

TLG

COMMERCIAL REAL ESTATE

LAND FOR SALE



**12550 NW Hwy 19
Chiefland, FL 32626**

CLARK SMITH

Associate
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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
O: 850.385.6363



EXECUTIVE SUMMARY

12550 NW HWY 19

CHIEFLAND, FL 32626



OFFERING SUMMARY

Sale Price: \$525,000

Price / Acre: \$109,833

Lot Size: 4.78 Acres

APN: 0066200000

LOCATION OVERVIEW

4.78 AC of commercial property on Hwy 19 in the heart of Chiefland, FL with extremely high traffic count. Site is located less than a mile from Walmart.

PROPERTY HIGHLIGHTS

- Great restaurant / mini market location!
- Over 600' of Hwy 19 frontage.
- Owner financing available.
- Busy commercial corridor/nearby commercial retailers includes Walmart, Winn Dixie, Walgreen's, numerous restaurants and shopping.

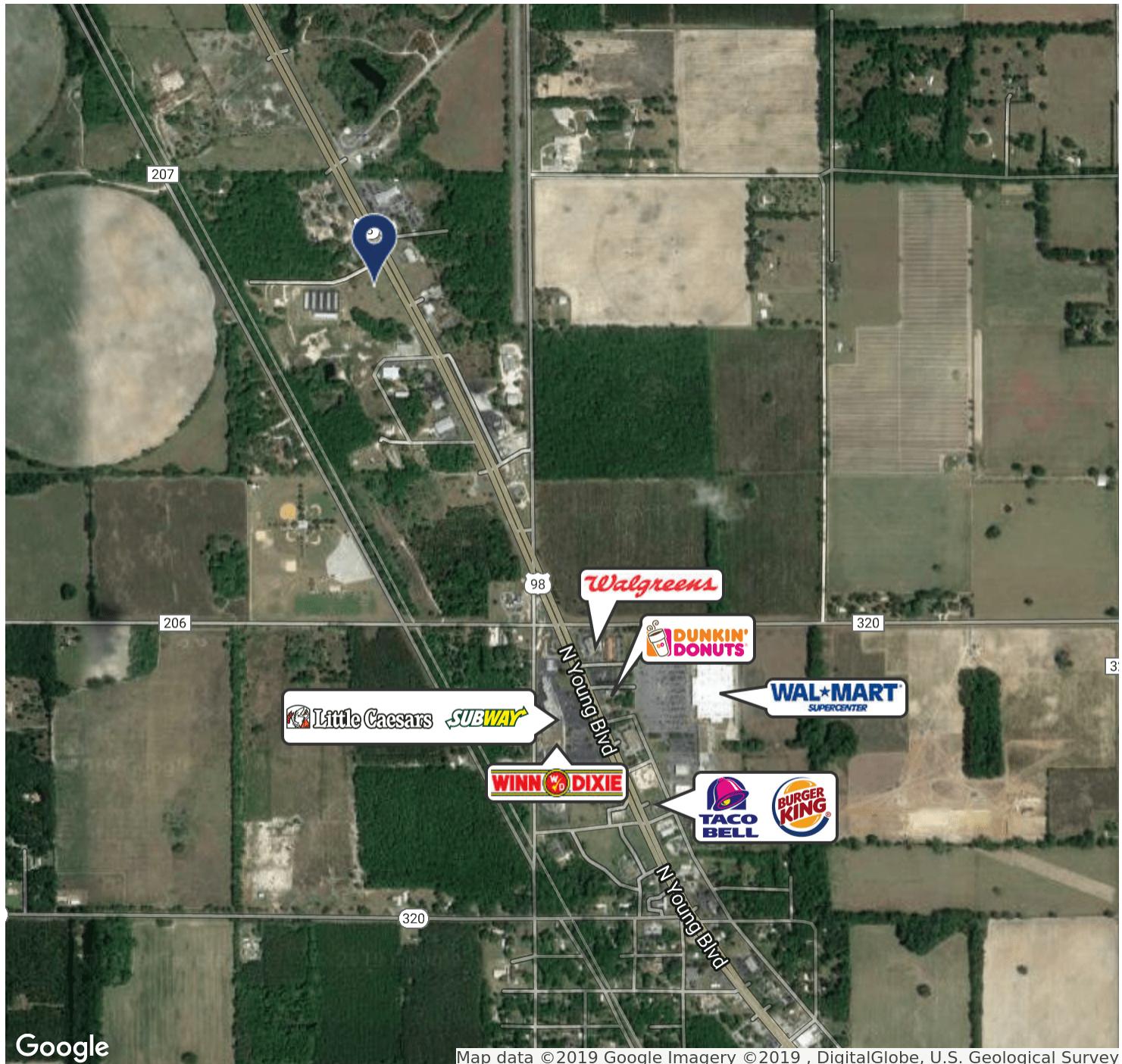
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RETAILER MAP
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ADDITIONAL PHOTOS
12550 NW HWY 19
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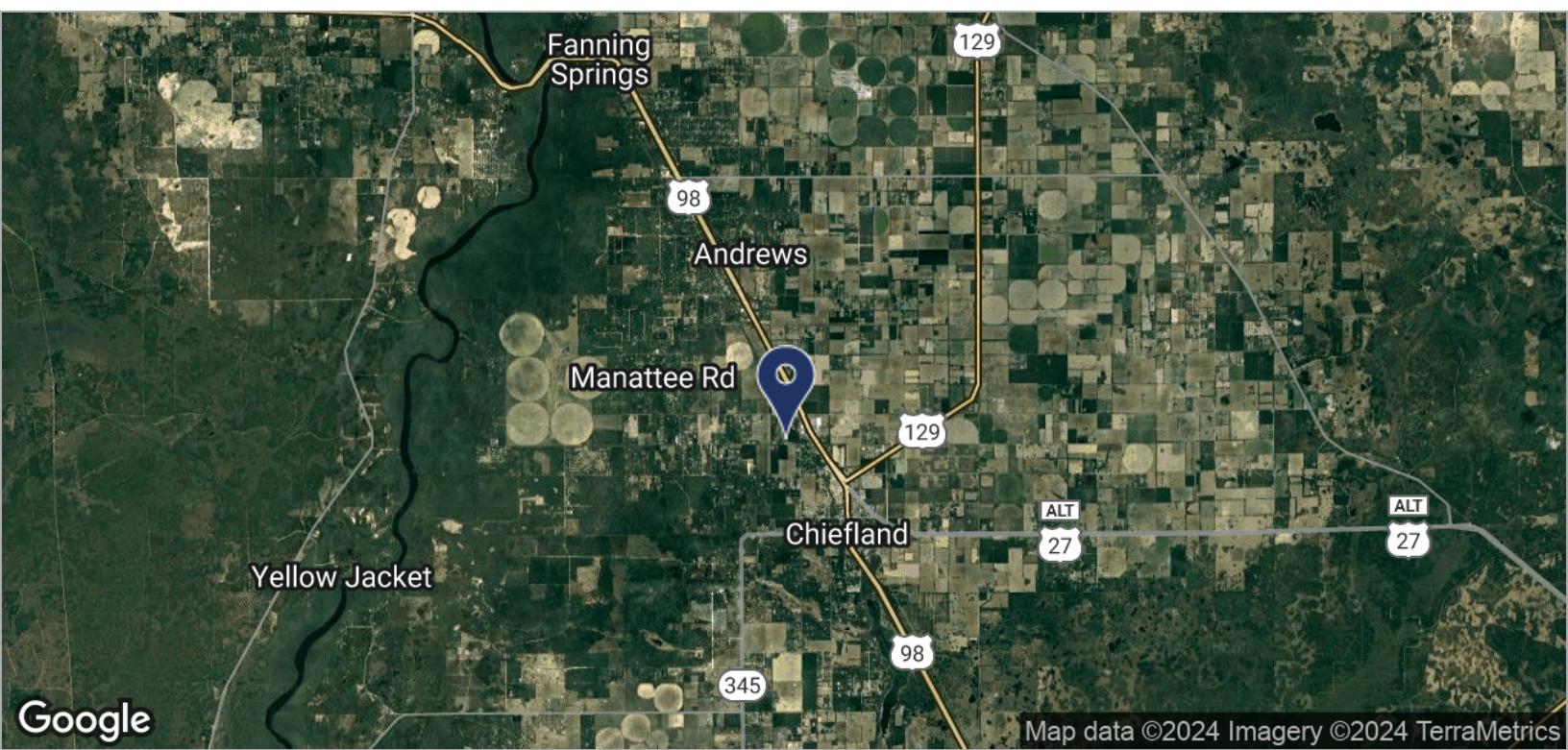
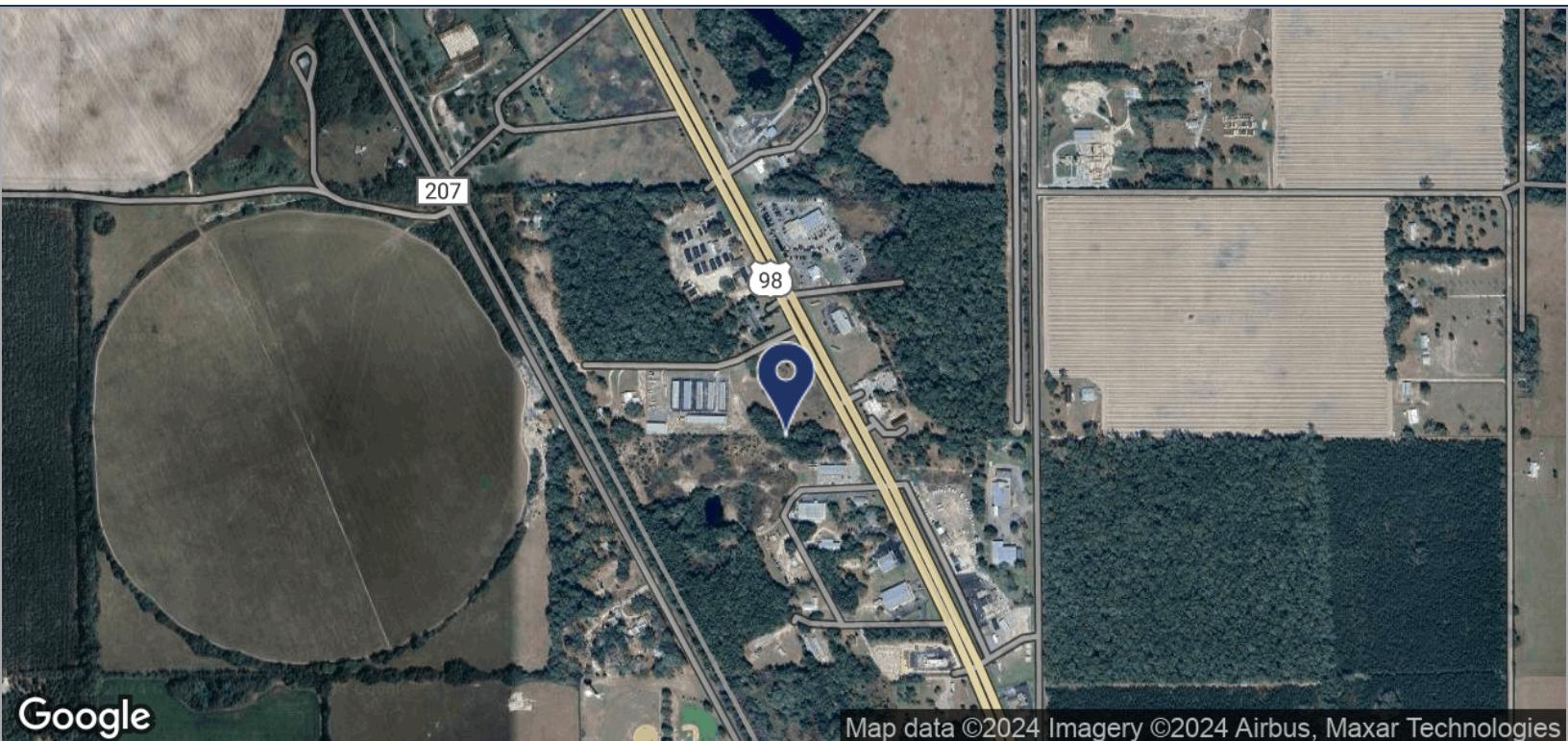
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LOCATION MAPS
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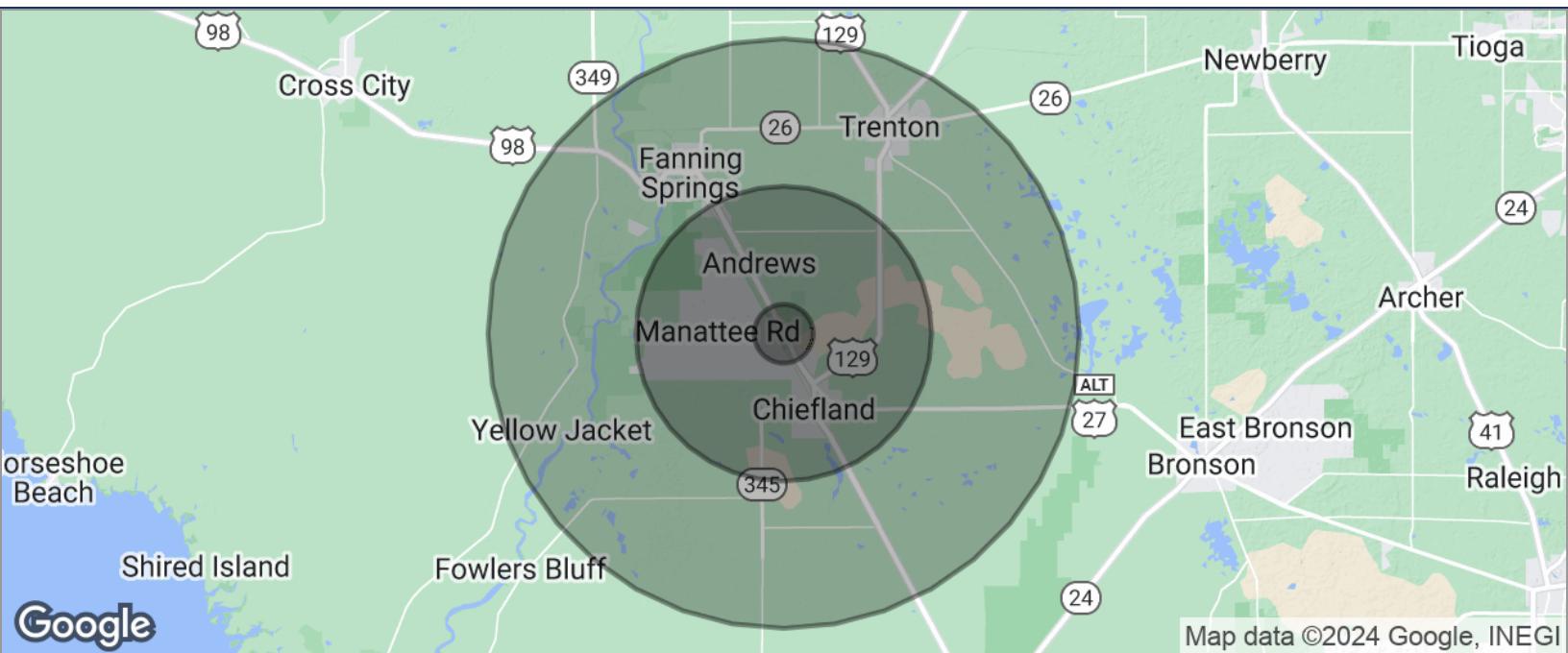




DEMOGRAPHICS MAP

12550 NW HWY 19

CHIEFLAND, FL 32626



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	163	5,360	15,810
MEDIAN AGE	42.8	43.7	41.2
MEDIAN AGE (MALE)	41.1	41.4	38.3
MEDIAN AGE (FEMALE)	43.9	45.4	45.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	64	2,125	5,954
# OF PERSONS PER HH	2.5	2.5	2.7
AVERAGE HH INCOME	\$41,460	\$42,264	\$43,991
AVERAGE HOUSE VALUE	\$150,548	\$146,787	\$148,299

* Demographic data derived from 2020 ACS - US Census

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