

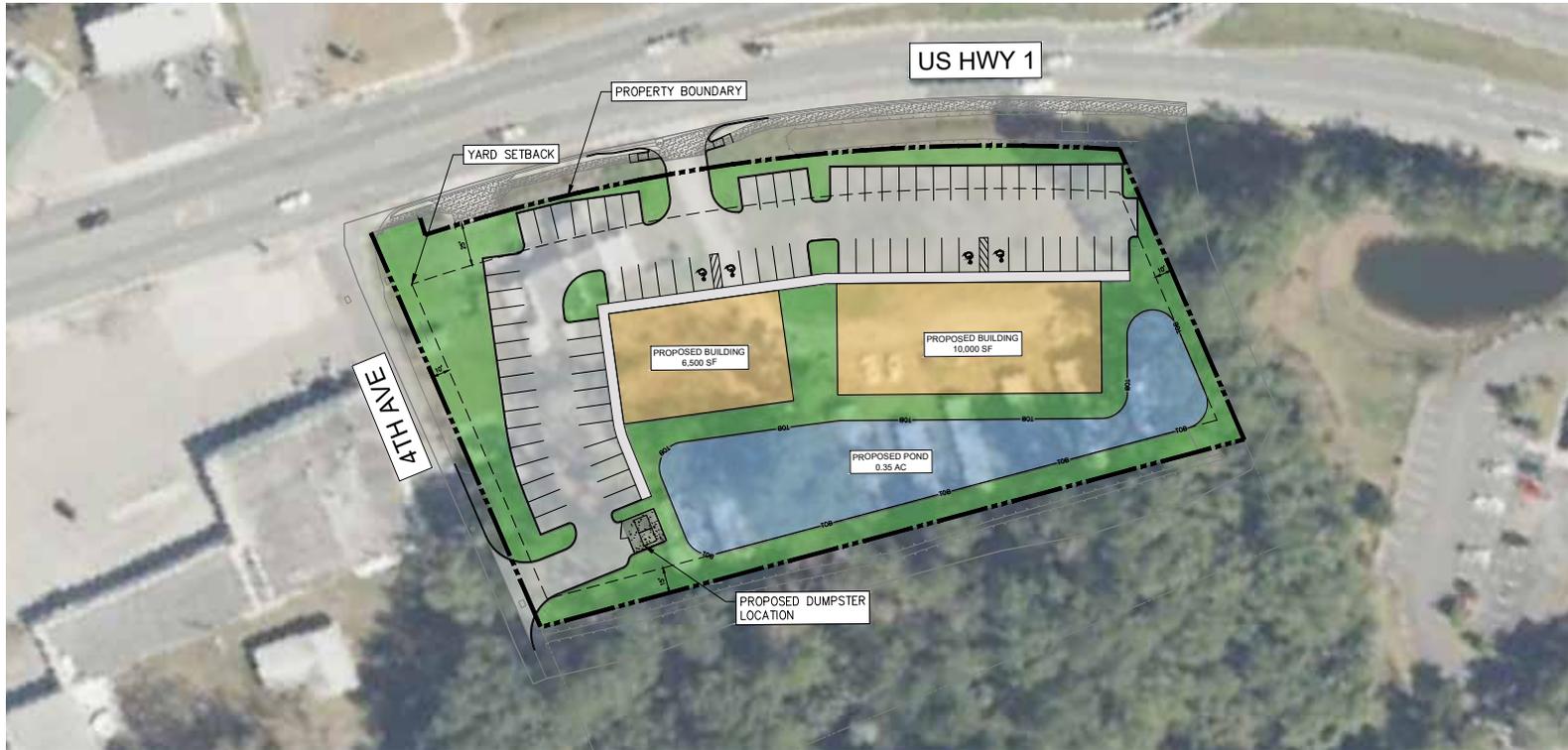
542199 US 1
CALLAHAN, FL 32011



FOR LEASE



Discover an exceptional opportunity to elevate your business in this beautifully designed, state-of-the-art retail space.



PRIME RETAIL 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



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