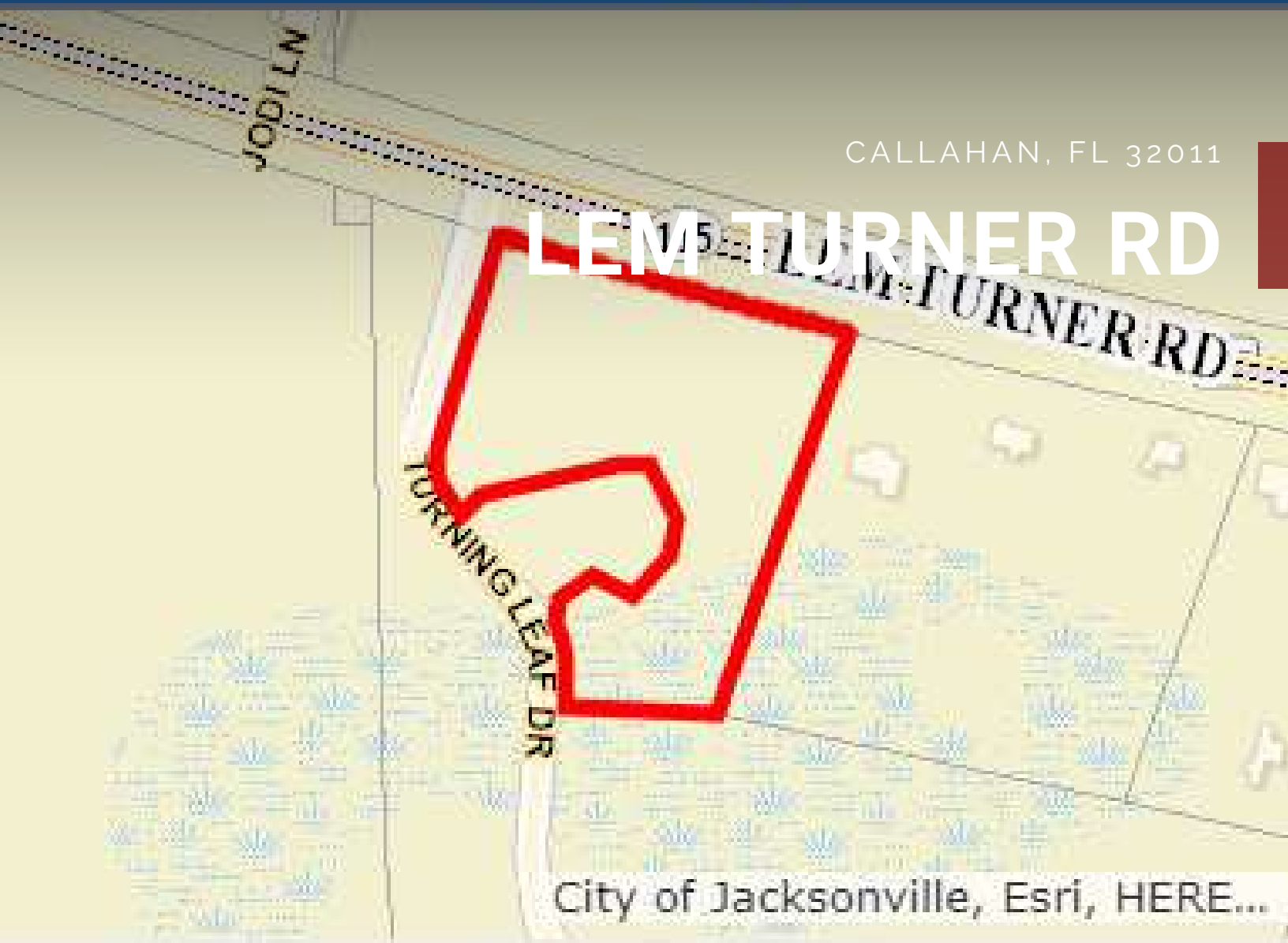


**PARCEL MAP**

CALLAHAN, FL 32011

**LEM TURNER RD**



**EVAN METZ**

904.837.5484

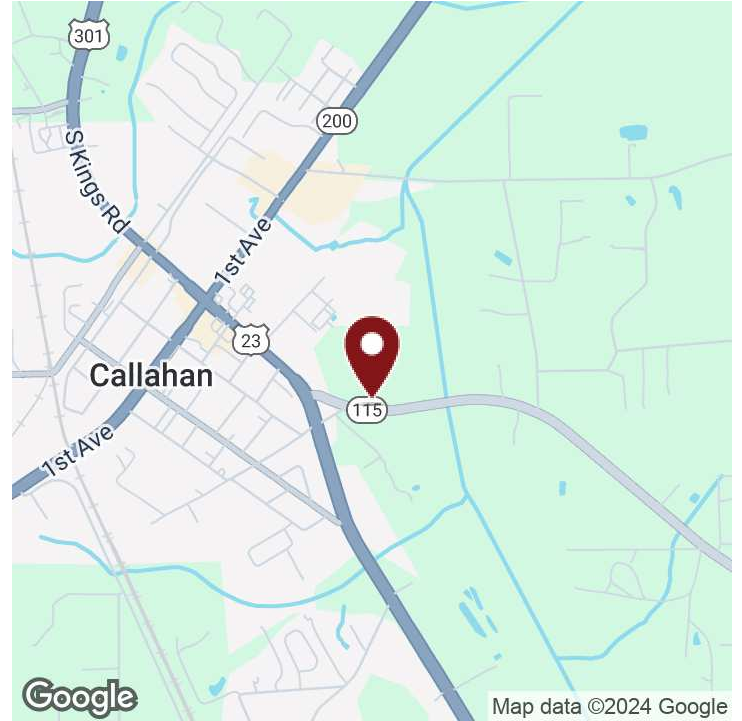
emetz@svrcom.com

**CHRISTOPHER MALLEO**

732.330.2350

cmalleo@svrcom.com

CALLAHAN, FL 32011



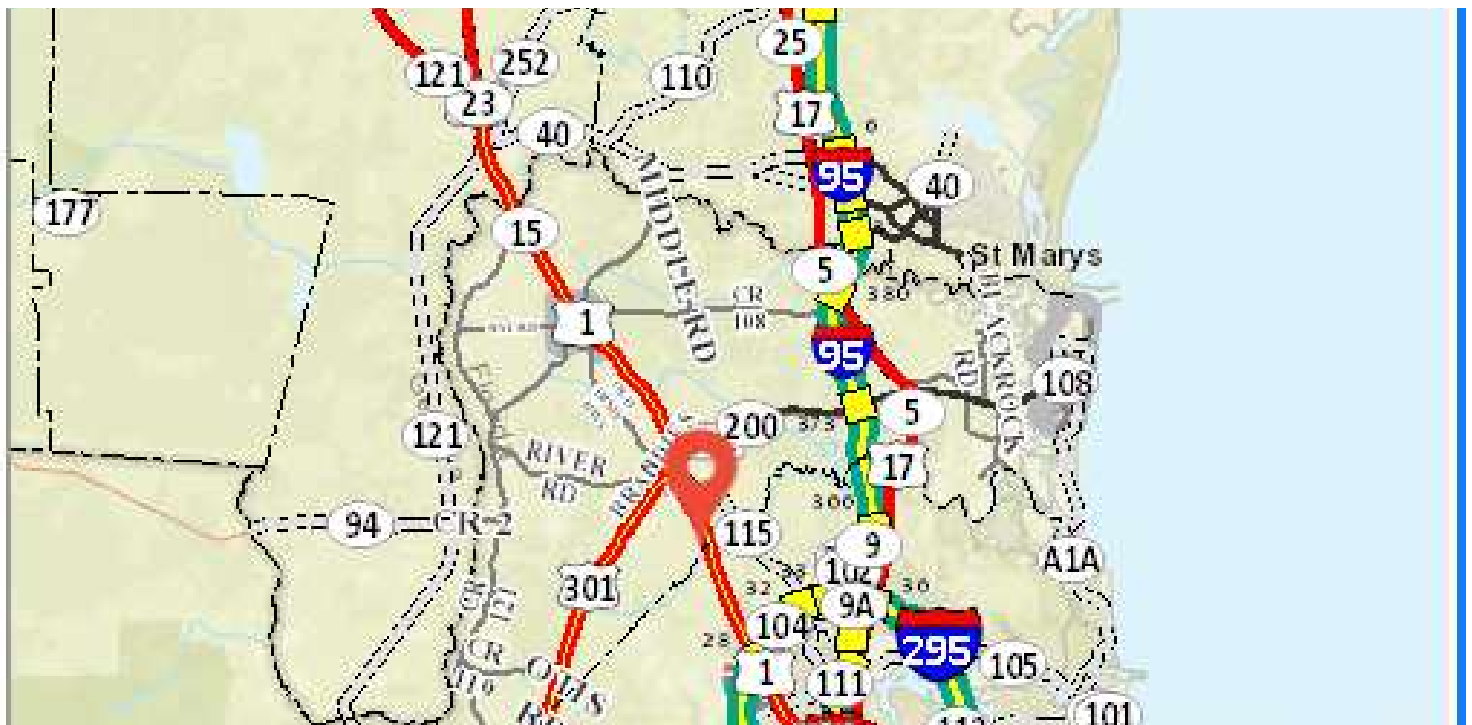
**OFFERING SUMMARY**

Sale Price:	\$250,000
Available SF:	
Lot Size:	2.86 Acres
Price / Acre:	\$87,413
Zoning:	Vacant Commercial

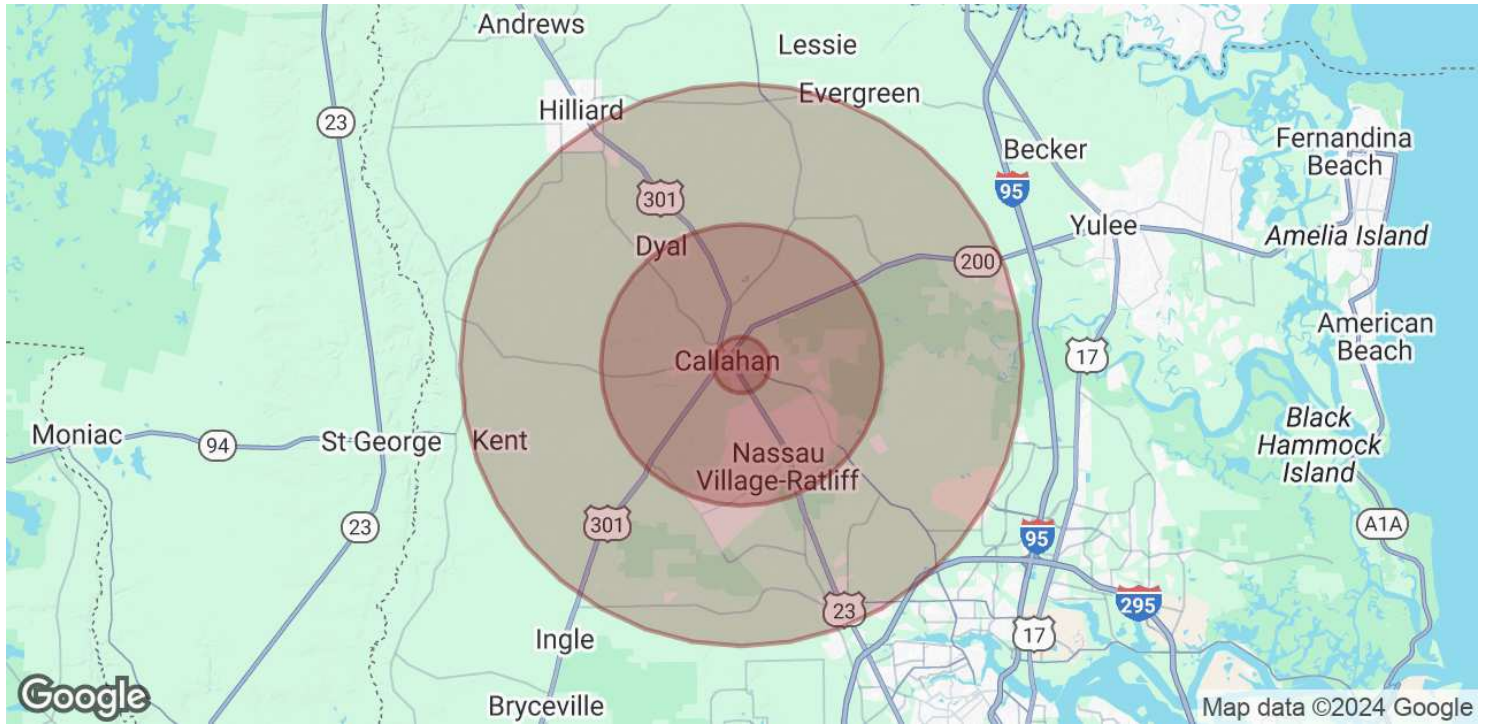
**PROPERTY OVERVIEW**

2.86 acres of vacant commercial land, perfect for a new retail space. The lot is irregular but has excellent frontage on Lem Turner Road.

CALLAHAN, FL 32011



CALLAHAN, FL 32011



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,080	10,971	31,691
Average Age	37.2	41.5	39.3
Average Age (Male)	35.7	41.5	37.6
Average Age (Female)	39.0	41.4	39.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	420	4,485	12,130
# of Persons per HH	2.6	2.4	2.6
Average HH Income	\$57,953	\$64,283	\$67,958
Average House Value	\$174,345	\$173,854	\$185,208

2020 American Community Survey (ACS)

CALLAHAN, FL 32011



**EVAN METZ**

**Commercial Advisor**

emetz@svrcom.com

Direct: **904.837.5484**

**SVR Commercial, LLC**  
100 Fairway Park Blvd Unit 2200  
PVB, FL 32082  
904.454.3856

CALLAHAN, FL 32011



**CHRISTOPHER MALLEO**

**Commercial Advisor**

[cmalleo@svrcom.com](mailto:cmalleo@svrcom.com)

Direct: **732.330.2350**

**SVR Commercial, LLC**  
100 Fairway Park Blvd Unit 2200  
PVB, FL 32082  
904.454.3856