

260 S Marion Ave

260 S Marion Ave, Lake City, FL 32025

Presented By:
Quality Real Estate Properties, LLC



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Property Details

Available Spaces from 500–4,800 SF | Office, Medical, Beauty, Retail & Restaurant

Looking for commercial space in Lake City? We have spaces ranging from approximately 500 SF to 4,800 SF, with options to accommodate businesses of all sizes.

Located on Marion Avenue (US-441) near downtown and the historic district, these flexible commercial spaces can be configured for a wide variety of businesses, including office, beauty, medical, retail, and restaurant uses.

- Available Space Options
- ±500 SF to ±4,800 SF
- Multiple suite sizes available
- Flexible layouts and build-out potential
- High-visibility Marion Avenue location
- Customer and client parking available
- Spaces suitable for both established businesses and new startups
- Larger spaces may offer substantial electrical capacity, including 400-amp, three-phase power
- Ideal For
- Office & Professional Services
- Medical & Healthcare
- Beauty Salons & Barber Shops
- Nail, Lash & Esthetics Studios
- Retail & Specialty Shops
- Restaurants & Food Service
- Fitness & Wellness
- Showrooms
- Therapy & Chiropractic
- Insurance, Real Estate, Accounting & Tax Services
- Location Advantage

Located along Marion Avenue (US-441), one of Lake City's primary commercial corridors, with strong visibility and convenient access for both local customers and pass-through traffic.

Whether you need a 500 SF startup space or a 4,800 SF location for an established business, we have options to fit your needs.

Price: \$8.75 - \$16.50 /SF/YR

View the full listing here: <https://www.loopnet.com/Listing/260-S-Marion-Ave-Lake-City-FL/40825747/>

Rental Rate:	\$8.75 - \$16.50 /SF/YR
Property Type:	Office
Building Class:	C
Rentable Building Area :	15,577 SF
Year Built:	1975
Walk Score ®:	50 (Fairly friendly)
Rental Rate Mo:	\$1.08 /SF/MO

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Listing spaces

1st Floor Ste 160A	Space Available:	800 SF
	Rental Rate:	\$13.00 /SF/YR
	Date Available:	Now
	Service Type:	Triple Net (NNN)
	Space Type:	Relet
	Space Use:	Retail
	Lease Term:	2 Years

1st Floor Ste Building C	Space Available:	4,590 SF
	Rental Rate:	\$8.75 /SF/YR
	Date Available:	Now
	Service Type:	Triple Net (NNN)
	Space Type:	Relet
	Space Use:	Office/Medical
	Lease Term:	2 - 4 Years

Prime 4,590 SF Commercial Space | Retail, Office & Restaurant

Versatile ±4,590 SF commercial space with the flexibility to accommodate a wide range of uses. The property is well suited for retail, office, medical, professional services, or restaurant use, with 400-amp, three-phase electrical service providing the power capacity needed for more demanding commercial operations.

- Highlights
- ±4,590 SF Available
 - 400-Amp Electrical Service
 - Three-Phase Power
 - Flexible Retail, Office & Commercial Layout
 - Potential for Restaurant Use
 - Ample Parking
 - Excellent Opportunity for a Business Looking for Room to Grow
 - Ideal For
 - Restaurants & Food Service
 - Retail
 - Medical & Healthcare
 - Professional Offices
 - Showrooms
 - Service Businesses
 - Fitness & Wellness
 - Specialty Commercial Uses

A rare combination of size, flexibility, and substantial electrical capacity—making this space suitable for everything from a professional office to a full-service restaurant.

1st Floor Ste C-101	Space Available:	2,065 SF
	Rental Rate:	\$10.50 /SF/YR
	Date Available:	Now
	Service Type:	Triple Net (NNN)
	Space Type:	Relet
	Space Use:	Office/Medical

Lease Term: 2 Years

Prime Commercial Office Space Near Downtown Lake City

Position your business in one of Lake City's most visible and convenient commercial corridors. Located at 260 S Marion Avenue, this 2,065 SF professional office space offers excellent accessibility, strong traffic exposure, and a flexible layout suitable for a variety of uses.

The property benefits from approximately 35,500 vehicles per day (AADT) and is located less than 3 miles from the I-75 / US-90 interchange, providing easy access for clients, patients, and employees. Downtown Lake City, major medical facilities, restaurants, and retail services are all nearby.

Ideal Uses

Salon Suites

Medical or Dental Office

Therapy or Counseling Practice

Professional Office

Wellness Services

Retail or Service Businesses

Space Features

Reception / Waiting Room

Receptionist Area

Six (6) Private Offices

Two (2) Restrooms

Dedicated Storage Room

Additional Storage Areas

Flexible Floor Plan

Ample On-Site Parking

Property Highlights

±2,065 SF Available

Lease Rate: \$2,200/Month

High-Visibility Location

Strong Traffic Counts (35,500 AADT)

Less Than 3 Miles to I-75 & US-90

Close to Downtown Lake City and Medical District

Move-In Ready Layout

This is an excellent opportunity for a growing business seeking an affordable, well-located office space with an established professional layout.

Contact for additional information or to schedule a private tour.

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Listing spaces

1st Floor Ste C-101B	Space Available:	500 SF
	Rental Rate:	\$16.50 /SF/YR
	Date Available:	Now
	Service Type:	Triple Net (NNN)
	Space Type:	Relet
	Space Use:	Retail
	Lease Term:	2 Years

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Space Description (Suite Sizes from ±500 SF to 2,065 SF)

Flexible office suites available in a highly visible professional office building located at 260 S Marion Avenue, Lake City, Florida. Spaces can be leased from approximately 500 SF up to 2,065 SF, making the property ideal for individual professionals, therapists, counselors, attorneys, medical users, wellness providers, insurance agencies, and other office-based businesses.

Tenants benefit from a professional office environment featuring a reception/waiting area, multiple private offices, restrooms, storage areas, and convenient on-site parking. The property is strategically located near Downtown Lake City with excellent accessibility and strong exposure, less than three miles from the I-75/US-90 interchange.

Highlights

- Suites available from ±500 SF to ±2,065 SF
- Flexible floor plans and lease options
- Private office layouts available
- Shared reception/waiting area potential
- On-site parking
- High-visibility location
- Near Downtown Lake City
- Close to major medical facilities, restaurants, and retail
- Easy access to I-75 and US-90

Ideal Uses

- Medical & Healthcare
- Counseling & Therapy
- Professional Offices
- Salon Suites
- Insurance & Financial Services
- Real Estate Offices
- Wellness & Personal Services

Perfect opportunity for businesses seeking a professional, affordable office location with flexible suite sizes and room to grow.

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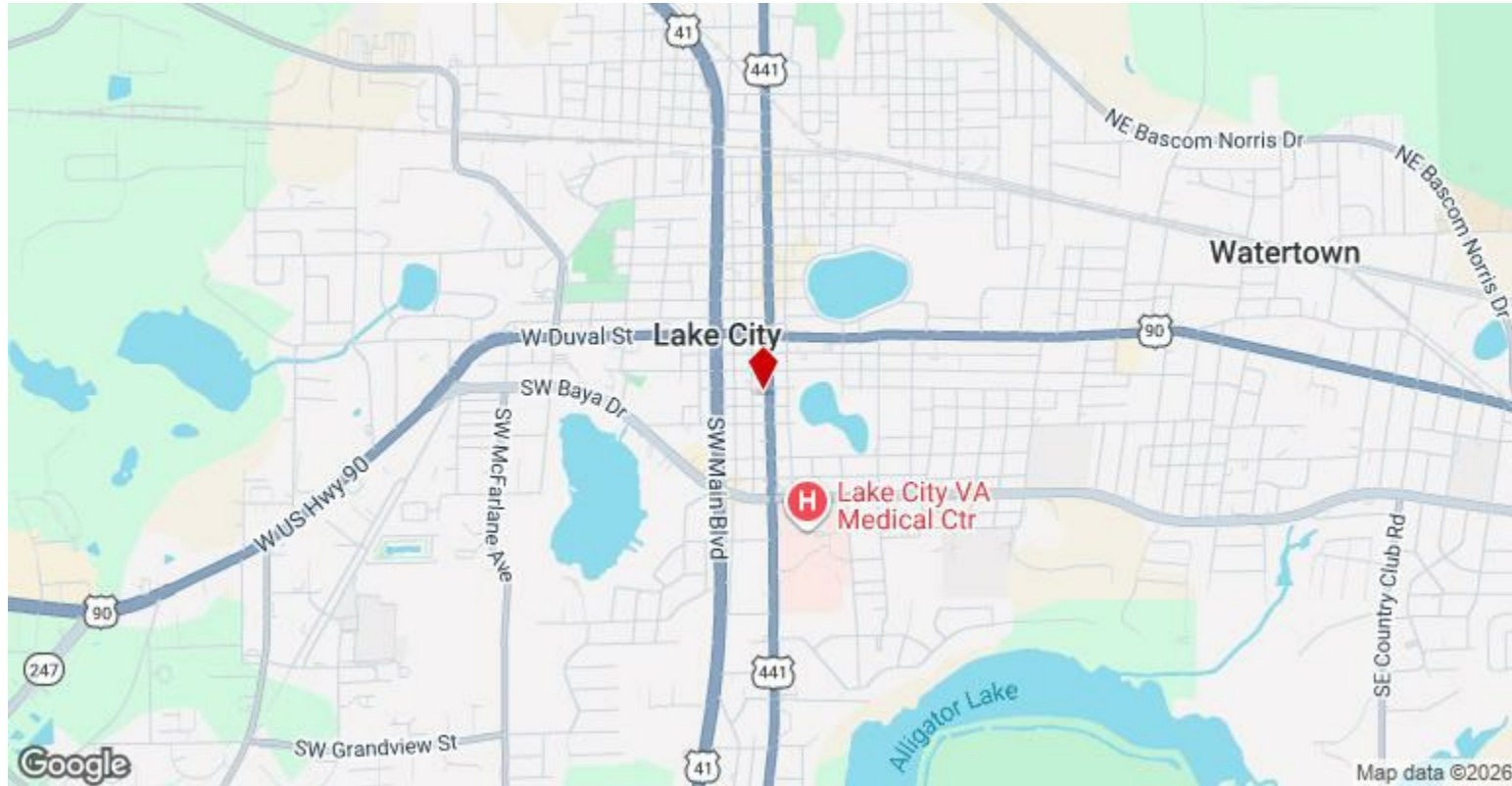
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Gateway Judicial Service	-	
Itm	-	
Lake City Laboratory	-	
Lincare	-	
Northeast Florida Safety Council	-	
Oasis Of Hope	-	

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Location



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Property Photos



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Aerial

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Property Photos



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Property Photos



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Property Photos



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Building Photo

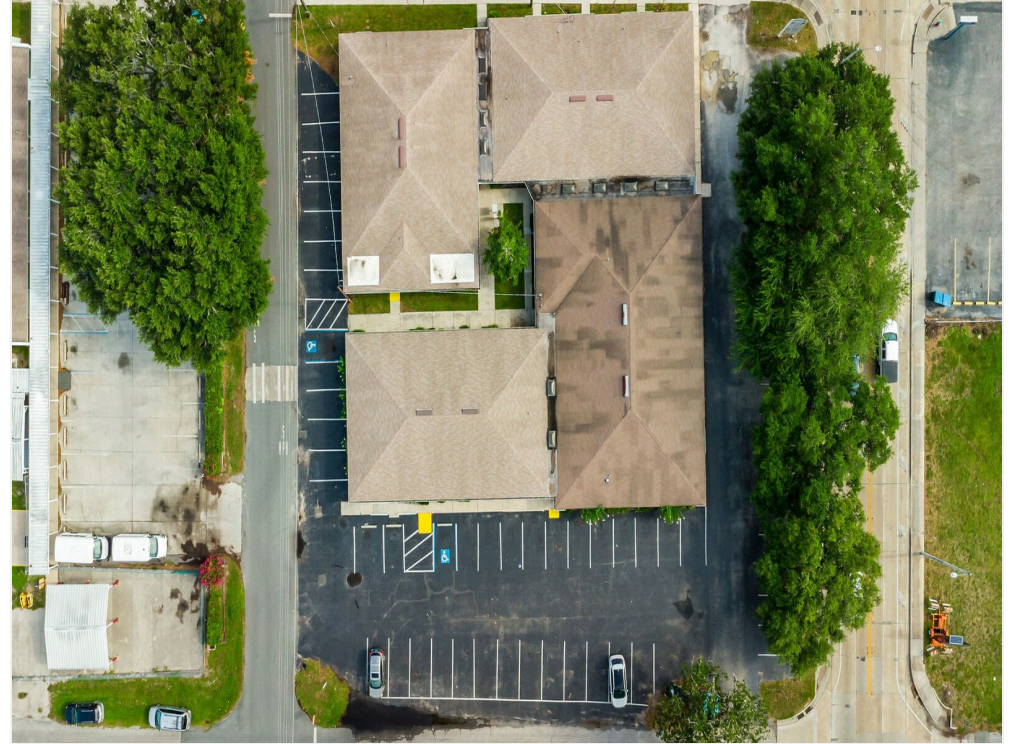
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Property Photos



Aerial



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Property Photos



Other



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