



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Shell

837 NW Main Boulevard  
Lake City, FL 32055

# EXCLUSIVELY MARKETED BY:



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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 8,635 SF C-Store at 837 NW Main Boulevard in Lake City, FL. This Opportunity Includes Both Business and Real Estate For Sale With Space For Upside Potential, Providing For a Unique Investment.

## OFFERING SUMMARY

PRICE	\$1,500,000
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## PROPERTY SUMMARY

ADDRESS	837 NW Main Boulevard Lake City, FL 32055
COUNTY	Columbia
BUILDING AREA	8,635 SF
LAND AREA	1.09 AC
BUILT	1950



# HIGHLIGHTS

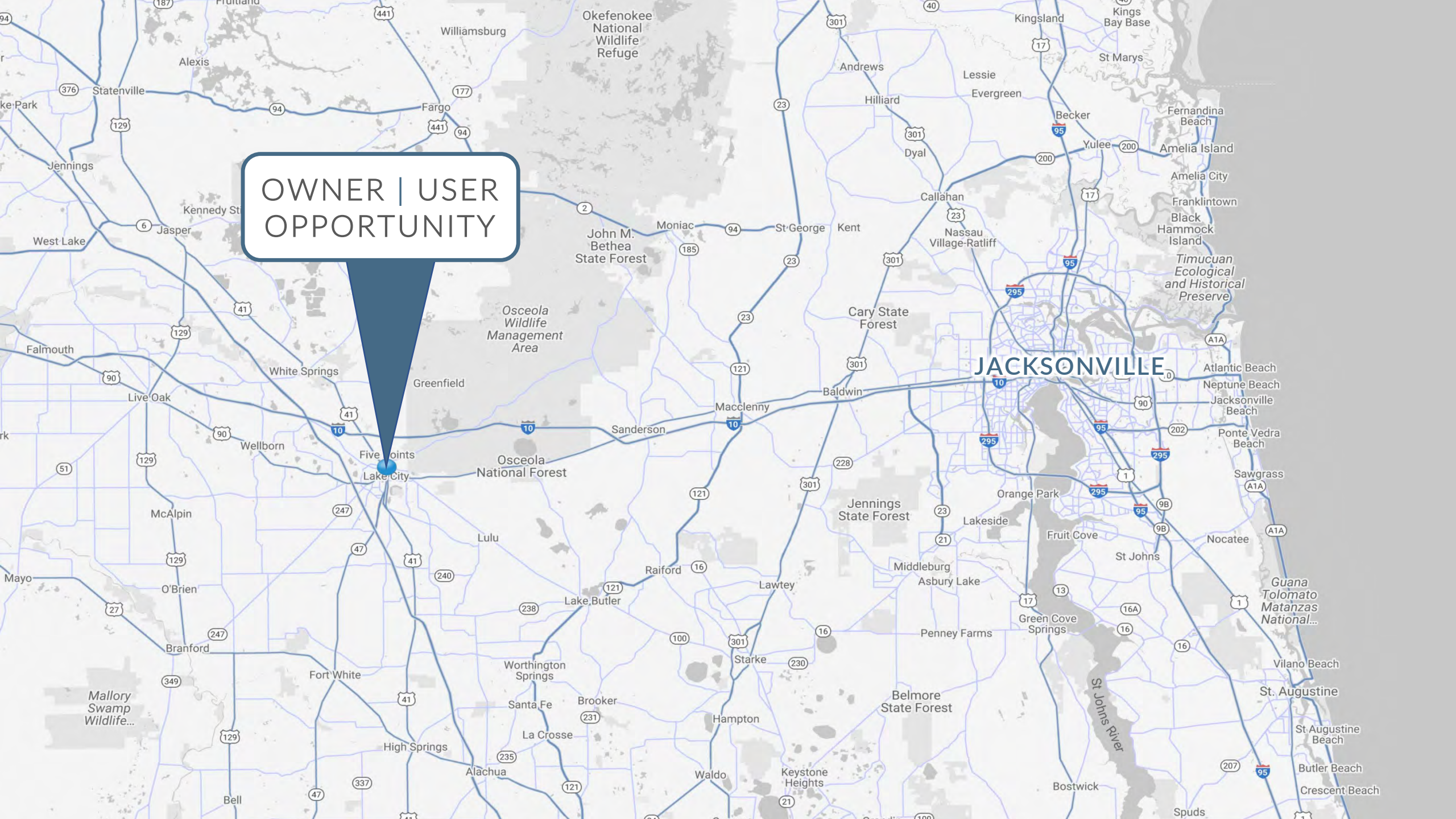
- Business and Real Estate For Sale
- Over 8,000 SF of Space With Lots of Upside Potential
- Strong Sales History at This Location
- Grocery Store Provides a “Daily Need” For Local Consumers, With Little Area Competition
- Signalized Hard Corner in the Heart of Lake City With an Excellent Ease of Access
- Over 33,169 Residents Within a 5-Mile Radius Making an Average Household Income of \$64,360
- Positive Population Growth in the Area
- Lake City is 60-Miles From Jacksonville, FL
- Jacksonville is the Most Populous City in Florida and 12th in the U.S.; It is a Major Military and Civilian Deep-Water Port and Has the 3rd Largest Military Presence in the U.S.
- Florida is an Income Tax Free State
- Nearby Tenants Include: Family Dollar, Taco Bell, Burger King, Wendy’s, Winn-Dixie, Publix, McDonald’s, Ross, Home Depot, Big Lots, Starbucks and More







OWNER | USER  
OPPORTUNITY







Marine Village

Davis Towing  
Of Lake City Fl

Jimmys tire  
and mobile service

Hoss Auto

Hall's Pump &  
Well Services



NW Long St

NW Main Blvd



OWNER | USER  
OPPORTUNITY





**HALPATTER  
BREWING CO.**  
LAKE CITY, FLORIDA

Lake  
Isabella

Recycling Center  
of Live Oak

NW Long St

OWNER | USER  
OPPORTUNITY

41

NW Main Blvd





OWNER | USER  
OPPORTUNITY



NW Main Blvd





## LAKE CITY | COLUMBIA COUNTY | FL

Lake City is the county seat of Columbia County, Florida. As of the 2019 estimate census, the city's population was 12,352 residents. It is the principal city of the Lake City Micropolitan Statistical Area, which is composed of Columbia County, and had a 2019 population of 71,686 residents. Lake City is known as "The Gateway to Florida" because it is adjacent to the intersection of Interstate 75 and Interstate 10. The city is the site of Lake City Gateway Airport, formerly known as NAS Lake City. Florida Gateway College is located in Lake City. Lake City is 60 miles west of Jacksonville. Jacksonville is a seaport city and the seat of Duval County, Florida, United States. With an estimated 911,507 residents as of 2019, Jacksonville is the most populous city in both the state of Florida and the southeastern United States

Lake City and Columbia County are known as "The Gateway to Florida" because Interstate 75 runs through them, carrying a large percentage of Florida's tourist and commercial traffic. Lake City is the northernmost sizable town/city in Florida on Interstate 75 and the location where I-10 and I-75 intersect. Jacksonville's economy affects Lake City's. Jacksonville's location on the St. Johns River and the Atlantic Ocean proved providential in the growth of the city and its industry. Jacksonville has a sizable deep-water port, which helps make it a leading port in the U.S. for automobile imports, as well as the leading transportation and distribution hub in the state. However, the strength of the city's economy lies in its broad diversification. The area's economy is balanced among distribution, financial services, biomedical technology, consumer goods, information services, manufacturing, insurance, and other industries. Jacksonville is the cultural, commercial and financial center of North Florida.

Visitors to Lake City will have a variety of recreation options to choose from, including state parks, historic sites, annual festivals, and even a number of art and cultural attractions. Osceola National Forest is named after a famed Seminole warrior and is spread over more than 200,000 acres of pristine land in north-central Florida. One of the region's largest attractions for outdoor enthusiasts and sportsmen, it offers visitors a wide variety of activity options, including fishing, hiking, mountain biking, and camping. Lake City is located about an hour to Jacksonville. In Jacksonville, you can experience a different side of Florida, combining both relaxation and adventure, and allowing you to choose just how active you want to be. Enjoy the city's 22 miles of beaches, extensive park system, world-class fishing, historic neighborhoods, vibrant street arts scene, creative coastal cuisine, delicious craft beer, vibrant nightlife and so much more!



JACKSONVILLE DEEP-WATER PORT

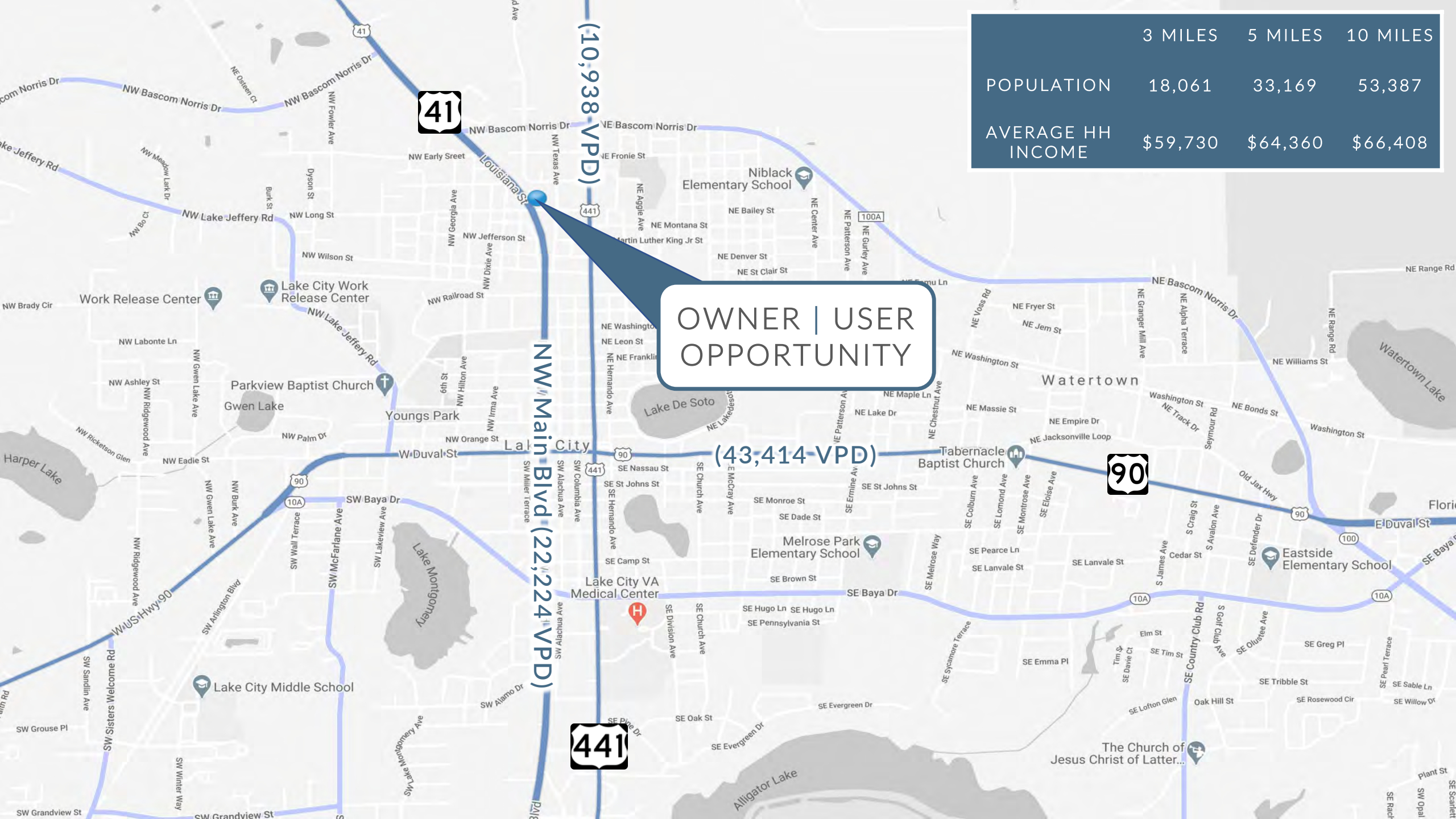


DOWNTOWN LAKE CITY, FL



JACKSONVILLE, FL





OWNER | USER  
OPPORTUNITY

(10,938 VPD)

NW Main Blvd (22,224 VPD)

(43,414 VPD)



# CONFIDENTIALITY AGREEMENT

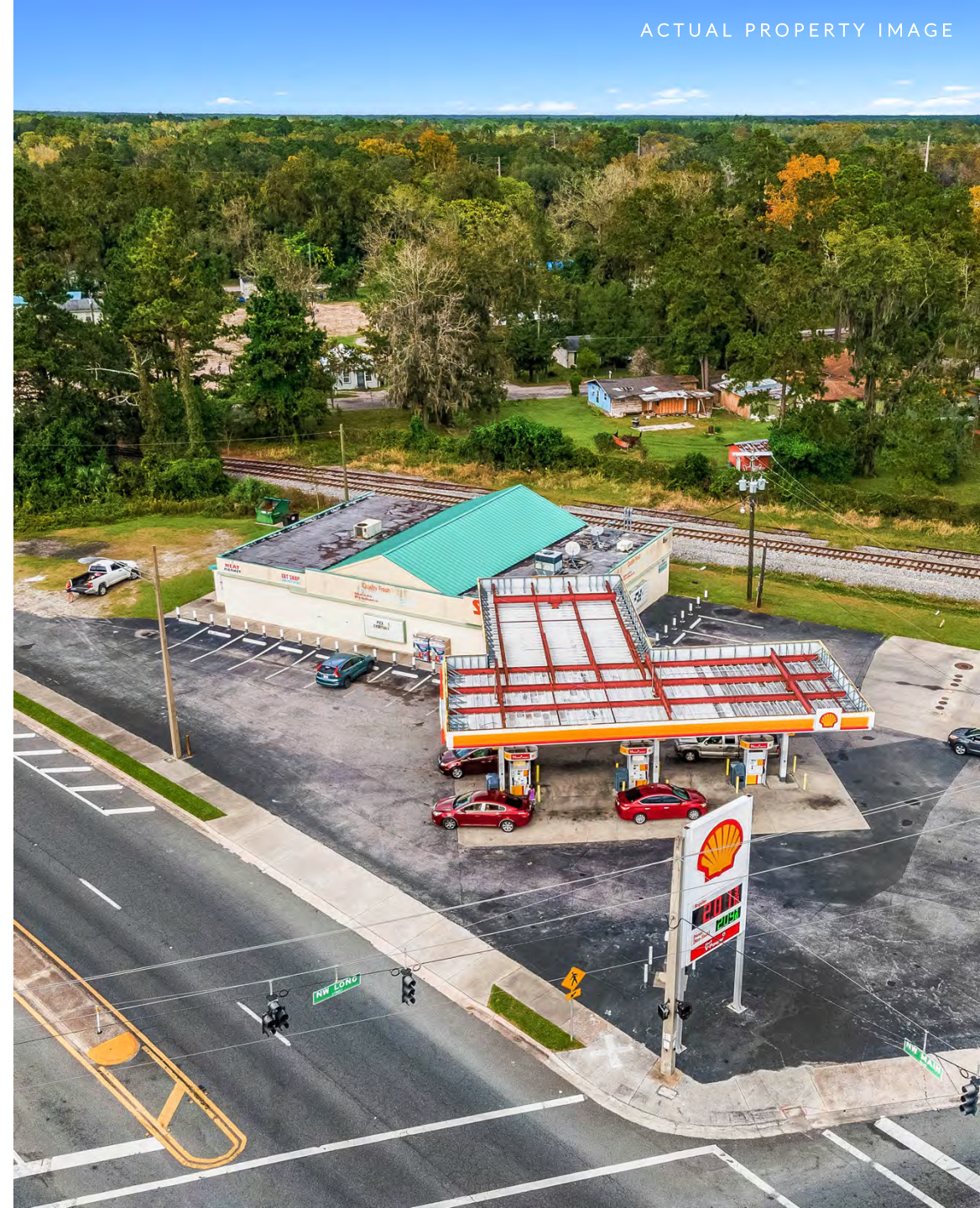
The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.







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