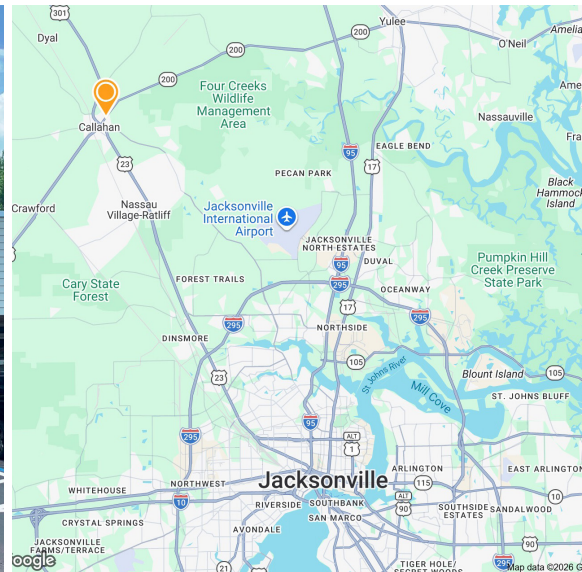


CALLAHAN PLAZA

450076 State Road 200, Callahan, FL 32011

FOR LEASE



PROPERTY OVERVIEW

- » **Availability:** 7,700 SF & 15,947 SF Coming Available (3/31/2027)
- » Aldi (Coming soon) anchored center, the only full service grocer in Callahan and surrounding communities for 9 miles
- » Located 14 Miles from Jacksonville International Airport
- » Direct frontage on SR-200 (21,000 AADT) with ease of access to US-301 (21,500 AADT)
- » **Co-Tenancy Includes:**



(COMING SOON!)



Great Clips®

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	2,096	6,860	12,792
Households	825	2,668	4,922
Daytime Pop.	1,529	3,787	6,771
Ave. HH Income	\$93,817	\$109,435	\$106,381

FranklinStreet

LICENSED REAL ESTATE BROKER
BROKER OF RECORD: DARRON KATTAN, #BK3256503
DARRON.KATTAN@FRANKLINST.COM

RICKY OSTROFSKY
MANAGING DIRECTOR

📞 904.899.0315

✉️ Ricky.Ostrofsky@FranklinSt.com

KAELYN CASSIDY
ASSOCIATE DIRECTOR

📞 904.899.0318

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CALLAHAN PLAZA

450076 State Road 200, Callahan, FL 32011

SITE PLAN

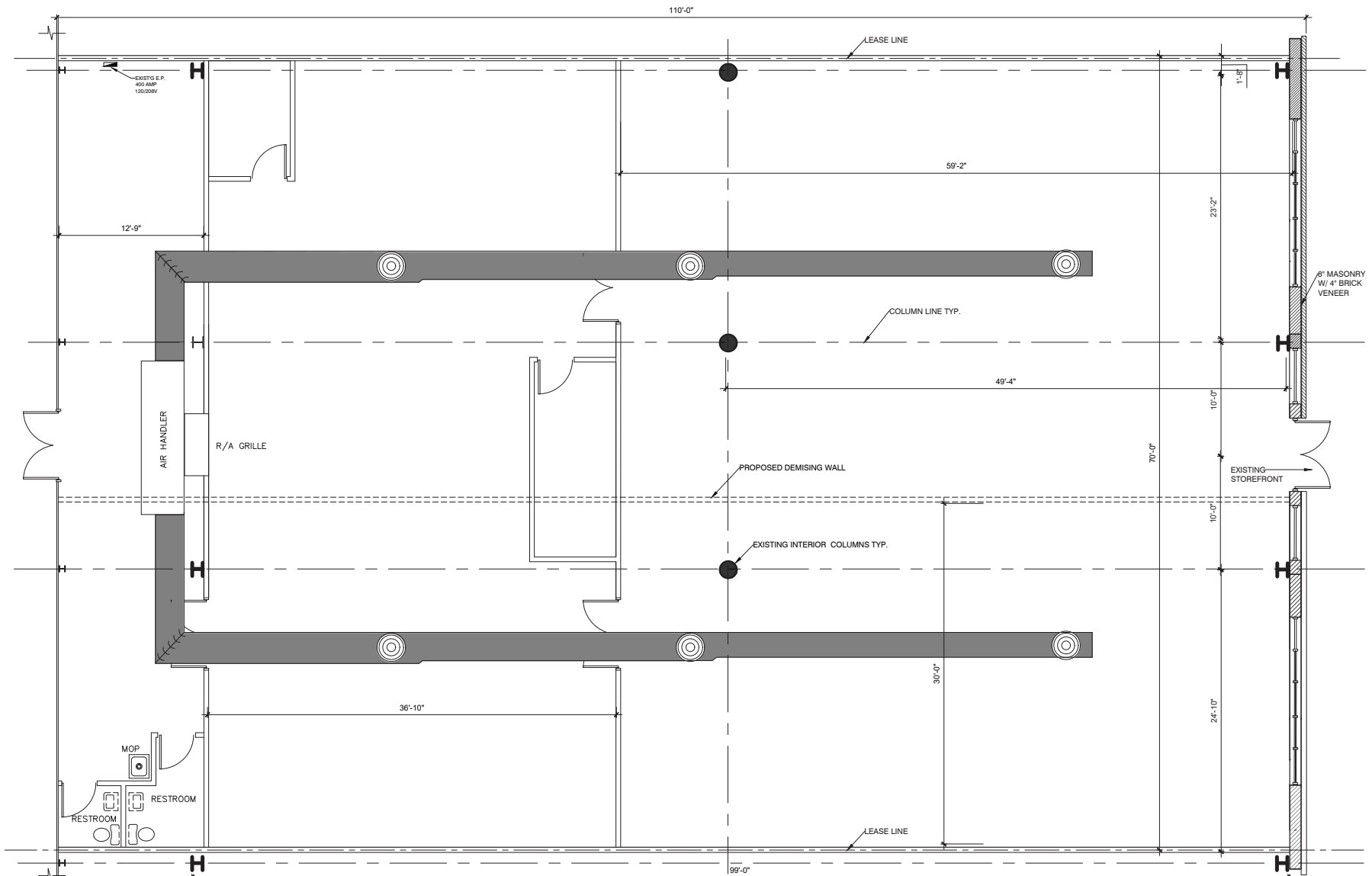


UNIT	OCCUPANT	SF
1-3	THE PIG B-B-Q	4,807
4	WEST NASSAU DENTAL CARE	1,556
5	CHINA GARDEN	1,262
6	JACKSON HEWITT	1,200
7A	GREAT CLIPS	1,414
7B	DOMINO'S PIZZA	1,414
9	COMING AVAILABLE 3/31/2027	15,947
10	GATOR'S DISCOUNT OUTLET	5,520
11	AVAILABLE	7,700
12	24 HOUR LAUNDRY ZONE	3,014
13-14	ALDI (COMING SOON)	39,211
15	O'REILLY AUTO PARTS	8,640
OP 1	TAKE 5 (COMING SOON)	32,000

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UNIT 450084 FLOOR PLAN



CALLAHAN PLAZA

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MARKET AERIAL

