

Callahan Land

Us Hwy 1 | Callahan, FL





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US Hwy 1
Callahan, FL

Property Specifications

PARCEL SIZE

2.2 Acres

PRICE

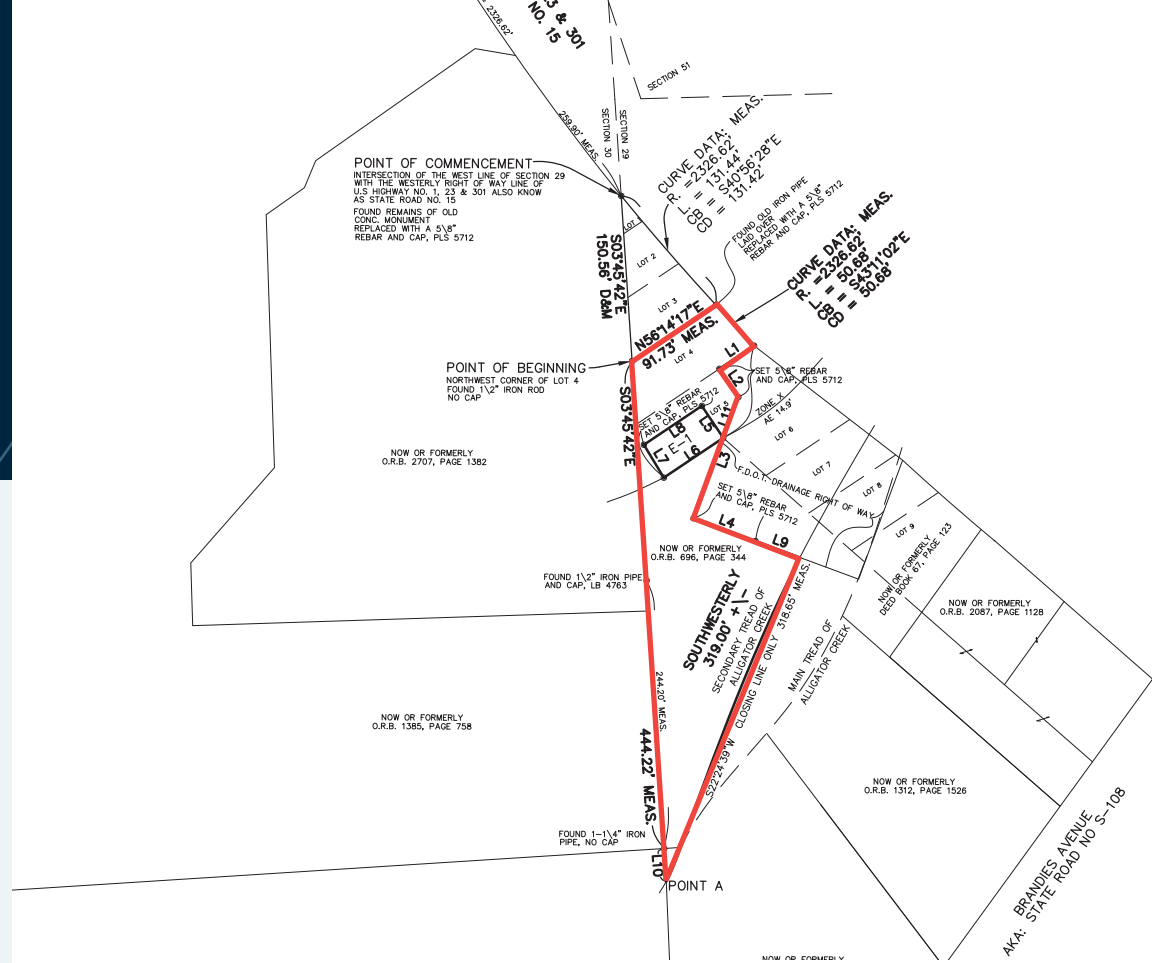
\$149,500

ZONING

Commercial

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About the Property

- Prime location in the fast growing Callahan market retail corridor
- New nearby retailers include Tractor Supply Co.
- Nearby demand drivers are Callahan Middle School, Callahan Elementary School, and West Nassau High School

Nearby Retailers



Traffic Counts

US 301 / SR 200 21,000 VPD

US 1 23,500 VPD

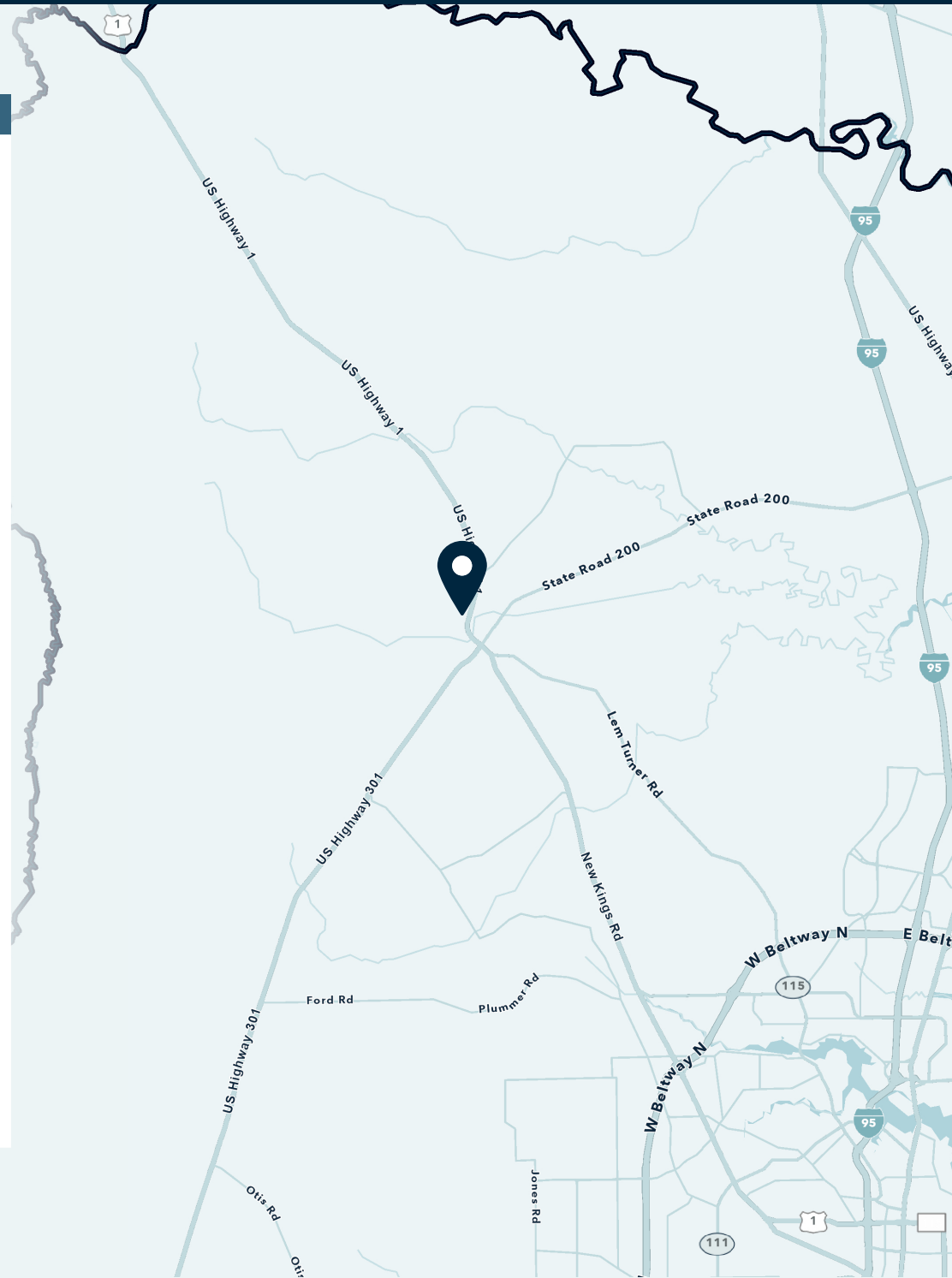
Year: 2025 | Source: FDOT





Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2026 Estimated Population	2,300	6,822	13,597
2031 Projected Population	2,545	7,222	14,226
Proj. Annual Growth 2026 to 2031	2.05%	1.15%	0.91%
Daytime Population			
2026 Daytime Population	2,883	5,743	10,441
Workers	1,539	2,021	2,446
Residents	1,344	3,722	7,995
Income			
2026 Est. Average Household Income	\$77,992	\$99,925	\$95,850
2026 Est. Median Household Income	\$63,080	\$83,063	\$76,683
Households & Growth			
2026 Estimated Households	908	2,646	5,200
2031 Estimated Households	1,017	2,852	5,544
Proj. Annual Growth 2026 to 2031	2.29%	1.51%	1.29%
Race & Ethnicity			
2026 Est. White	81%	84%	86%
2026 Est. Black or African American	10%	7%	5%
2026 Est. Asian or Pacific Islander	1%	1%	1%
2026 Est. American Indian or Native Alaskan	0%	0%	0%
2026 Est. Other Races	8%	7%	7%
2026 Est. Hispanic (Any Race)	5%	4%	4%



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



SRS REAL ESTATE PARTNERS

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