

CALLAHAN RETAIL / MEDICAL OPPORTUNITY

450031 SR-200, CALLAHAN, FL 32011



LEASING NOW

- 1,600 – 8,300 SF AVAILABLE
- ANCHORED BY SAGE DENTAL & BROOKS REHABILITATION



PROPERTY OVERVIEW

Discover an exceptional leasing opportunity at 450031 FL-200, Callahan, FL 32011, in the heart of Callahan's fastest-growing sub-market. This brand-new multi-tenant center offers retail, medical, and office opportunity ranging from 1,600 SF to 8,300 SF.

Anchored by the multi-billion-dollar company Sage Dental, this prime location is further complemented by the presence of new and established businesses, including the new Hagan Ace Hardware, Zaxby's, Popeyes, Dollar General, Walgreens, and more. Secure your spot in this thriving community and benefit from high visibility and foot traffic in a rapidly developing area.

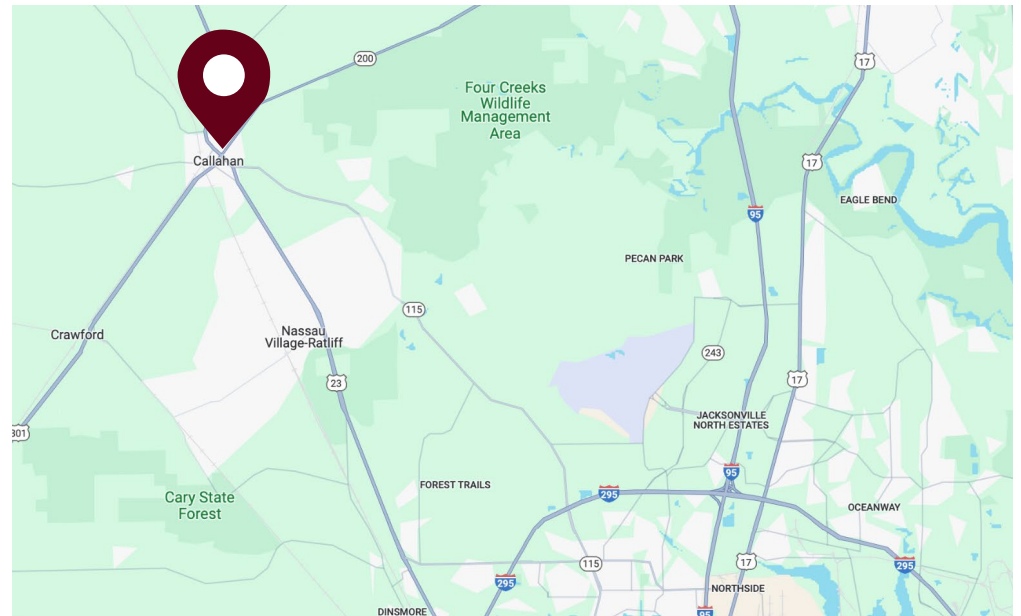


LEASING SUMMARY

Address:	450031 SR-200, Callahan, FL 32011
Lease Rate:	\$28/SF
NNN:	\$7.50/SF
Bldg Size:	6,854 SF
Size:	1,600 - 8,300 SF
Property Type:	Retail / Medical
County:	Nassau

DEMOGRAPHICS

	3 MILES	5 MILES
Population	7,381	13,087
Households	2,825	4,927
Median Age	40.4	41.4
Median Household Income	\$79,231	\$77,193
Average Household Income	\$93,549	\$91,052

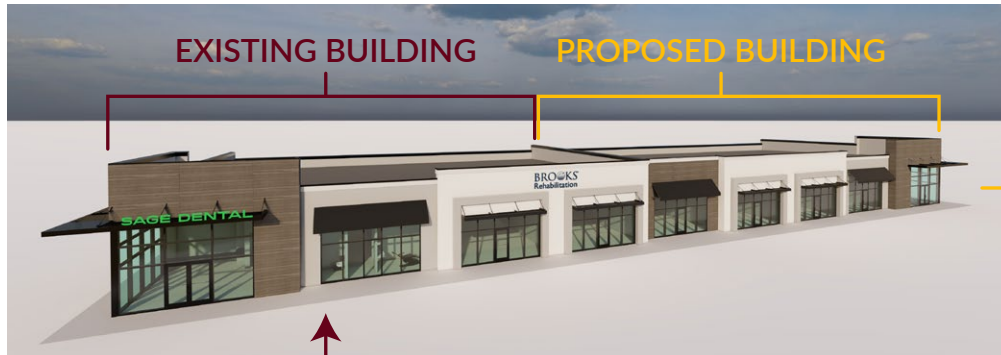


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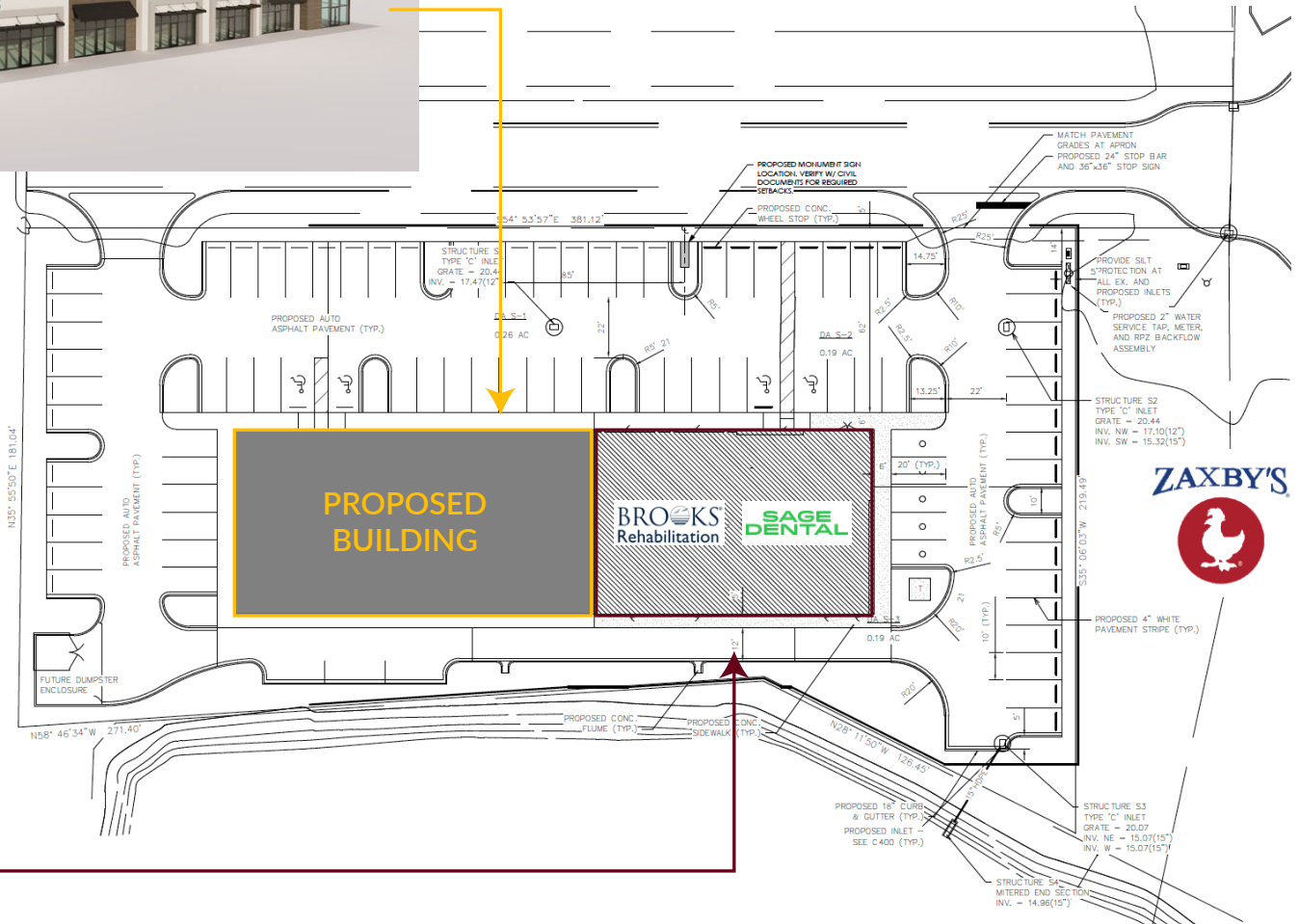
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SITE PLAN



EXISTING BUILDING



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EXTERIOR PHOTOS & SURROUNDING AREA

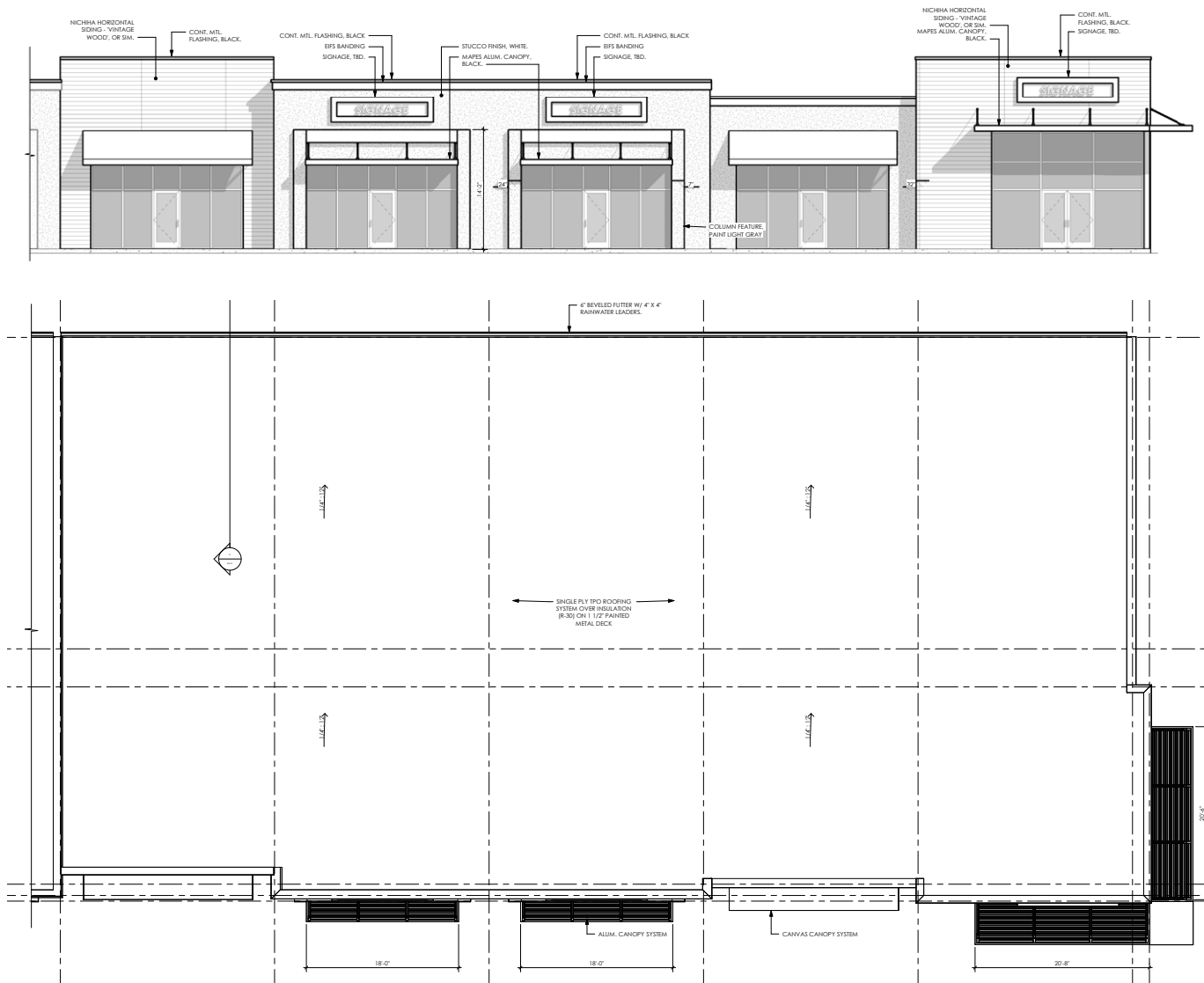


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ELEVATION & FLOORPLAN FOR NEW BUILDING



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