



Callahan Station Outparcels for Sale

US Highway 1, Callahan, FL 32011

Contact us

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Available Lots

Lot 1	SOLD	Burger King
Lot 2	SOLD	Dunkin'
Lot 3	SOLD	Waffle House
Lot 4	SOLD	Community First Credit Union
Lot 5	SOLD	Tractor Supply
Lot 7	0.95± AC	\$425,000
Lot 8	0.91± AC	\$450,000
Lot 9	0.91± AC	\$425,000
Lot 10	0.26± AC	\$150,000

Downtown Callahan Retailers



Property Highlights

- Retail outparcels available just north of SR200 & US Hwy 23, the 'Main & Main' intersection of Callahan
- Utilities will be stubbed to the parcels and interior road built
- Zoned: Commercial
- Ideal location for grocery-anchored retail, stand-alone retail, restaurants, medical, etc...
- Seller will subdivide based on site requirements of individual users
- Each user to install a pump on their individual parcel to tie into the master sewer line

Survey



Nassau County Stats



Click for more information
on Nassau County Data

When people first think of Nassau County, Amelia Island and its beautiful beaches come to mind. Look beyond the beaches and you will see the landscape of this county is as diverse as its residents and businesses. Nassau County is where tourism intersects with industry, railways and highways link to over 60 million consumers and the Port of Fernandina unites businesses with the world. Nassau County is ideally positioned for new industry and expansion opportunities with a skilled military workforce.

Situated on the northeast coast of Florida, Nassau County affords businesses a low-tax climate and access to over 60 million consumers within an eight-hour drive. I-95 is the main north-south artery along the Eastern seaboard, while I-10 connects Nassau County to points west.

Nassau County has been home to two pulp and paper mills for over 75 years and has a history rooted in the tourism industry. Here you'll find foresters, skilled machinists and chemical engineers along with the world-class service from the staff of the five-diamond Ritz-Carlton, Amelia Island and four-diamond Omni Amelia Island Plantation.

Residents of Nassau County are guaranteed the ultimate work-life balance. Employers that are interested in relocating will find the relatively low cost of living and coastal lifestyle to be considerable selling points to employees.

Nearby Demand Drivers

Wildlight - Rayonier's master planned community. The 2,900-acre Phase I of Wildlight is well under construction and includes Rayonier's new corporate headquarters space, corporate offices for Florida Public Utilities, a new hotel, YMCA, a top-rated elementary school, retail and thousands of single-family homes.

Medical - UF Health recently opened a 40,000-square-foot urgent care facility and Baptist Hospital is soon breaking ground on its 50,000-square-foot emergency center complete with a helipad. HCA acquired 50 acres at the northeast quadrant of Interstate 95 and State Road 200 for a brand-new hospital campus.

96,971

Total Population

People

The total population of Nassau County is **96,971**. The median age is **44.97**



49.39%

Male



50.61%

Female

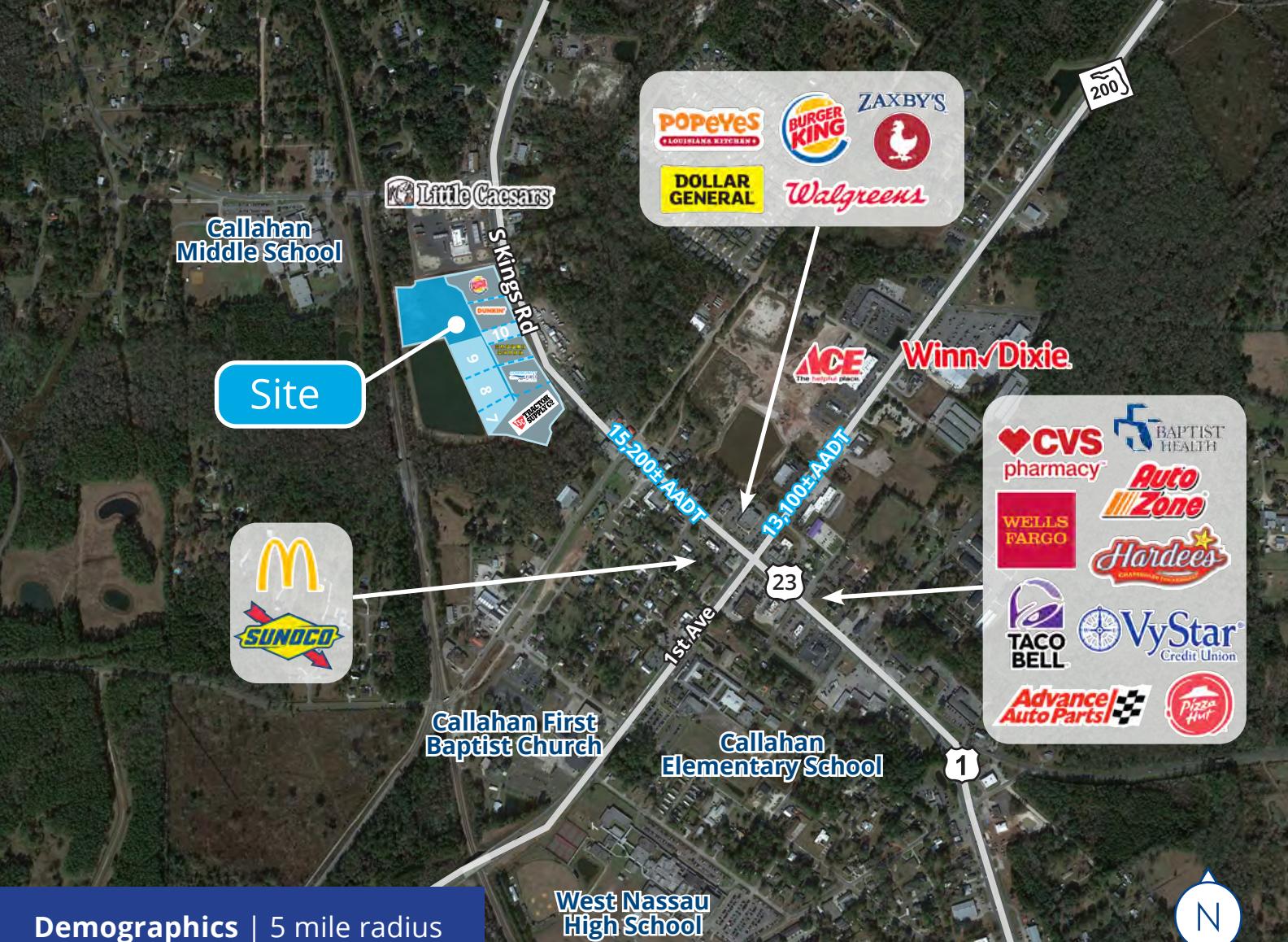
Major employers and demand drivers:



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Demographics | 5 mile radius

Source: ESRI Business Analyst



2022 Estimated Population
13,116



2022 Est. Avg. Household Income
\$87,370



2027 Projected Population
12,899



2027 Proj. Avg. Household Income
\$102,370

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