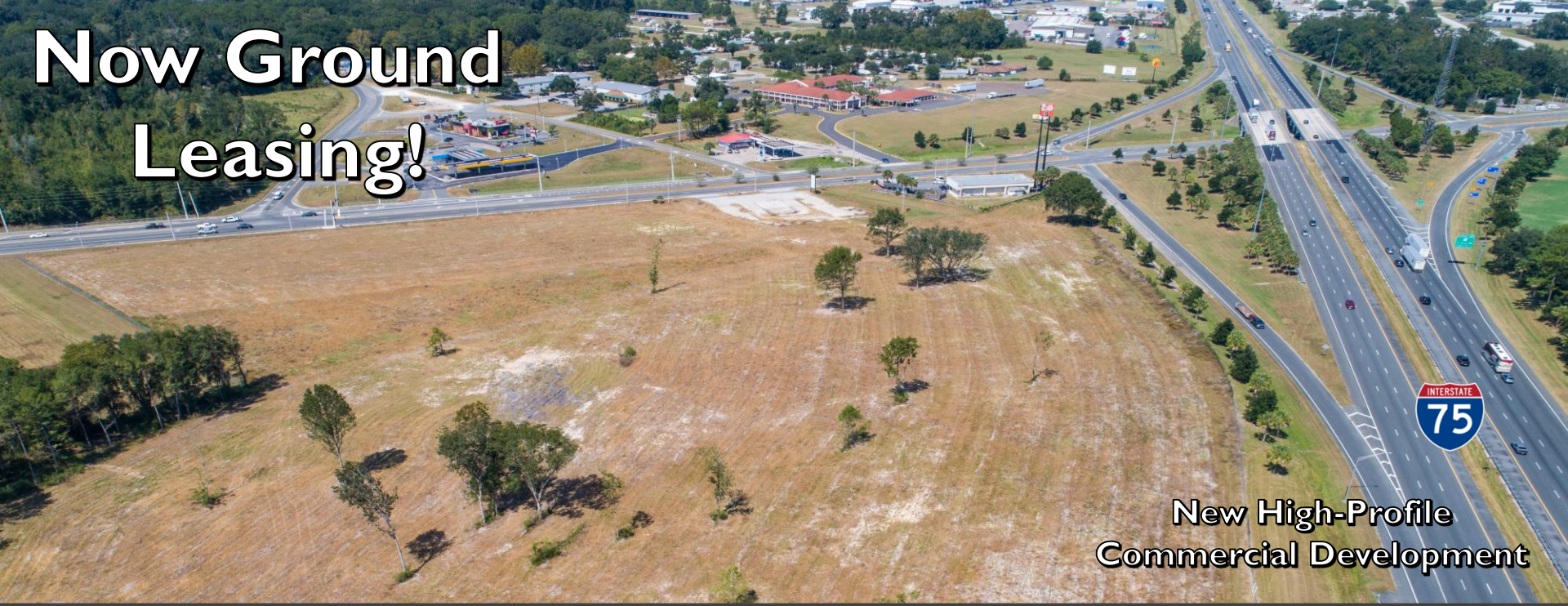


Now Ground Leasing!



New High-Profile
Commercial Development

CORNERSTONE CROSSING AT 47

SW SR 47 & I-75, LAKE CITY, FL 32024



www.CornerstoneCrossing47.com



Presented by:
Scott Stewart
Debi Bennefield
386-487-3950

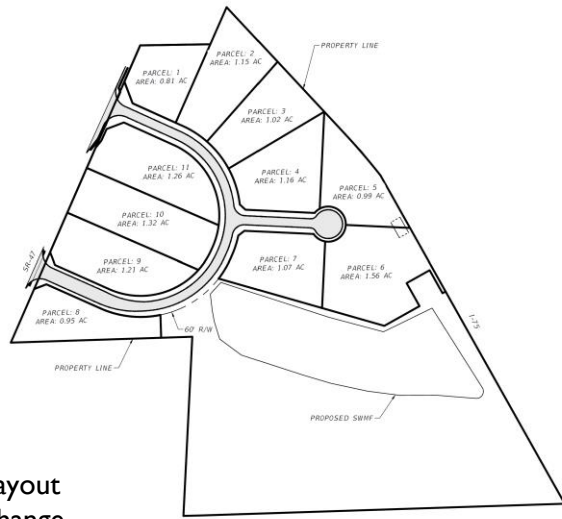
Scott@sdstewart.com
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the
STEWART
TEAM

RRG | **ROCKFORD**
REALTY GROUP

CORNERSTONE CROSSING AT 47

SW SR 47 & I-75, LAKE CITY, FL 32024



*Lot layout may change

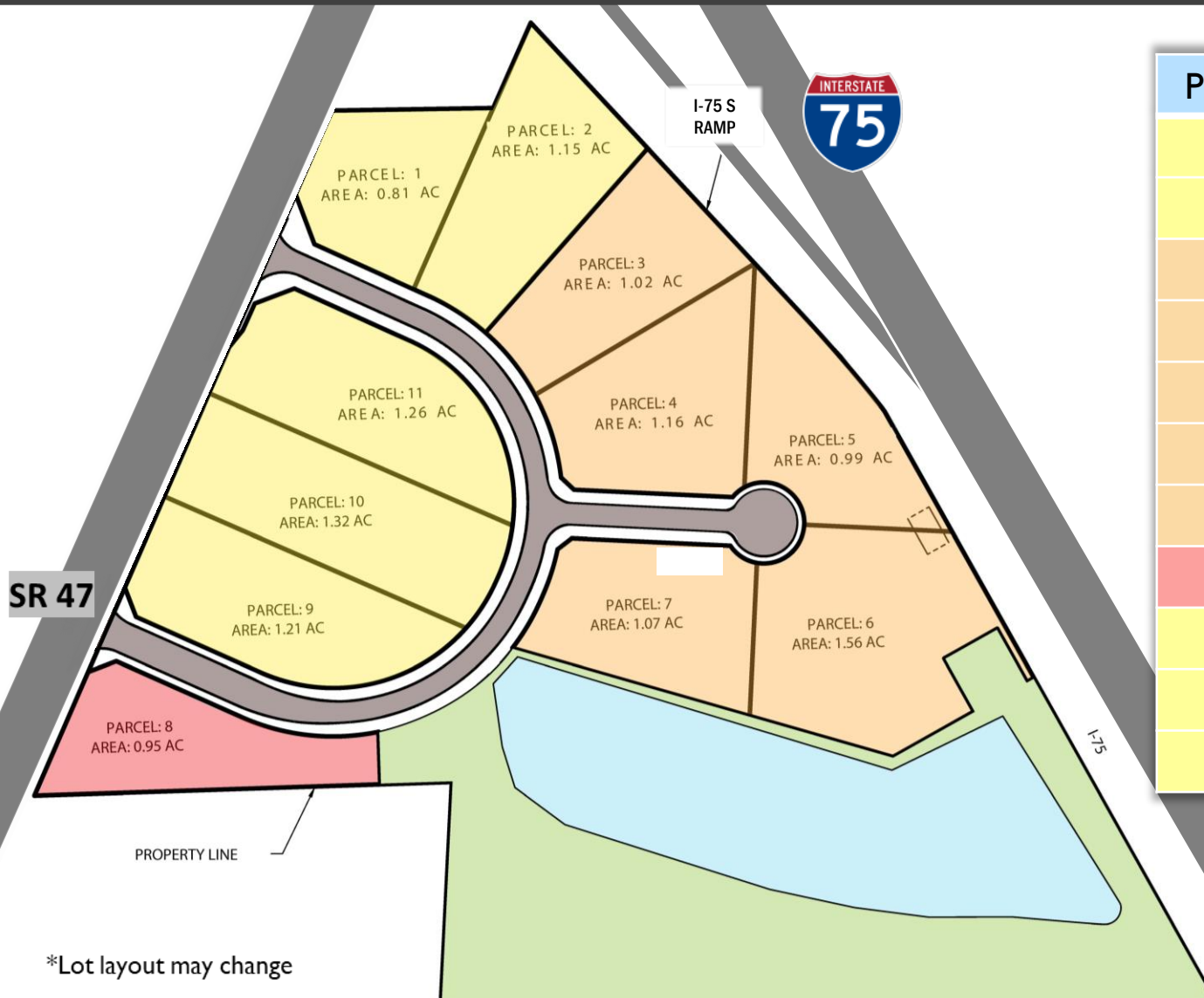
- Lake City's new commercial corridor.
- High visibility from Interstate 75.
- 1100 ft of road frontage on SR 47.
- Multiple sites to choose from .81 ac & up.
- Larger parcels available.
- 12 miles from I-10/I-75 interchange.
- I-75 & SR 47 daily traffic count is 63,900.
- Will be pad ready.

**26 +/- Ac
Development
Multiple Lots
Available!**



CORNERSTONE CROSSING AT 47

SW SR 47 & I-75, LAKE CITY, FL 32024



Parcel	Lot Size
1	0.81 ac
2	1.15 ac
3	1.02 ac
4	1.16 ac
5	0.99 ac
6	1.56 ac
7	1.07 ac
8	0.95 ac
9	1.21 ac
10	1.32 ac
11	1.26 ac

CORNERSTONE CROSSING AT 47

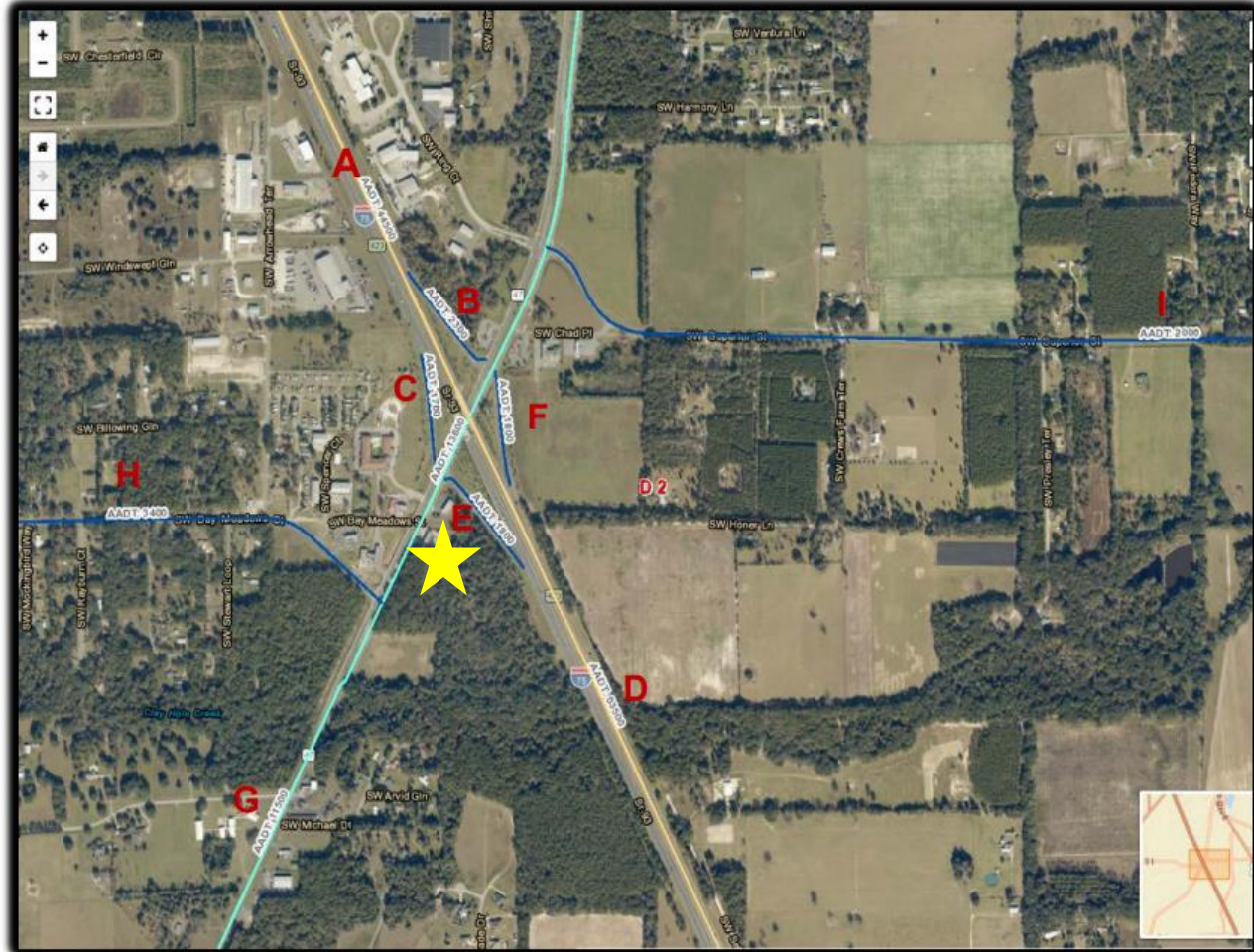
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2018 Traffic Counts

- A. I-75 North AADT 44,500
- B. I-75 NB On Ramp AADT 2,300
- C. I-75 SB Exit Ramp 1,700
- D. I-75 South AADT 53,500
- E. I-75 SB On Ramp AADT 1,800
- F. I-75 NB Exit Ramp 1,800
- G. SR 47 AADT 26,100
- H. SW CR 242 3,400
- I. SW CR 242A AADT 2,000

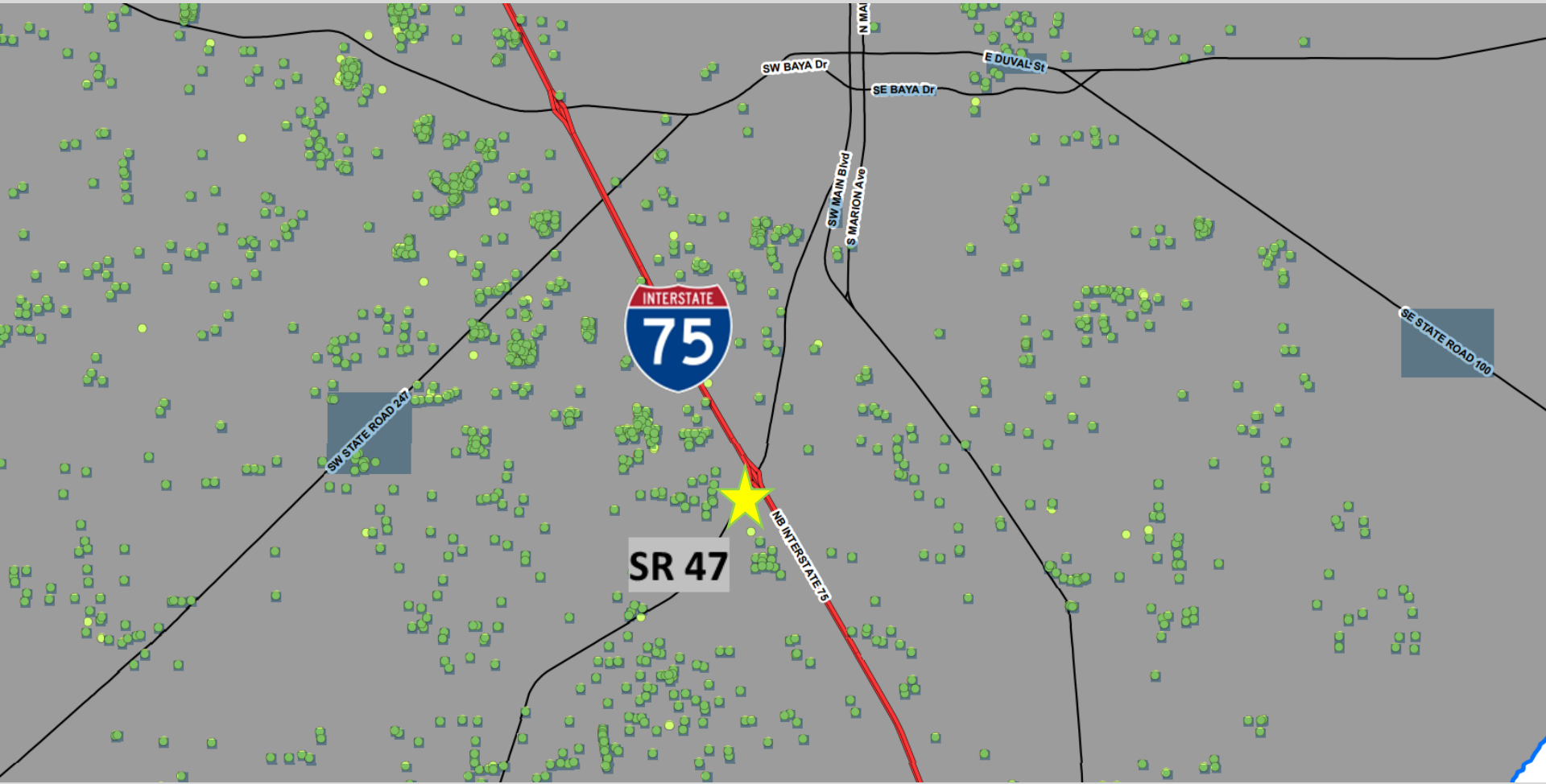
TOTAL: 137,100



CORNERSTONE CROSSING AT 47

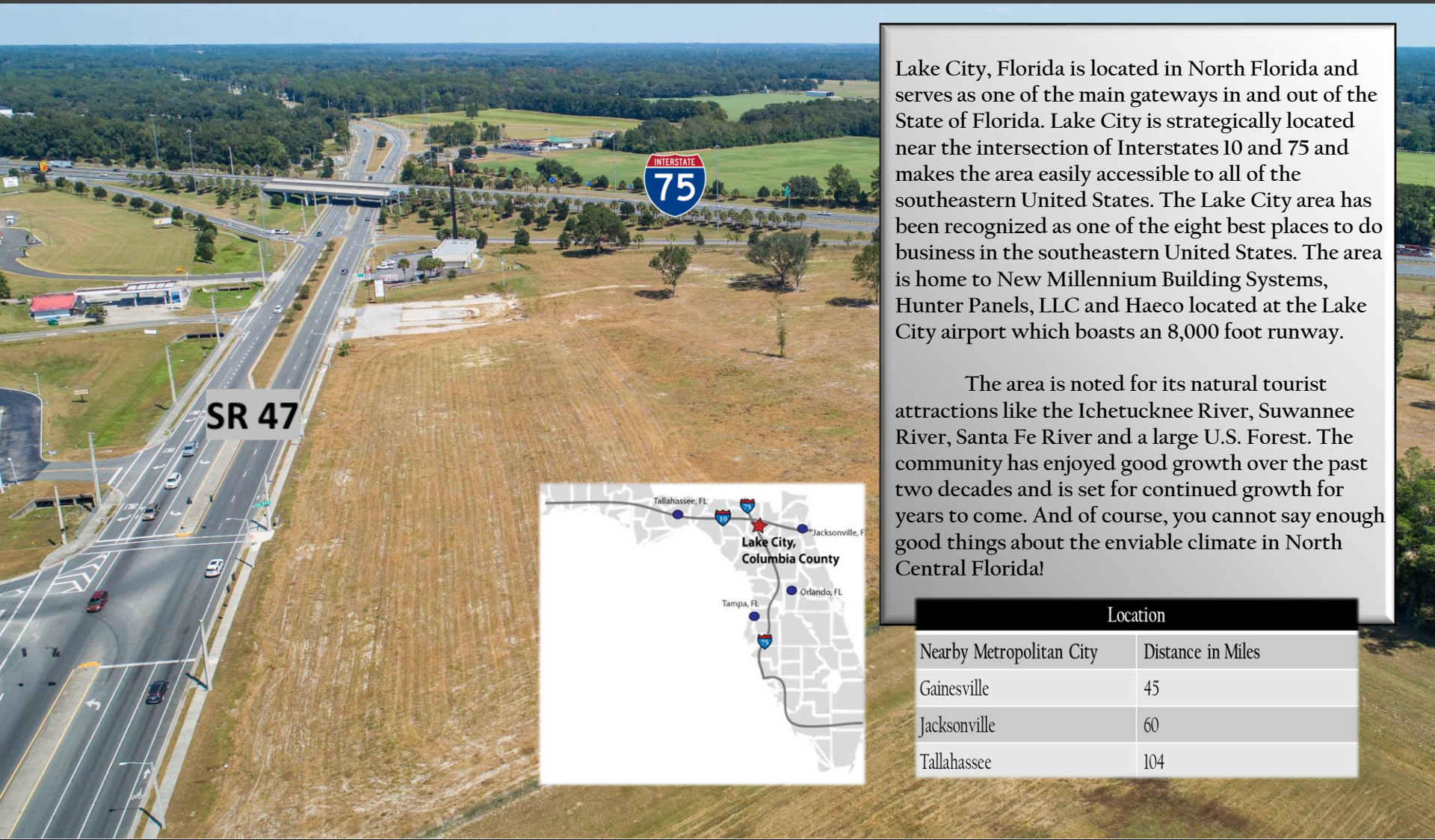
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New Residential Construction Permits



CORNERSTONE CROSSING AT 47

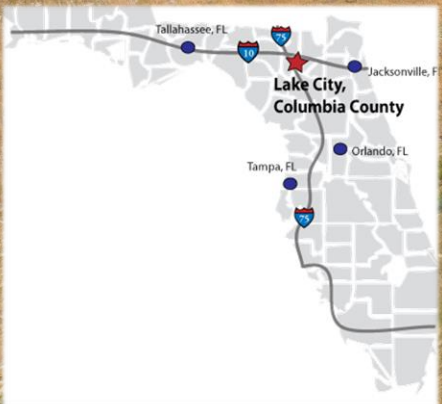
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SR 47

Lake City, Florida is located in North Florida and serves as one of the main gateways in and out of the State of Florida. Lake City is strategically located near the intersection of Interstates 10 and 75 and makes the area easily accessible to all of the southeastern United States. The Lake City area has been recognized as one of the eight best places to do business in the southeastern United States. The area is home to New Millennium Building Systems, Hunter Panels, LLC and Haeco located at the Lake City airport which boasts an 8,000 foot runway.

The area is noted for its natural tourist attractions like the Ichetucknee River, Suwannee River, Santa Fe River and a large U.S. Forest. The community has enjoyed good growth over the past two decades and is set for continued growth for years to come. And of course, you cannot say enough good things about the enviable climate in North Central Florida!



Location	
Nearby Metropolitan City	Distance in Miles
Gainesville	45
Jacksonville	60
Tallahassee	104