



2 Outparcels NWQ I-75 & US 90

Lake City, Florida

3619 W US HWY 90 Lake City, FL 32055

Gateway Crossing is positioned in the heart of North Central Florida's growth corridor. With over 100,000 square-feet of retail space, it provides locals and visitors alike with accessible shopping and dining experiences in Lake City, Florida.

Current tenants include: Hilton Hotels, Circle K, Denny's and a proposed Marriott. Gateway Crossing (GWC) is designed to include QSR's, full service restaurants, service retail, in-line retail, big box retailers and/or multi-screen cinema.

FEATURES

- Hotel and retail development opportunity on the NW quadrant of I-75 and US HWY 90 in Lake City, FL
- This intersection of regional importance offers a 'main and main' location in the heart of North Central Florida's growth corridor
- Excellent visibility from both I-75 and US HWY 90
- Sites available for sale, a ground lease or build-to-suit
- Outparcels from 1 acre and up. Perfect for entertainment, convenience/gas, restaurant, hotel, and service retail uses
- Will consider subdividing

Asking Price:

\$1.5M / SITE 10

\$1.1M / SITE 8

Contact us:

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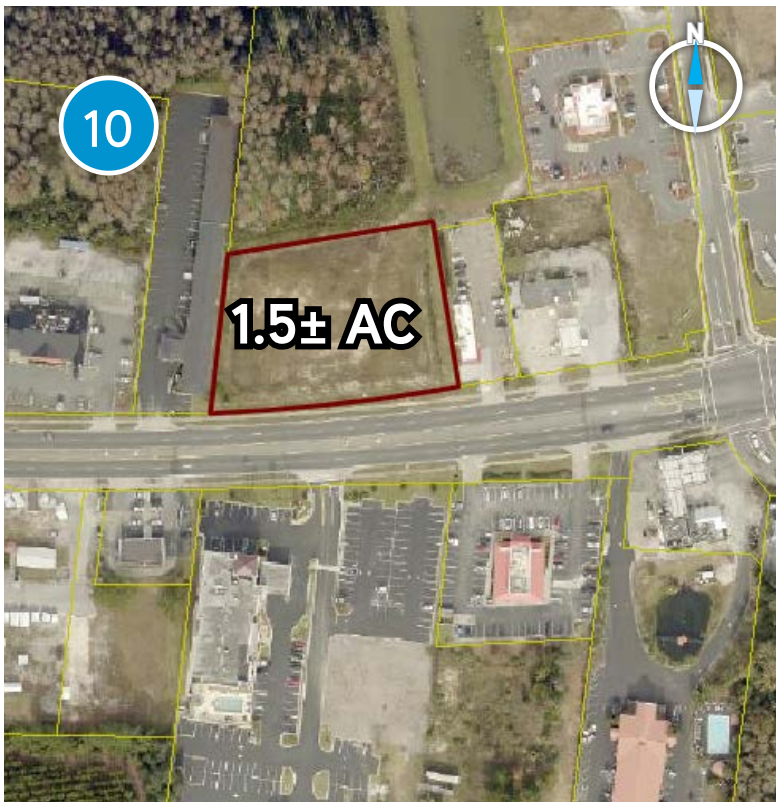
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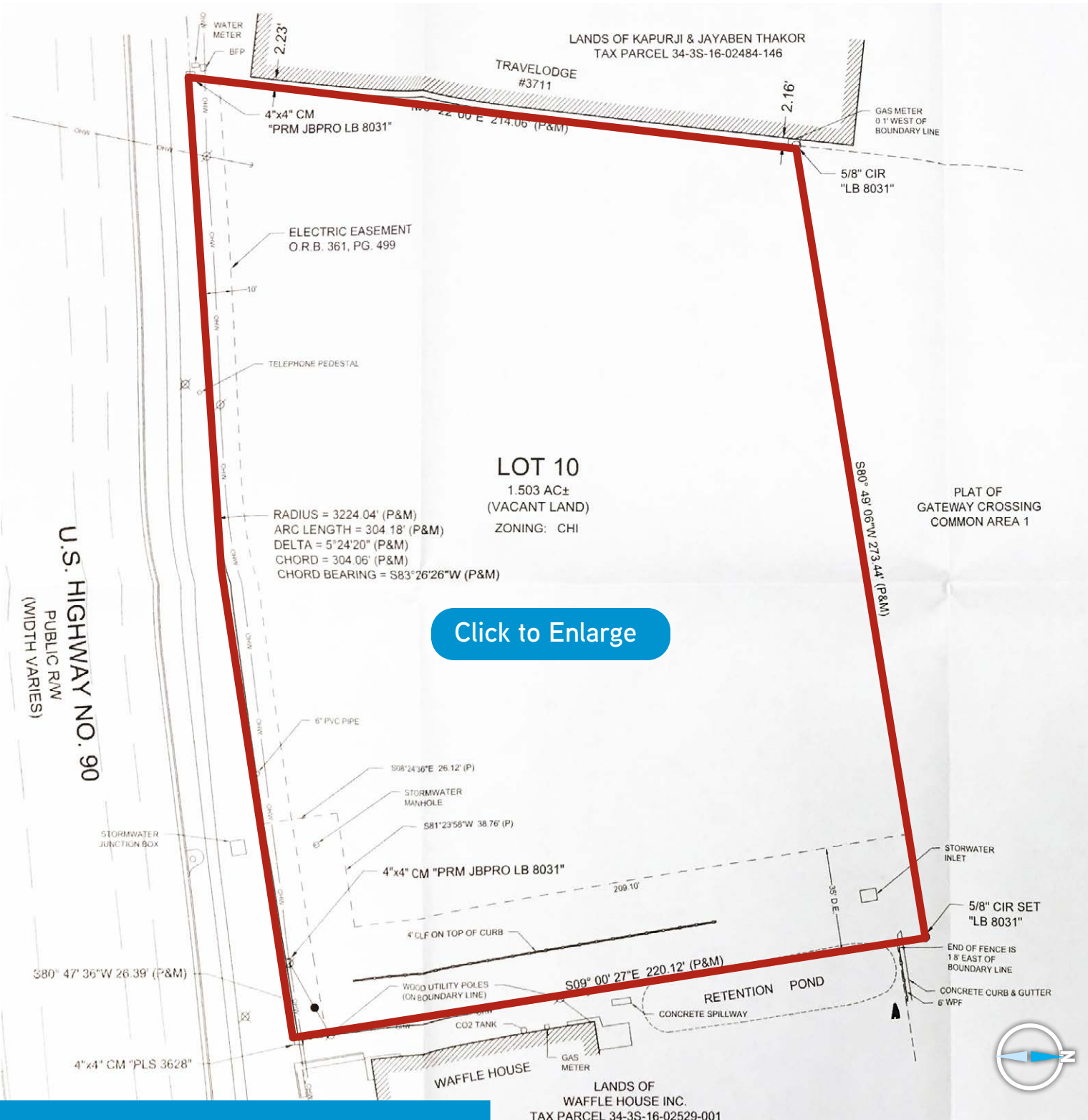
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Lot 10 Site Plan



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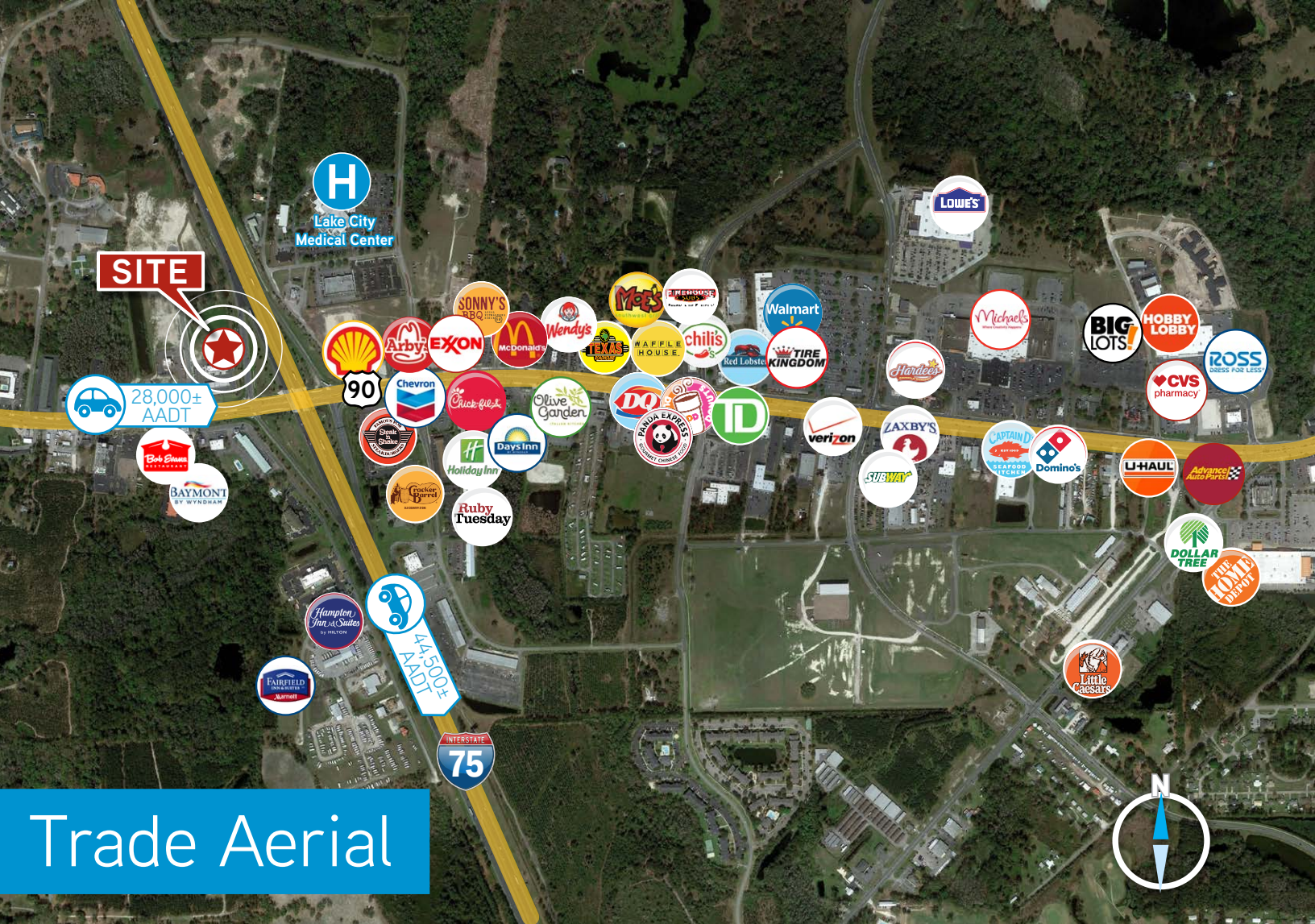
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Trade Aerial

AREA DEMOGRAPHICS



Population (2019)



Population Projection (2024)



Average Household Income (2019)



Projected Average Household Income (2024)

	Population (2019)	Population Projection (2024)	Average Household Income (2019)	Projected Average Household Income (2024)
1 Mile	1,638	1,648	\$64,008	\$74,030
3 Mile	14,644	14,878	\$61,085	\$70,309
5 Mile	32,480	33,131	\$57,841	\$66,070



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