



**COMMERCIAL REAL ESTATE**

LAND FOR SALE



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

**CLARK SMITH**

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**TLG REAL ESTATE SERVICES**

3520 Thomasville Road, Suite 200  
Tallahassee, FL 32309  
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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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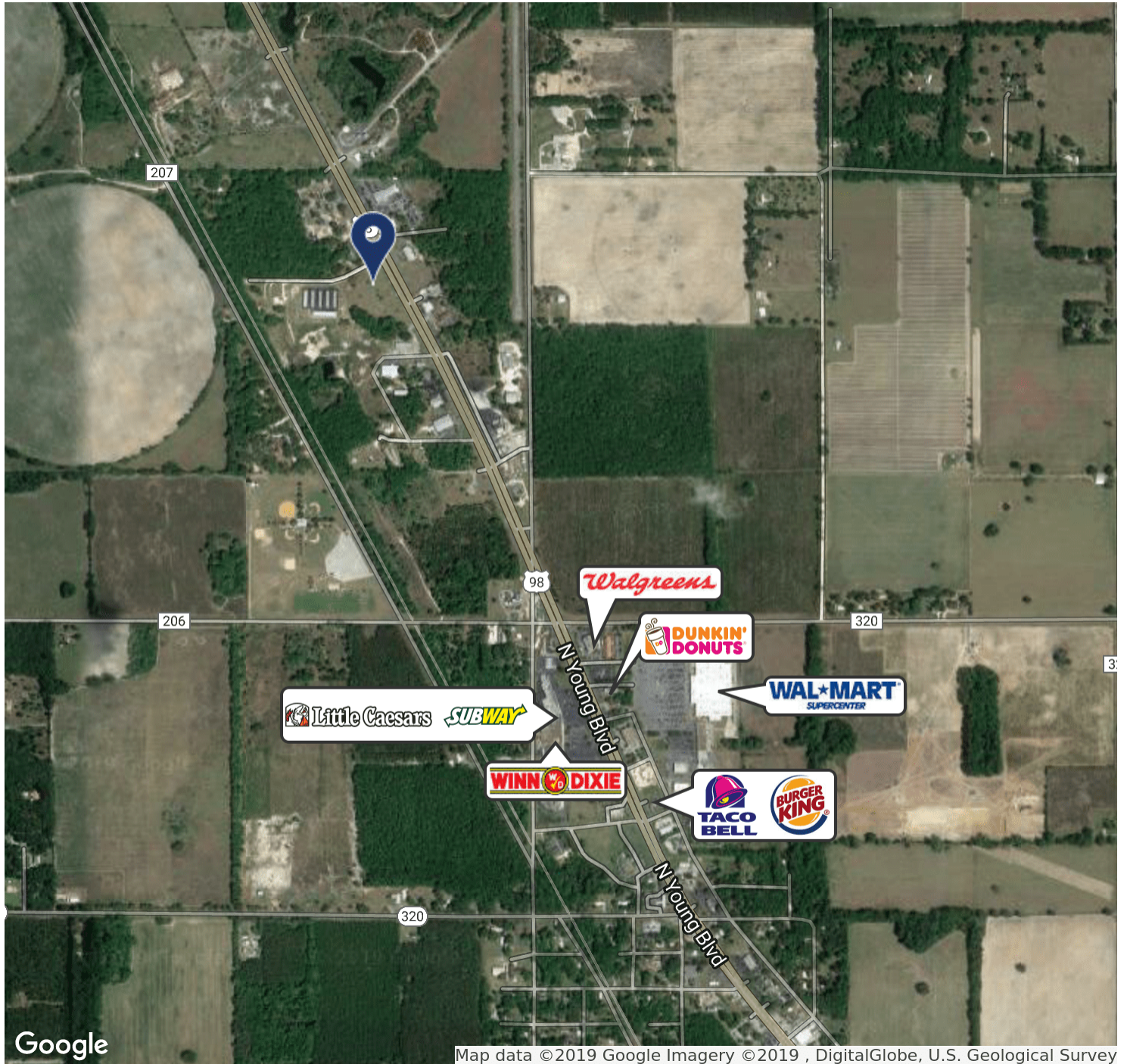




RETAILER MAP

12550 NW HWY 19

CHIEFLAND, FL 32626



Map data ©2019 Google Imagery ©2019 , DigitalGlobe, U.S. Geological Survey

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ADDITIONAL PHOTOS  
**12550 NW HWY 19**  
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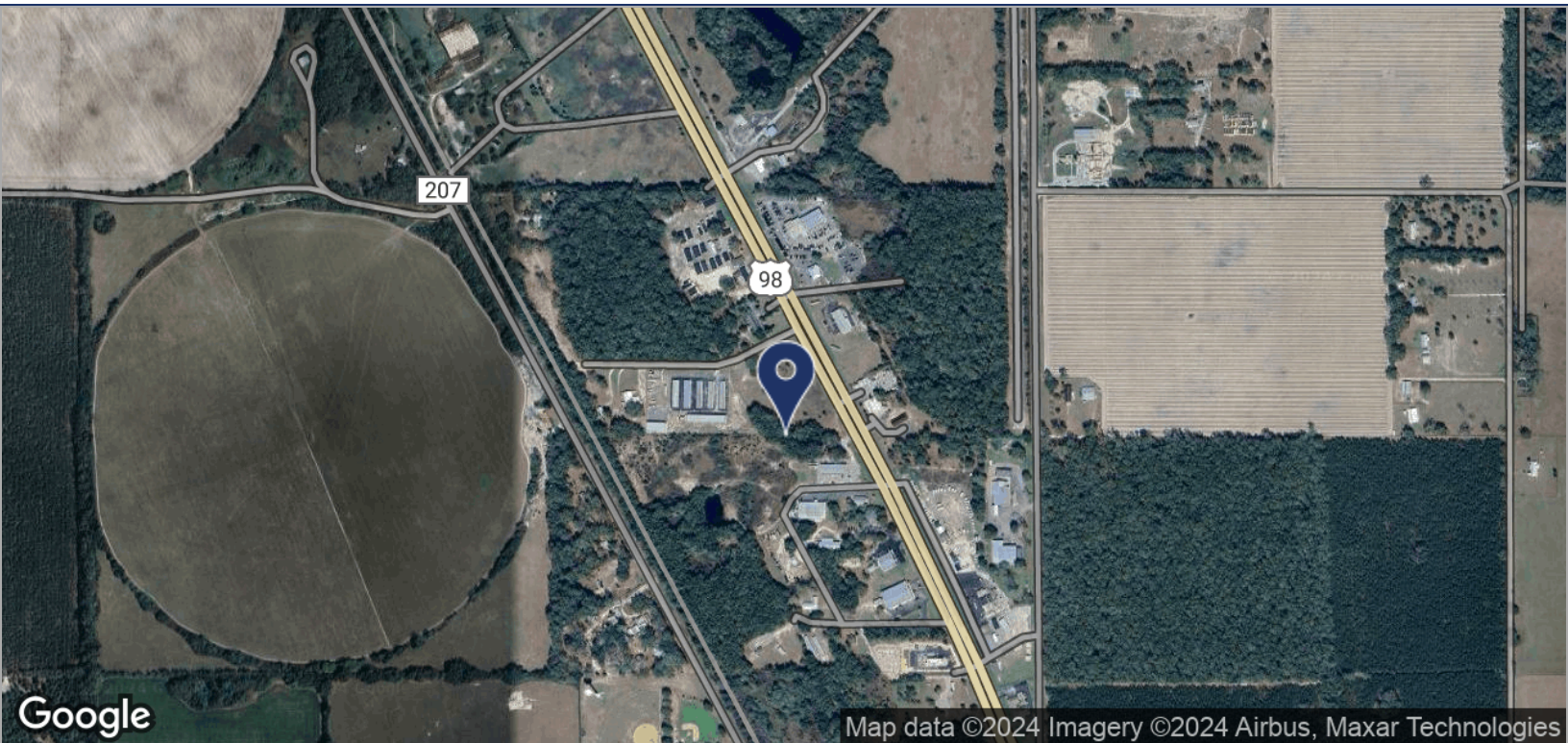




LOCATION MAPS

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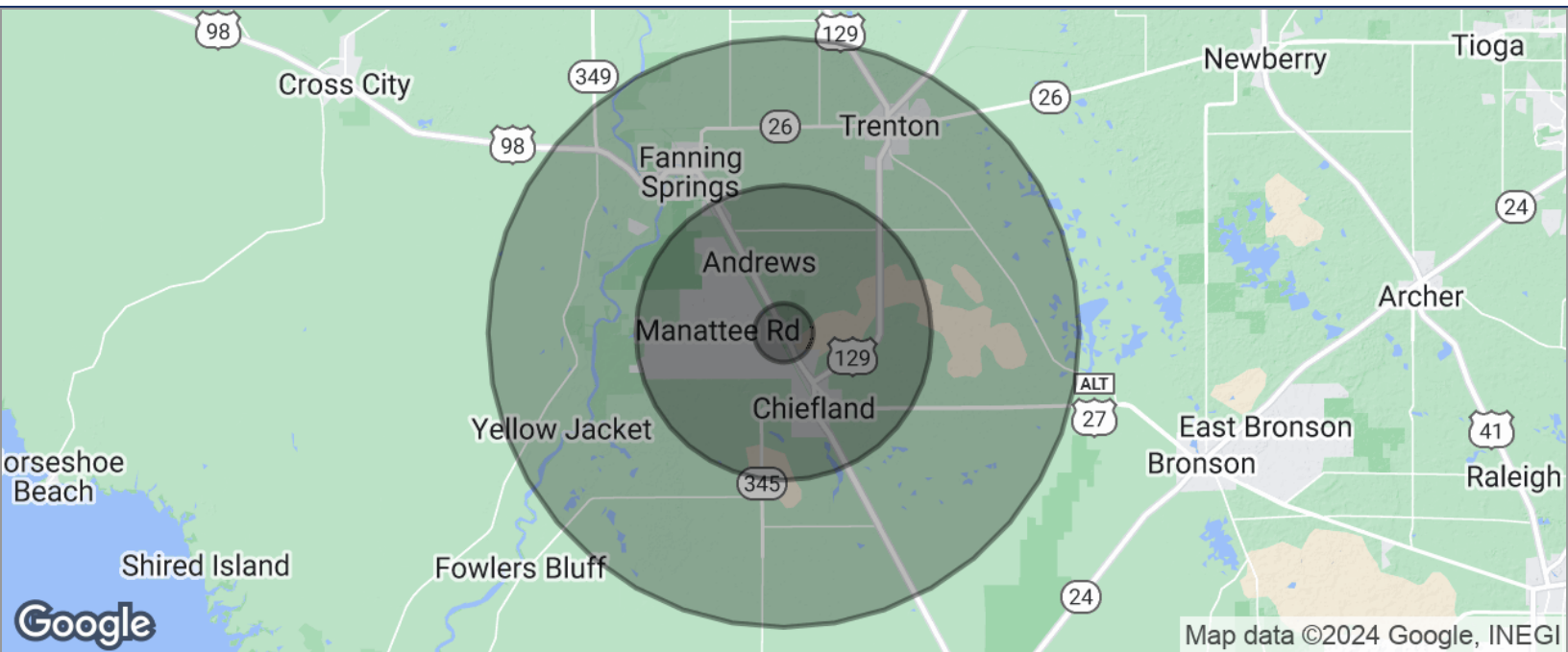


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DEMOGRAPHICS MAP  
**12550 NW HWY 19**  
 CHIEFLAND, FL 32626



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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