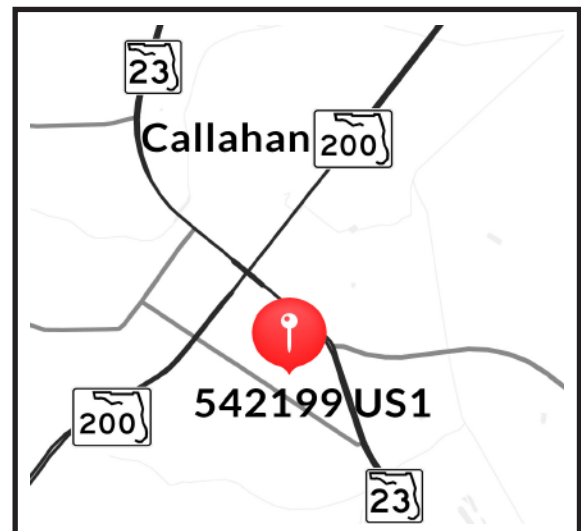




542199 US 1 | Callahan, FL 32011

Build-to-Suit & Professional Office

- New Multi-use Development in Callahan
- Available 13,500 ± sqft
- Located on the intersection of US 1 & Lem Turner Rd
- Traffic count: 15,200 ± AADT on US 1
- 440 ft frontage on US Hwy 1
- Rapidly growing area



Location Map



Demographic Information

HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
2010 Households	668	2,238	4,241
2023 Households	851	2,677	4,909
2028 Projection	925	2,889	5,280

INCOME

	1 Mile	3 Mile	5 Mile
Average Household Income	\$59,946	\$72,960	\$73,947
Median Household Income	\$47,096	\$64,140	\$64,324

SITE DATA TABLE

TOTAL PARCEL AREA	2.20 AC
BUILDING AREA	16,500 SF
PARKING RATIO	1 SPACE PER 200 SF OF GFA
PARKING REQUIRED:	82 SPACES
PARKING PROVIDED	82 SPACES
POND AREA:	0.35 AC (15.9%)





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