



Brochure

Furniture & Mattresses

JOHNSTON
SIGNATURE FURNISHINGS

Appliances & Electronics

542057 US HWY 1 FOR SALE

542057 US Highway 1 Callahan, FL 32011

CONTACT

Advisor

Duke Addison, MBA
President/CEO
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Office

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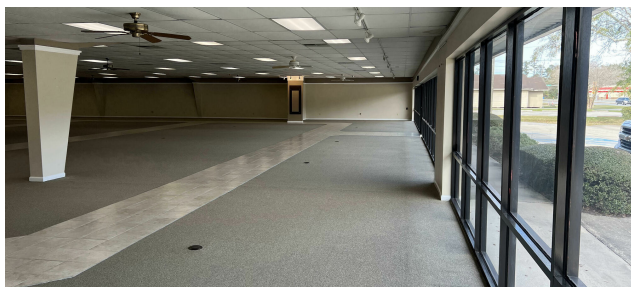
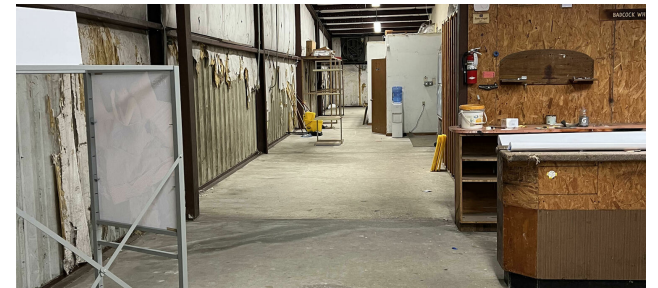


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Property Description

Presenting a prime opportunity for an owner/user of retail/medical/office space. This 16,500 Sq. Ft. free standing building is located in the "heart" of Callahan's Commercial District. The .89 acre site fronts US Highway 1 offering tremendous road frontage. The property is zoned commercial and was originally built in 1986. It has been expanded twice. The conditioned showroom is approx. 14,850 Sq.Ft. (110'x135'). The previous use was a furniture showroom for Badcock Home Furniture & More. The remaining space boast a private 8x8 office, two (2) ADA restrooms and a 1650 Sq. Ft. warehouse with a 10'x8' roll up door.

Site Description

- * Excellent window frontage (115') offering an abundance of natural light in showroom
- * Metal building construction
- * Included in the sale are two (2) vacant lots (1/4 acre each) adjacent to the building
- * Five (5) air conditioning units service the building. Three (3) units are Carrier. Most recent was installed in 2023.
- * 400 amp service. Additional subpanel has been installed. Finished drop ceiling at 9'6"
- * City water and sewer
- * Large exhaust fan in warehouse
- * Single dock will accommodate 18 wheeler deliveries
- * 10' X 8' roll up door
- * City fire hydrant onsite

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Sale Price	\$1,860,000.00 i.e \$112.72 PSF
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Location Information	
Building Name	542057 US Hwy 1 For Sale
Street Address	542057 US Highway 1
City, State, Zip	Callahan, FL 32011
County	Nassau

Building Information	
Building Size	16,500 SF
Number of Floors	1
Year Built	1986
Number of Buildings	1

Property Information	
Property Type	Retail
Property Subtype	Street Retail
Zoning	Commercial
Lot Size	0.89 Acres
Lot Depth	260 ft

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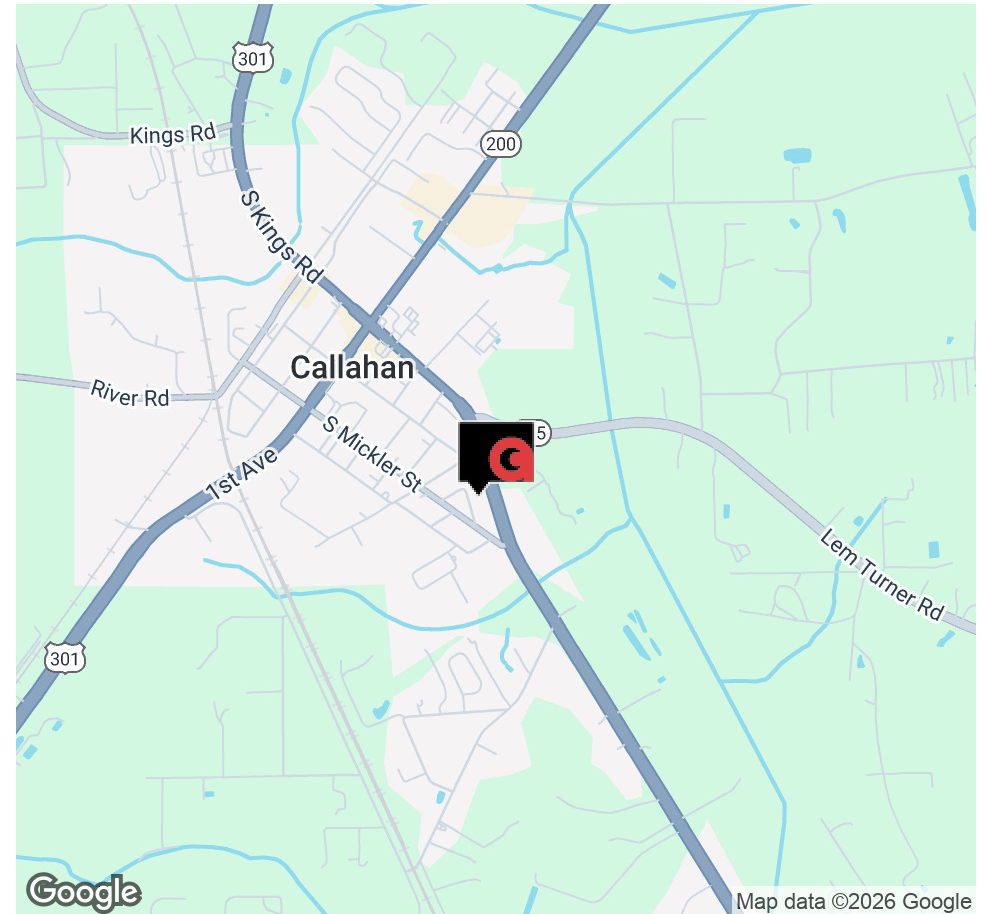


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Population	3 Miles	5 Miles	10 Miles
Total Population	1,969	7,853	13,800
Average Age	38	41	42
Average Age (Male)	37	40	41
Average Age (Female)	40	42	42

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	737	2,914	5,108
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$82,011	\$86,668	\$84,002
Average House Value	\$316,963	\$319,918	\$314,362

Demographics data derived from AlphaMap



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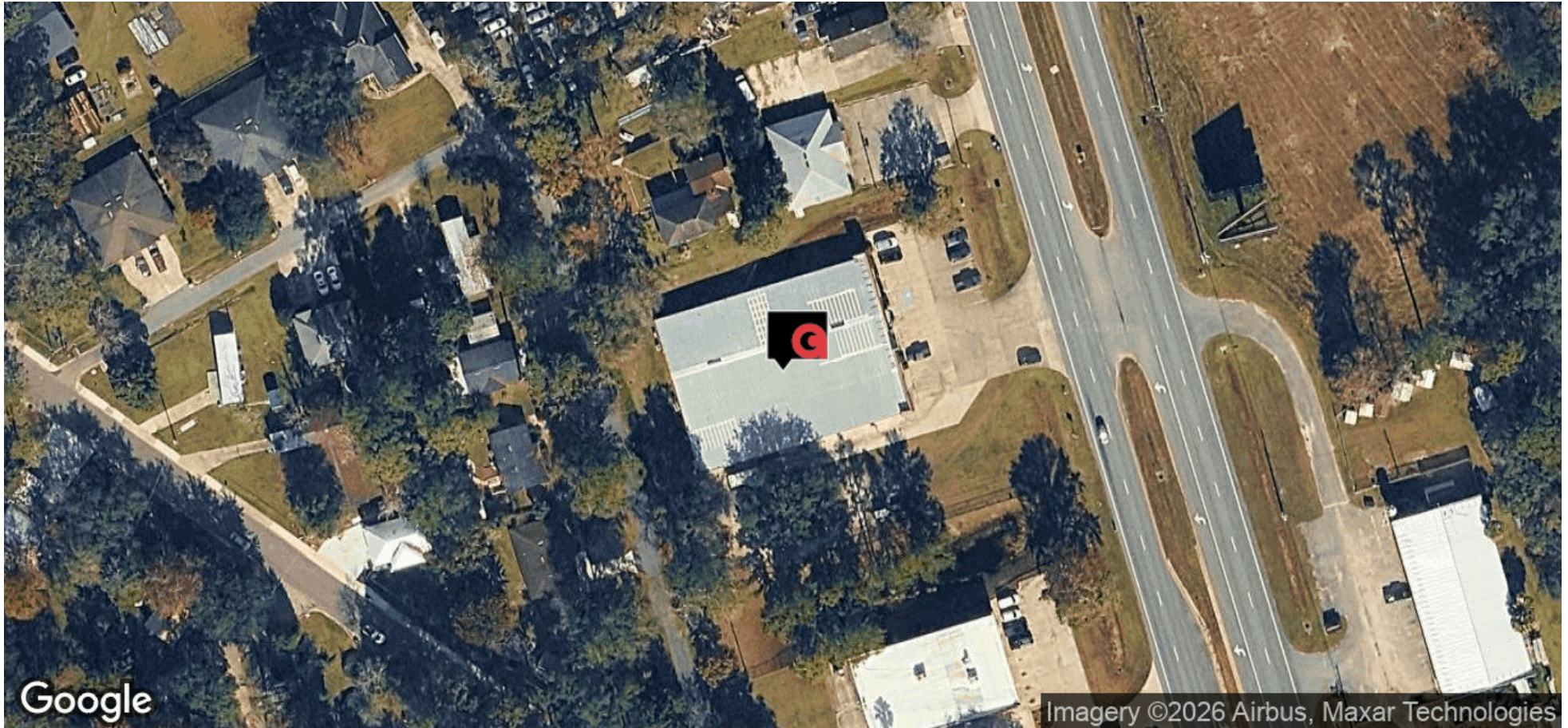


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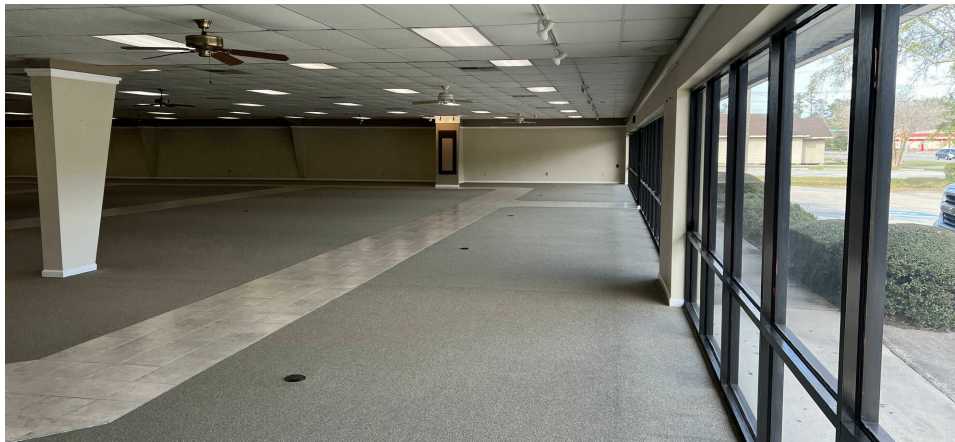


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Professional Background

Grafton D. "Duke" Addison, III began working in the Jacksonville commercial real estate market as a Leasing manager with Koger Properties, Inc. in 1987. He quickly became their number one leasing agent and consistently ranked among the top 10% of the company's leasing agents nationwide. Mr. Addison went on to serve as Vice President for Cantrell Weaver Company and later as Senior Vice President Office Division of Cantrell Weaver Real Estate Services, Inc.

In 1993, Duke joined Schultz Properties, Inc. as a Partner in the firm. In February of 1996, Schultz Foster Addison Real Estate, Inc. was formed as a commercial brokerage, property management, development, syndication and consulting company.

In July of 2002, he obtained 100% ownership of Schultz Foster Addison Real Estate, Inc. In November 2002, the name of the firm was changed to Addison Commercial Real Estate, Inc. to reflect his sole ownership of the firm.

In the past thirty-four years, Duke has represented tenants and landlords in over 815 transactions, totaling 700 million square feet of commercial property with a value in excess of \$675 million.

Duke is a graduate of the Virginia Military Institute with a BA in English and a Masters in Business Administration from Jacksonville University. He has served on numerous local and regional non-profit boards throughout the community. Duke is married and has two grown sons. He enjoys traveling, golf and time at the beach.

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