	2.50	2.50
Housing Units			
2019 Total Housing Units	7,143	14,524	18,838
2019 Owner Occupied Housing Units	4,172	8,808	11,913
2019 Renter Occupied Housing Units	2,090	3,948	4,717
2019 Vacant Housing Units	882	1,768	2,209
Race and Ethnicity			
2019 White Alone	73.4%	71.0%	73.6%
2019 Black Alone	18.9%	22.8%	20.7%
2019 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2019 Asian Alone	2.5%	1.6%	1.4%
2019 Pacific Islander Alone	0.1%	0.0%	0.0%
2019 Hispanic Origin (Any Race)	7.1%	6.2%	6.0%
Income			
2019 Median Household Income	\$41,098	\$41,012	\$41,313
2019 Average Household Income	\$59,699	\$57,684	\$57,221
Per Capita Income	\$23,453	\$22,275	\$22,081
2019 Population 25+ by Educational Attainment			
Total	11,021	22,977	29,913
High School Graduate	23.7%	27.5%	28.2%
GED/Alternative Credential	6.4%	6.4%	6.7%
Some College, No Degree	26.3%	24.7%	24.3%
Associate Degree	11.4%	10.3%	10.3%
Bachelor's Degree	16.4%	14.5%	13.8%
Graduate/Professional Degree	8.6%	7.2%	6.8%
Data for all businesses in area			
Total Businesses:	1,375	1,999	2,208
Total Employees:	13,860	19,523	22,859
Total Residential Population:	15,991	33,129	43,005
Employee/Residential Population Ratio:	0.87:1	0.59:1	0.53:1
2019 Total Daytime Population	24,745	41,084	50,308
Workers	15,384	21,616	25,087
Residents	9,361	19,468	25,221

Source: Esri, Esri and Infogroup, U.S. Census

January 14, 2020