

542199 US 1
CALLAHAN, FL 32011



FOR LEASE



Discover an exceptional opportunity to elevate your medical practice in this beautifully designed, state-of-the-art medical office space.



PRIME MEDICAL SPACE



15,200± AADT on US Route 1.



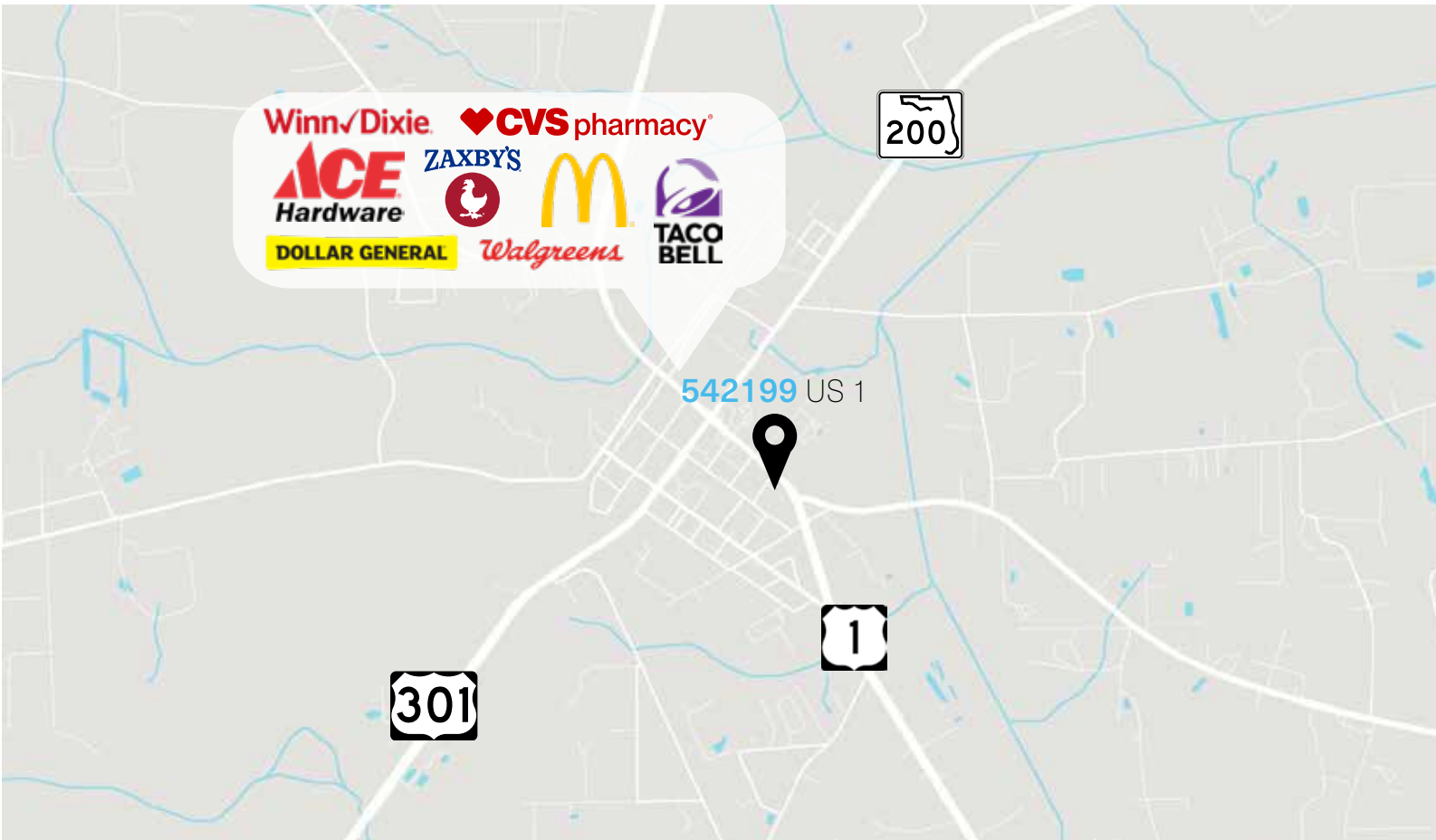
Available 13,500± square feet
with 400± ft frontage on US 1.



Located on intersection of US 1 &
Lem Turner Road, in the heart of
Callahan.



New multi-use development
with brand new buildings.



DEMOGRAPHICS

HOUSEHOLDS

	3 MILE	5 MILE	10 MILE
2020 Households	2,706	4,882	11,034
2024 Households	2,751	4,879	11,501
2029 Projection	3,309	5,853	13,336

INCOME

	3 MILE	5 MILE	10 MILE
Average Household Income	\$78,252	\$75,374	\$81,857
Median Household Income	\$69,033	\$67,461	\$71,771



WHO WE ARE

Cross Regions Group, based in Jacksonville, Florida, stands out as a premier development firm and brokerage, specializing in a diverse range of real estate services. With a strong commitment to excellence, the firm integrates innovative development strategies with expert brokerage services.

LISTING CONTACTS



Len Morelli

Senior Advisor

☎ (904) 866-7485

✉ Len.Morelli@crossregions.com