



# LAND LEASE or Development

## US 90, Lake City in Columbia County, Florida

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In North Central Florida, Lake City is at the interchange of Interstates I-10 & I-75. In the center of the city and less than 1 minute from Lake City's Historic District downtown, this property is in the direct path of development for eastern Lake City. US 90 runs east and west from Florida to California.

### QUICK FACTS:

**Address:** 1001 E Duval Street, Lake City, FL

- Daily Traffic Count is 14,800 vehicles per day. (FDOT 2024, AADT)
- Zoned: "CI", Commercial Intensive (which also include Commercial General permissions)
- This location is perfect for a small drive-thru franchise or a business that needs corner advantages.
- The property area is 0.264 acres, 11,521 square feet and its dimensions are approximately 137' x 94'.
- Preestablished Utilities: Electricity, Water, Sewer, RV taps and a certified backflow preventer.
- City & County Impact and Tap Fees have already been paid for this property.
- There are many businesses and essential services nearby, and key infrastructure along the same road.
- There is a 20' Shipping Container and a Storage Shed on premises included or they could be removed.