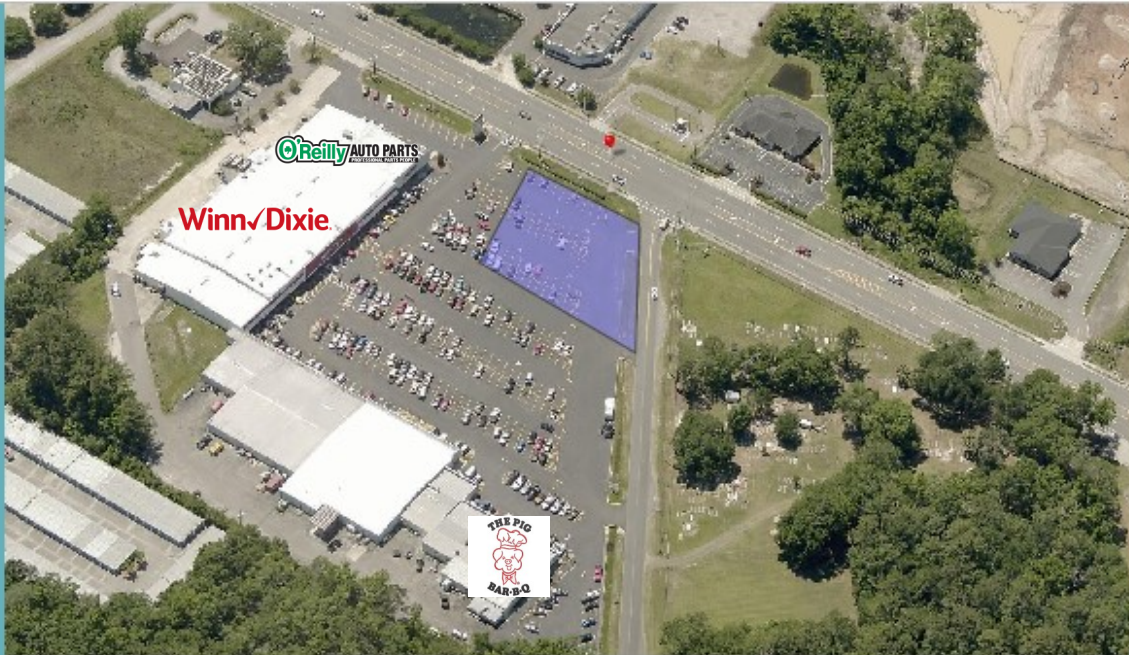


# Lease or Build to Suit

Callahan Plaza Outparcel - 450076 State Road 200 Callahan, FL 32011

0.58 Acre Drive-through \$32,000 + O.E. Annually

0.41 Acre \$23,000 + O.E. Annually



- ◆ Winn-Dixie anchored outparcel
- ◆ Only full service grocer in Callahan and surrounding communities for 9 miles
- ◆ Strip Center is 100% leased
- ◆ Pad site is flexible for free standing or drive through location
- ◆ Easy access
- ◆ Off site retention

Concept Plan 1



Concept Plan 2 Drive-Thru



Concept Plan 1 - Drive-Thru 0.58 Acre

Concept Plan 2 - 0.41 Acre



John F. Stoner, CCI M  
Director of Leasing

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