

AVAILABLE

GJD Real Estate Advisors, LLC

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1,227 S.F. FREESTANDING RESTAURANT BUILDING
Lot # 3 - NW Centurion Blvd., Lake City, FL 32055



PROPERTY INFORMATION

Location

Lot # 3, NW Centurion Ct., Lake City, FL

Lot Size

Approximately +/- 1.22 acres.

Improvements

1,227 SF building built 2023/2024.

Parking

41 parking spaces available on site.

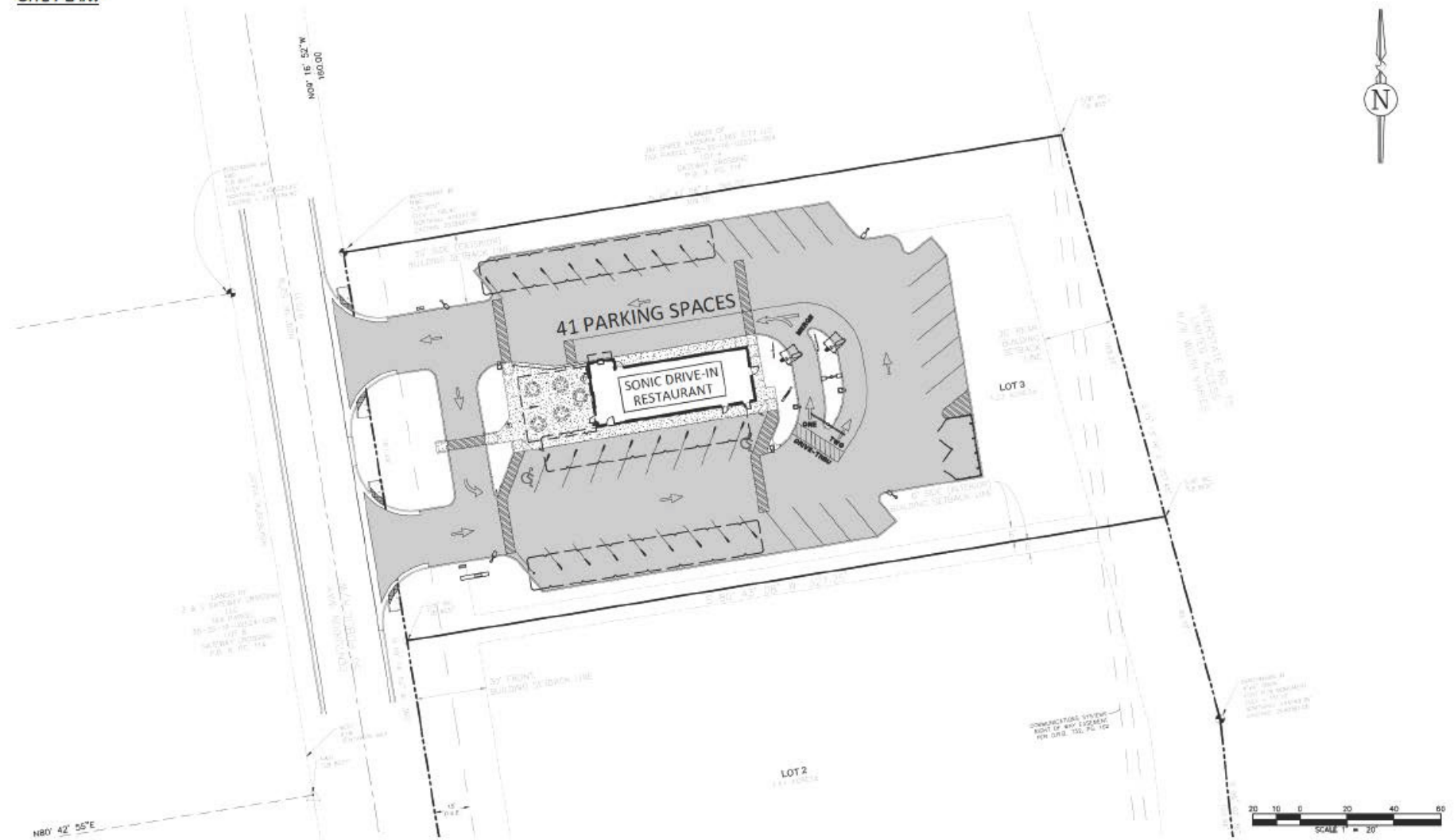
LOCATION MAP







SITE PLAN:



DEMOGRAPHICS

Source: esri
Market Profile

	1 mile	3 mile	7 mile
Population Summary			
2010 Total Population	1,735	13,951	41,037
2020 Total Population	1,895	15,435	42,563
2020 Group Quarters	50	592	1,470
2024 Total Population	1,940	15,949	43,847
2024 Group Quarters	52	673	1,650
2029 Total Population	1,961	16,228	44,534
2024-2029 Annual Rate	0.22%	0.35%	0.31%
2024 Total Daytime Population	4,844	19,847	49,076
	1 mile	3 mile	7 mile
Median Household Income			
2024	\$60,465	\$63,020	\$61,359
2029	\$68,828	\$72,350	\$70,106
Median Home Value			
2024	\$288,702	\$267,982	\$254,793
2029	\$314,465	\$289,993	\$269,694
Per Capita Income			
2024	\$33,640	\$34,770	\$32,836
2029	\$39,427	\$41,217	\$38,699
Median Age			
2010	37.1	38.8	39.8
2020	39.2	40.4	41.7
2024	39.1	40.6	41.9
2029	39.4	41.1	42.5
2024 Population 25+ by Educational Attainment			
Total	1,321	11,116	30,808
Less than 9th Grade	2.2%	2.9%	2.5%
9th - 12th Grade, No Diploma	4.2%	4.8%	8.1%
High School Graduate	27.9%	26.9%	27.9%
GED/Alternative Credential	4.8%	4.4%	7.6%
Some College, No Degree	21.3%	21.7%	20.9%
Associate Degree	11.7%	10.6%	10.5%
Bachelor's Degree	19.8%	20.2%	15.2%
Graduate/Professional Degree	8.1%	8.6%	7.5%