

# PRIME LAND FOR SALE IN CALLAHAN



US HWY 1, CALLAHAN FL 32011  
PARCEL: 29-2N-25-0000-0022-0000

## PROPERTY FEATURES

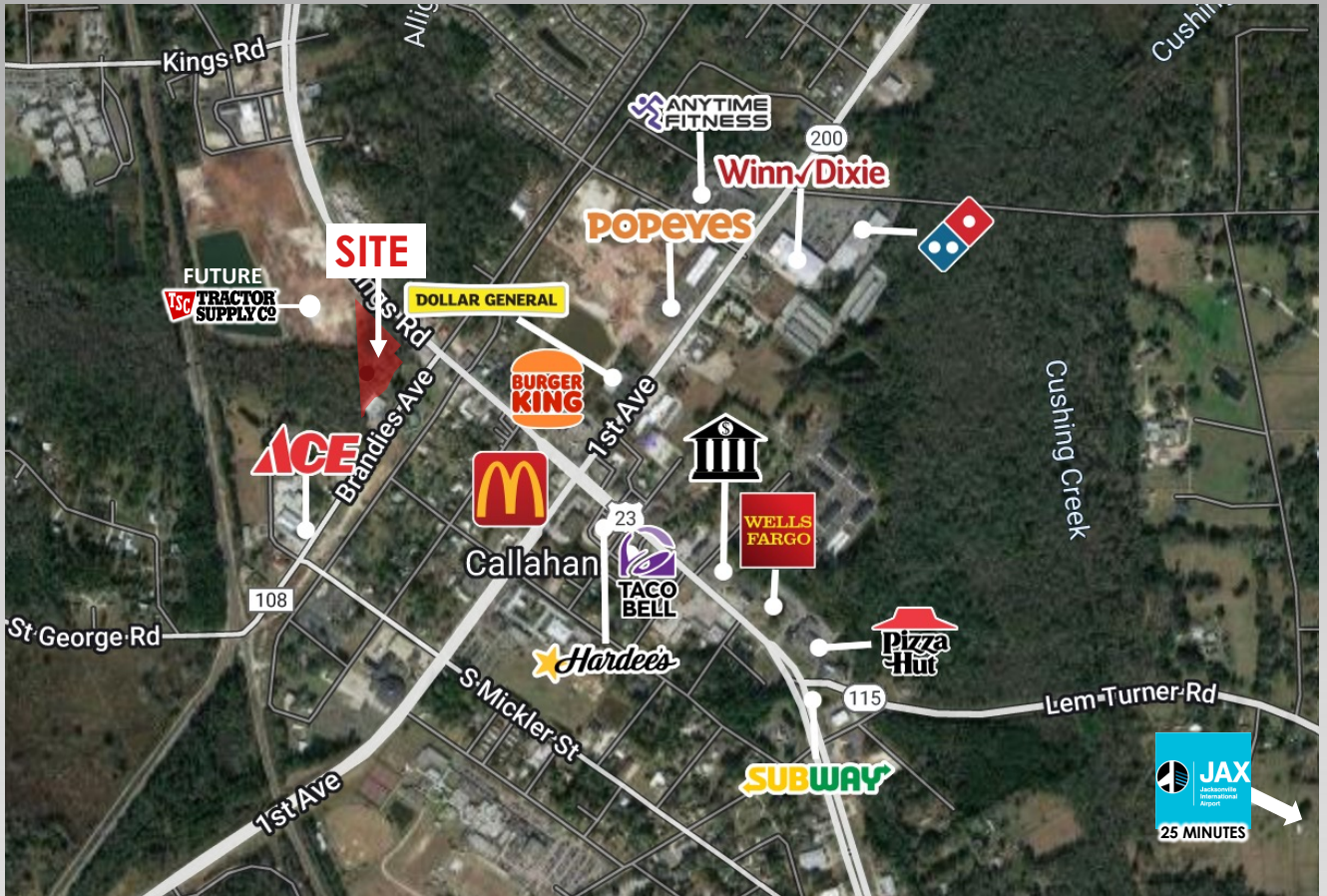
- 2.2 ACRES AVAILABLE\*
  - PRIME LOCATION IN RETAIL CORRIDOR IN FAST GROWING CALLAHAN MARKET
  - ZONED COMMERCIAL
  - NEIGHBORING FUTURE TRACTOR SUPPLY AMONG OTHER NEW RETAILERS
  - LAND OFFERED AT \$155,000
- \*BUYER TO VERIFY



**SERENITY LORENZ**  
VP OF SALES & LEASING  
CENTRAL FLORIDA OFFICE  
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# RETAIL MAP/ DEMOGRAPHICS



## 2024 DEMOGRAPHICS

### POPULATION



1 MI- 1,783  
3 MI- 6,498  
5 MI- 13,285

### AVG HH INCOME



1 MI- \$89,228  
3 MI- \$105,497  
5 MI- \$101,525

### DAYTIME POPULATION

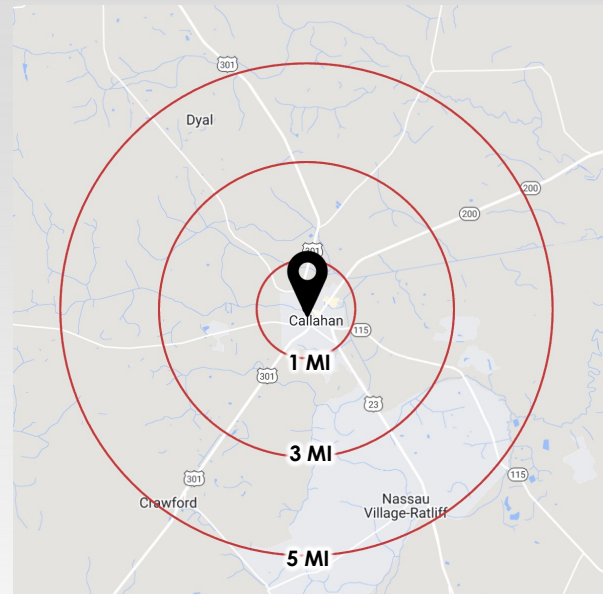


1 MI- 1,122  
3 MI- 1,641  
5 MI- 2,119

### MEDIAN AGE



1 MI- 39.6  
3 MI- 41.7  
5 MI- 42.4



**ACRE**  
Commercial Real Estate

RESULTS-DRIVEN RETAIL

LIC. REAL ESTATE BROKER

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