

MEDICAL/OFFICE SPACE FOR LEASE

449621 US HWY 301, CALLAHAN, FL



Turnkey, 1,504 SF Medical/office space located on high-traffic US Hwy 301. This 2nd-floor, newly built space features an elevator, a large waiting area, a private reception area, 7 office/exam rooms, 2 ADA-compliant restrooms, a large shared parking lot, lots of natural light, and an excellent location in downtown Callahan. This space would be excellent for a wide variety of businesses, such as dental/medical offices, legal/professionals, etc. Reach out to us today for additional information!

FEATURES:

- 1,504 SF
- 7 ROOMS
- AADT: 13,100
- \$27/SF
- 2 ADA RESTROOMS
- Ample Parking

Phil Griffin

904.556.9140

phil@acrfl.com



904.261.2770
www.acrfl.com

Tara Thousand

904.710.1870

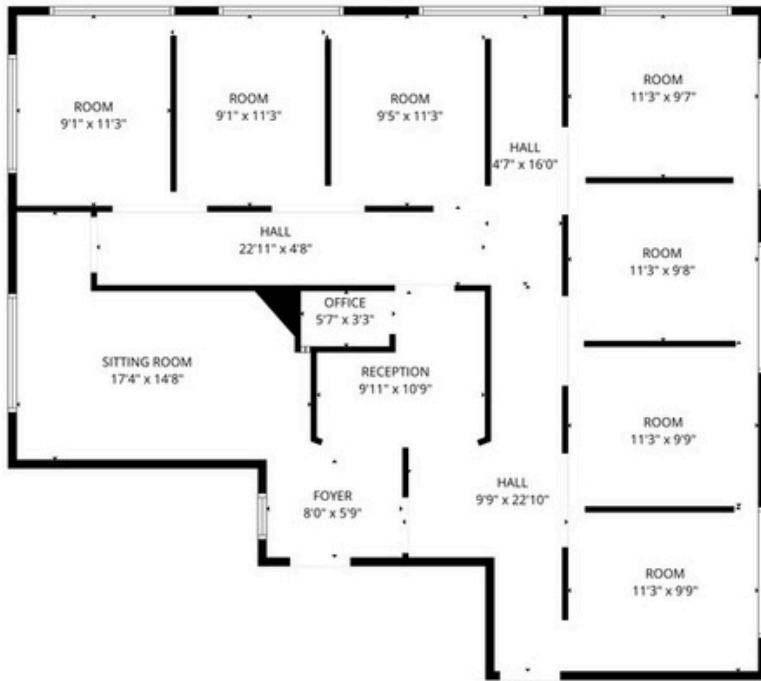
Tara@acrfl.com

Disclaimer: Information is from public sources deemed to be reliable but not warranted to be accurate. The Reader should independently verify the information.

449621 US HWY 301, CALLAHAN, FL



1,504 SQUARE FEET of CLASS A SPACE



Phil Griffin
904.556.9140
phil@acrfl.com

ACR
Amelia Coastal Realty
904.261.2770
www.acrfl.com

Tara Thousand
904.710.1870
Tara@acrfl.com