



## FOR LEASE

US HWY 90 AND PINEMOUNT RD., LAKE CITY, FL 32024

# Shoppes at Heritage Oaks

- Availability:
  - 1.24± AC outparcel on Hwy. 90 for build to suit or ground lease
  - 0.65± AC available for build to suit or ground lease
- Harvey's anchored retail center located at the highly visible and signalized intersection of Hwy. 90 and Pinemount Rd.
- Family Dollar & Workout Anytime junior anchors
- Sole retail center west of I-75
- High growth area
- Easy access at signalized intersection
- Pylon Signage available
- 27,500± cars per day on Hwy. 90 and 51,000± cars per day on I-75

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## SITE PLAN



SITE	TENTANT	SF
4484-101	Smoothie King	1,600
4484-102	Dry Cleaner	1,600
1506	Harvey's	34,928
4534	Family Dollar	9,180
4556-101-105	Workout Anytime	6,000
4556-106	Nails So Happy	1,200
4556-107	China One	1,200
4578-101	Salsa's	3,600
GLA		59,308
OUTPARCEL		AC
A	Available BLS/Lease	1.24
B	Available BLS/Lease	0.65

## DEMOGRAPHIC SUMMARY

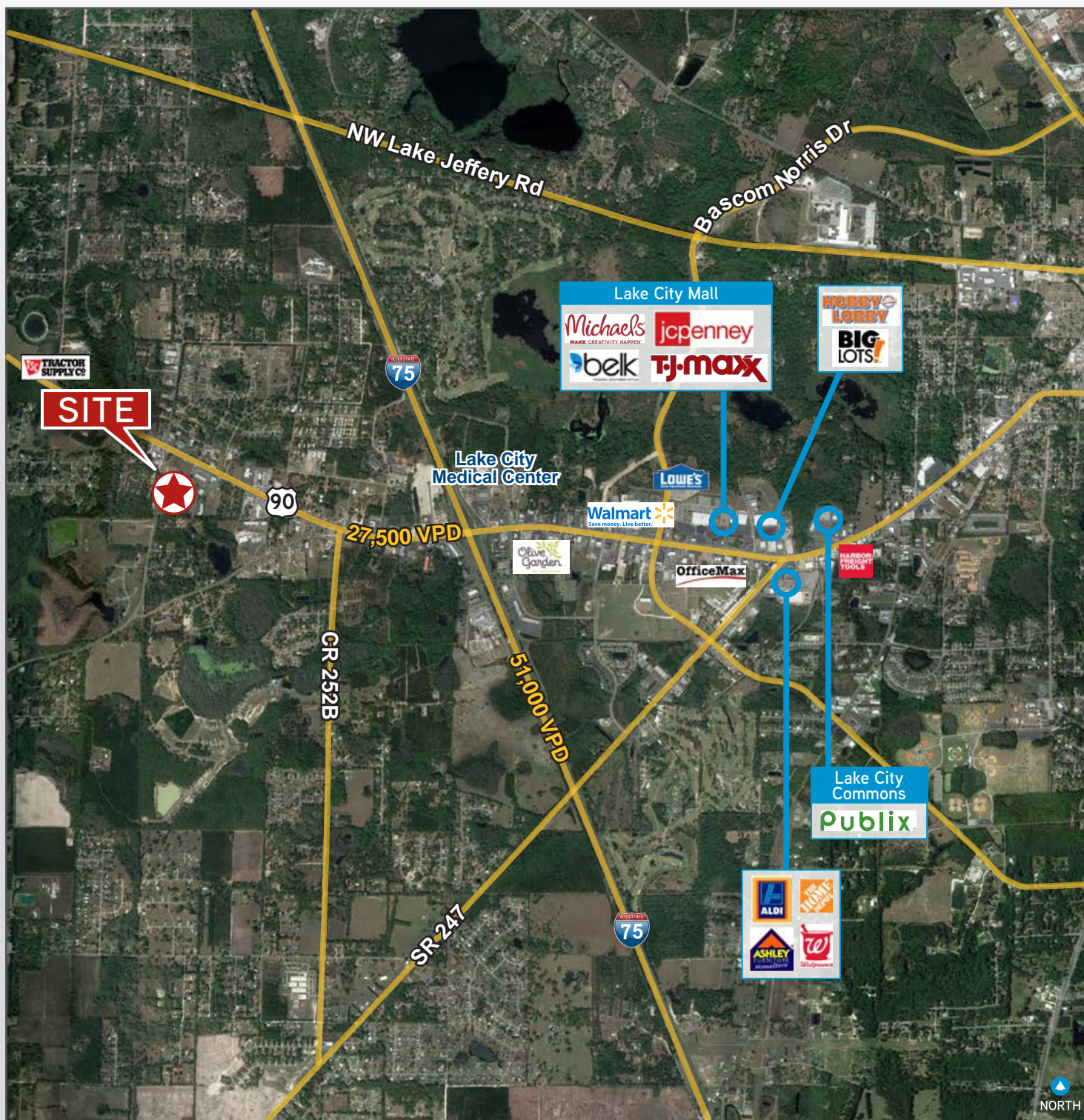
	Population	Population Projection	Average Household Income	Income Projection
1 Mile:	1,932	1,931	\$58,477	\$69,322
3 Mile:	9,841	9,892	\$62,073	\$73,038
5 Mile:	26,686	26,877	\$56,849	\$65,907

Source: Esri Business Analyst Online 2017



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## RETAILER OVERVIEW



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