



# OUTPARCELS AVAILABLE

## I-75 and SR 47 | Lake City , FL 32025

### Property Highlights

- ▶ 675' feet of frontage along SR 47
- ▶ Pads available from 1-acre to 13-acres
- ▶ 1/4 mile from I-75 (55,000 AADT) at the first lighted intersection North of I-75
- ▶ SR 47 is the main N/S thoroughfare through downtown Lake City connecting I-75, US Hwy 41, US Hwy 441 & I-10
- ▶ Population of 26,898 within a 5-mile radius of subject site
- ▶ Demographics include an average income of more than \$85,000 within a 5-mile radius

### DEMOGRAPHICS

#### Population



3 Mile	7,461
5 Mile	26,898
7 Mile	43,062

#### Households



3 Mile	2,953
5 Mile	10,814
7 Mile	17,027

#### Household Income



3 Mile	\$87,396
5 Mile	\$85,390
7 Mile	\$82,336

#### Traffic Counts



State Rd 47	12,600
I-75 (N/S)	55,000
242 A (Chad Place)	2,000

#### Daytime Demos



Businesses	Employees	Daytime Population
3 Mile 373	3 Mile 1,915	3 Mile 4,012
5 Mile 1,701	5 Mile 12,655	5 Mile 21,388
7 Mile 2,571	7 Mile 19,223	7 Mile 34,192

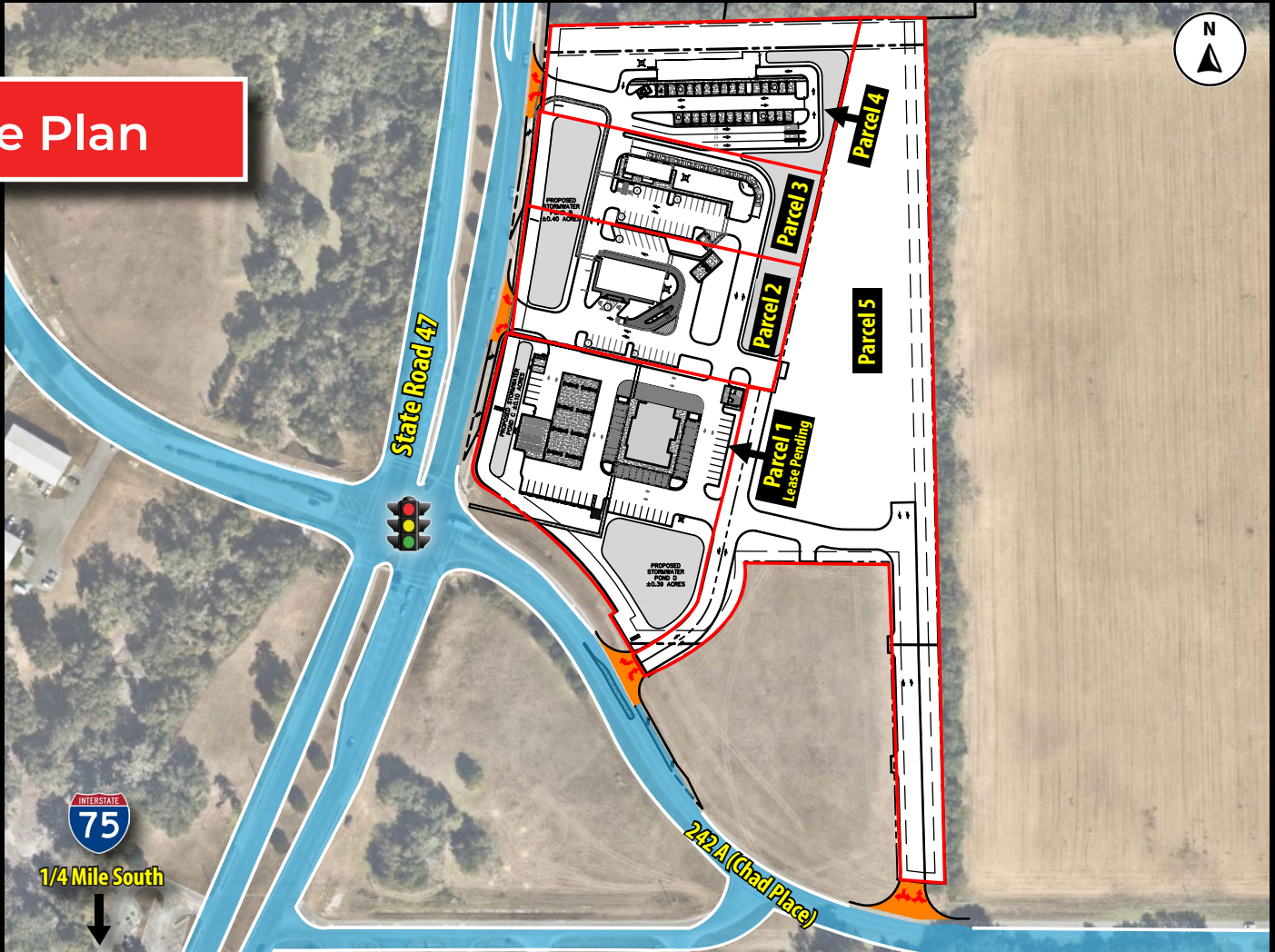
**CALL FOR DETAILS 813-712-3068**

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## Site Plan



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