

542370 U.S. ROUTE 1 CALLAHAN, FL 32011

VERO CAPITAL GROUP

NET LEASE INVESTMENT OPPORTUNITY

BRAND NEW LOCATION

TRACTOR
SUPPLY CO

Hagan ACE Hardware

1 22,000 VPD

verizonwireless
BRAND NEW VERIZON
WIRELESS LEASE - STRONG
NATIONAL CREDIT TENANT

DOLLAR GENERAL

Walgreens

200

verizonwireless



COMBINED
45,000 VPD

LISTING AGENTS

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EXECUTIVE SUMMARY

Vero Capital Group is pleased to exclusively present the opportunity to acquire a Verizon Wireless property located on more than one acre along US-1 in Callahan, Florida. The property is leased to Cellular Sales of Northern Florida, LLC, an Authorized Verizon Wireless Retailer, with the lease guaranteed by Cellular Sales of Knoxville, Inc., the largest Verizon Wireless retailer in the nation.

The lease represents a brand-new commitment by the tenant, who is investing in a full renovation of the building, further demonstrating confidence in the Callahan market. This investment offers secure cash flow backed by a national telecommunications leader and its strongest retail partner.

The property benefits from excellent visibility along US-1, which experiences over 23,000 vehicles per day, and is situated within a growing retail corridor supported by surrounding national retailers such as Dollar General, Walgreens, Winn-Dixie, Badcock Home Furniture, and Circle K.

With a 5-year initial lease term and two 5-year renewal options, the investment offers long-term stability and income growth in a thriving submarket of Nassau County, just northwest of Jacksonville.

INVESTMENT HIGHLIGHTS

BRAND NEW VERIZON WIRELESS LEASE

The property is secured under a new lease with Cellular Sales of Northern Florida, LLC, one of Verizon's premier authorized retailers. This long-term commitment underscores Verizon's confidence in the Callahan market and the strength of this location.

FULL BUILDING RENOVATION

The tenant is investing significant capital to completely renovate and modernize the 3,951 SF building, ensuring a refreshed retail environment that enhances long-term value for both the property and the community.

NATION'S LARGEST VERIZON RETAILER

The lease is guaranteed by Cellular Sales of Knoxville, Inc., the nation's largest Verizon Wireless authorized retailer with over 700 locations in 40 states and annual revenues exceeding \$2 billion. This guarantee provides strong credit backing and operational stability.

PRIME VISIBILITY ALONG US-1

Positioned directly on US-1, the property enjoys daily traffic counts of 23,000+ vehicles, ensuring maximum visibility, accessibility, and brand exposure.

STRATEGIC CALLAHAN LOCATION

Callahan, part of Nassau County's growth corridor, benefits from strong commuter traffic between Jacksonville, Fernandina Beach, and southern Georgia. The surrounding trade area includes national retailers such as Winn-Dixie, Walgreens, Dollar General, McDonald's, and Circle K, driving consistent customer traffic.



PROPERTY DATA



PRICE
\$1,666,667

CAP RATE
6.00%

NOI
\$99,999.96

ASSET OVERVIEW

ADDRESS	542370 US Highway 1, Callahan, FL 32011
LEASE TYPE	NN (Landlord Responsible for Roof and Structure)
OWNERSHIP TYPE	Fee Simple
GUARANTOR	Cellular Sales of Knoxville, Inc.
BUILDING SIZE	3,951 SF
PARCEL SIZE (AC)	1.08 Acres
PARCEL SIZE (SF)	46,854 SF
YEAR BUILT	1997 (to be fully renovated by tenant in 2025)

LEASE YEARS	TERM	START DATE	END DATE	ANNUAL RENT	MONTHLY RENT	INCREASE %
1	Base Term	3/31/2025	3/30/2026	\$ 99,999.96	\$ 8,333.33	-
2	Base Term	3/31/2026	3/30/2027	\$ 99,999.96	\$ 8,333.33	-
3	Base Term	3/31/2027	3/30/2028	\$ 99,999.96	\$ 8,333.33	-
4	Base Term	3/31/2028	3/30/2029	\$ 99,999.96	\$ 8,333.33	-
5	Base Term	3/31/2029	3/30/2030	\$ 99,999.96	\$ 8,333.33	-
6-10	Option 1 (Years 6-10)	3/31/2030	3/30/2035	\$ 109,999.92	\$ 9,166.66	10%
11-15	Option 2 (Years 11-15)	3/31/2035	3/30/2040	\$ 120,999.96	\$ 10,083.33	10%

TENANT OVERVIEW

CORPORATE PROFILE

Verizon Wireless is the largest wireless telecommunications provider in the United States, serving more than 100 million subscribers across the country. Headquartered in New Jersey, Verizon is a Fortune 20 company and a dominant player in the global telecommunications industry. The company provides an extensive range of services including voice, data, text, broadband, and digital media solutions for both consumers and businesses.



Verizon is recognized as an industry leader in network reliability and innovation, consistently investing billions of dollars annually in infrastructure to maintain the strongest 5G and wireless coverage in the U.S. This commitment to technology and customer experience has established Verizon as one of the world's most valuable telecommunications brands.

From a financial standpoint, Verizon is consistently ranked among the strongest credit-rated companies in the industry, with an 'A' credit rating from leading agencies. This financial stability provides investors and landlords with confidence in Verizon-backed leases, ensuring long-term security and performance.

CELLULAR SALES OF KNOXVILLE, INC. (GUARANTOR)

Cellular Sales of Knoxville, Inc. serves as the guarantor of this lease. Founded in 1993 and headquartered in Knoxville, Tennessee, Cellular Sales has grown from a single retail location into the nation's largest Verizon Wireless authorized retailer, operating more than 700 stores across 40 states.

The company is widely recognized for its strong customer service model, employee training programs, and community engagement, which have fueled its steady expansion and success over the past three decades. With annual revenues exceeding \$2 billion, Cellular Sales is a proven and financially strong operator, providing reliable backing for its long-term lease obligations.

Cellular Sales has built its reputation by aligning closely with Verizon's brand standards and operational excellence. Its nationwide presence and continued growth demonstrate a deep commitment to both the Verizon partnership and the local markets it serves. As guarantor of the Callahan, FL lease, Cellular Sales offers landlords the stability of a nationally scaled, privately held retailer with the strength of Verizon Wireless behind it.



LOCATION OVERVIEW

Callahan, Florida

Callahan, Florida, is a growing community in Nassau County, located in the northeastern part of the state just 20 miles northwest of downtown Jacksonville. Originally established in the late 1800s as a railroad depot, Callahan developed as a center for agriculture and timber, and today it continues to balance its historic small-town character with steady growth and development.

The area is defined by its rural charm, with open farmland and natural landscapes, yet the town center offers a mix of historic buildings and locally owned businesses that create an authentic and welcoming atmosphere. Callahan provides a variety of recreational amenities, from local parks and sports facilities to outdoor pursuits along the nearby St. Marys River, which is popular for fishing and boating. The town also hosts annual events such as the Callahan Frog Festival and Pine Straw Festival, which celebrate local heritage and foster a strong sense of community.

Education is well supported by institutions including Callahan Elementary, Callahan Intermediate, and West Nassau High School, all contributing to the area's family-friendly appeal. Callahan's location also provides easy access to Jacksonville's employment centers, retail offerings, and cultural amenities, while the Jacksonville International Airport is less than 30 miles away, offering convenient regional and national connectivity.

With its combination of small-town charm, proximity to Jacksonville, and growing residential and commercial base, Callahan is an attractive and sustainable market for long-term retail investment.

DEMOGRAPHICS

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	7,101	13,215	30,226
Households	2,680	4,856	10,998
Avg HH Income	103,044	101,318	96,703





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AERIAL OVERVIEW



Callahan Middle School

Hagan **ACE** Hardware
ZAXBY'S **POPEYES**
SAGE DENTAL **TIRE OUTLET**

ANYTIME FITNESS Nassau County Public Library
Callahan Barbecue **DICK'S** WINGS & GRILL

TSC **TRACTOR SUPPLY CO**

DOLLAR GENERAL

Walgreens

CALLAHAN PLAZA
GATOR'S DISCOUNT OUTLET
Winn-Dixie **O'Reilly**
Western Union

SUBJECT PROPERTY

200

USPS.COM

McDonald's

1
(22,000 VPD)

Callahan Elementary

WELLS FARGO

f
Nassau County School District

CVS **Hardee's**
VyStar **TACO BELL**
Credit Union

Pizza Hut

200

Nassau County
SCHOOL DISTRICT

Advance Auto Parts

1

10 / 542370 U.S. Rte 1, Callahan, FL

REGIONAL MAP



