



# CALLAHAN CROSSING

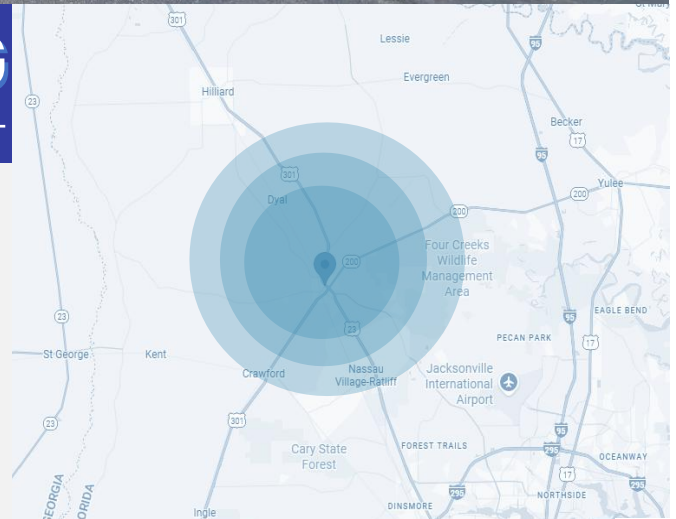
542464 US HIGHWAY 1, CALLAHAN, FL 32011

**STRONG CONTINUOUS GROWTH**  
NATIONAL TENANTS AND RESIDENTIAL DEVELOPMENTS WITHIN 5 MILE RADIUS

**ATTRACTIVE RENOVATION**  
ENTIRE PROPERTY TO BE RENOVATED LATE 2026

**GREAT LOCATION**  
STRATEGICALLY LOCATED WITH ACCESS TO ROUTE 301, US HWY 1, INTERSTATES 10, 95 & 295

**CAPTIVE TRADE AREA**  
ROUGHLY 722 DAYTIME EMPLOYEES



## SIZE

AVAILABLE SIZE  
**5,000 SF**  
LAND  
**0.32 ACRES**  
PARKING  
**25 PRIVATE SPACES**  
ADDITIONAL PARKING  
AVAILABLE

## DEMOGRAPHICS

	<u>POPULATION</u>	<u>HOUSEHOLDS</u>	<u>AVERAGE INCOME</u>
1 MI	1,972	851	\$59,946
5 MI	7,381	2,825	\$72,960
10 MI	13,087	4,927	\$73,947

## TRAFFIC

US ROUTE 1  
**15,200 AADT**  
MARTIN LUTHER KING DR  
**13,100 AADT**



# AREA OVERVIEW

