

PRIME LAND FOR SALE IN CALLAHAN

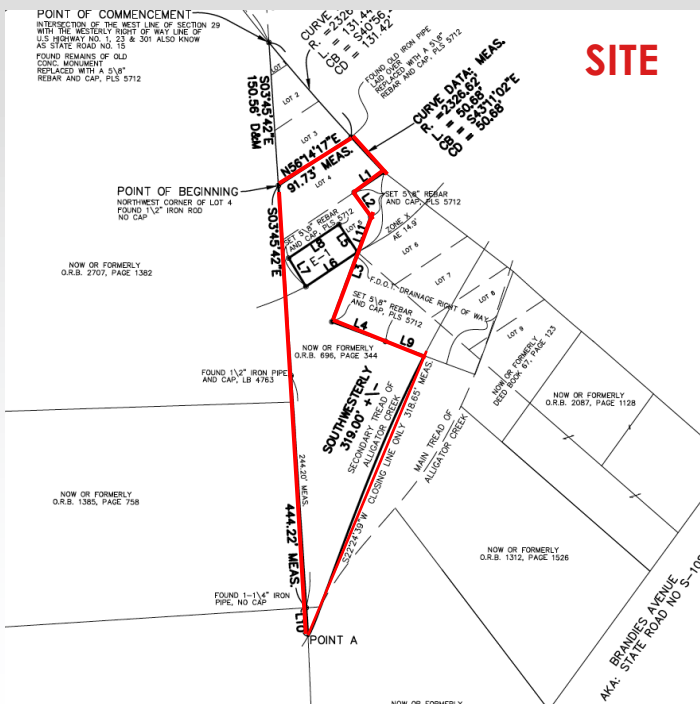


US HWY 1, CALLAHAN FL 32011
PARCEL: 29-2N-25-0000-0022-0000

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 \$100,000

*BUYER TO VERIFY



SERENITY LORENZ

SENIOR LEASING MANAGER
CENTRAL FLORIDA OFFICE
(C) 904.887.3302
serenity@acrefl.com

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

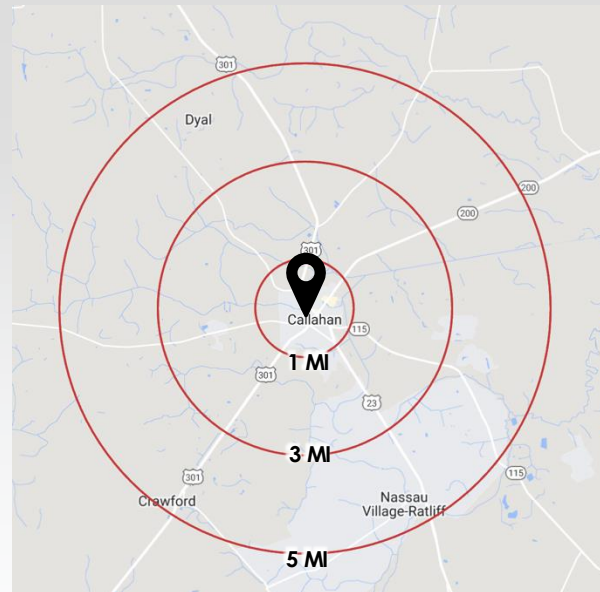


1 MI- 1,122
3 MI- 1,641
5 MI- 2,119

MEDIAN AGE



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



LIC. REAL ESTATE BROKER

CENTRAL FLORIDA: 47 E. Robinson Street | Suite 230 | Orlando, FL 32801
WEST COAST FLORIDA: 730 S. Sterling Avenue | Suite 210 | Tampa, FL 33609
Office: 407.392.2055 | Fax: 321.400.1183 | www.acrefl.com