

SET OF THREE OFFICE CONDOS IN CHIEFLAND, FLORIDA

13, 17, 19 NORTHEAST 3RD STREET

CHIEFLAND, FL 32626



OFFERING MEMORANDUM

BRENT LINE - COMMERCIAL ASSOCIATE

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BRENT LINE - COMMERCIAL SALES SPECIALIST

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PROPERTY DESCRIPTION

Located at **13, 17 and 19 Northeast 3rd Street in Chiefland, FL**, this prime office building offers an excellent investment opportunity with a set of three office condos available for **\$600,000**. Built in 1974, this single-story property features a total of 4,373 SF of flexible and functional space, divided into three units: **13 Northeast 3rd Street (1,557 SF)**, **17 Northeast 3rd Street (1,012 SF)**, and **19 Northeast 3rd Street (1,804 SF)**. Perfect for investors or business owners, this property provides versatility and potential in a thriving commercial district.

PROPERTY DETAILS

Property Address	13, 17, 19 Northeast 3rd Street
City, State, Zip	Chiefland, FL 32626
Price	\$600,000
Year Built	1974
Market Cap Rate	10%
Property Type	Set of 3 Office Condos / Office Building
Individual Units	13 Northeast 3rd Street: 1,557 SF
	17 Northeast 3rd Street: 1,012 SF
	19 Northeast 3rd Street: 1,804 SF



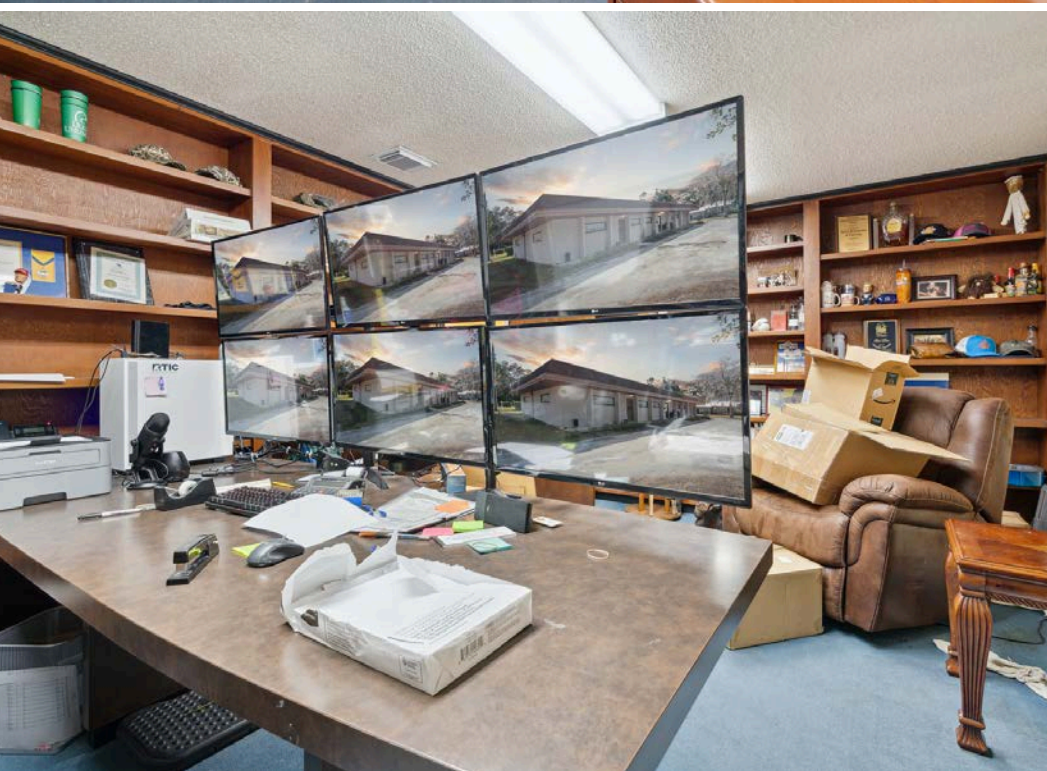


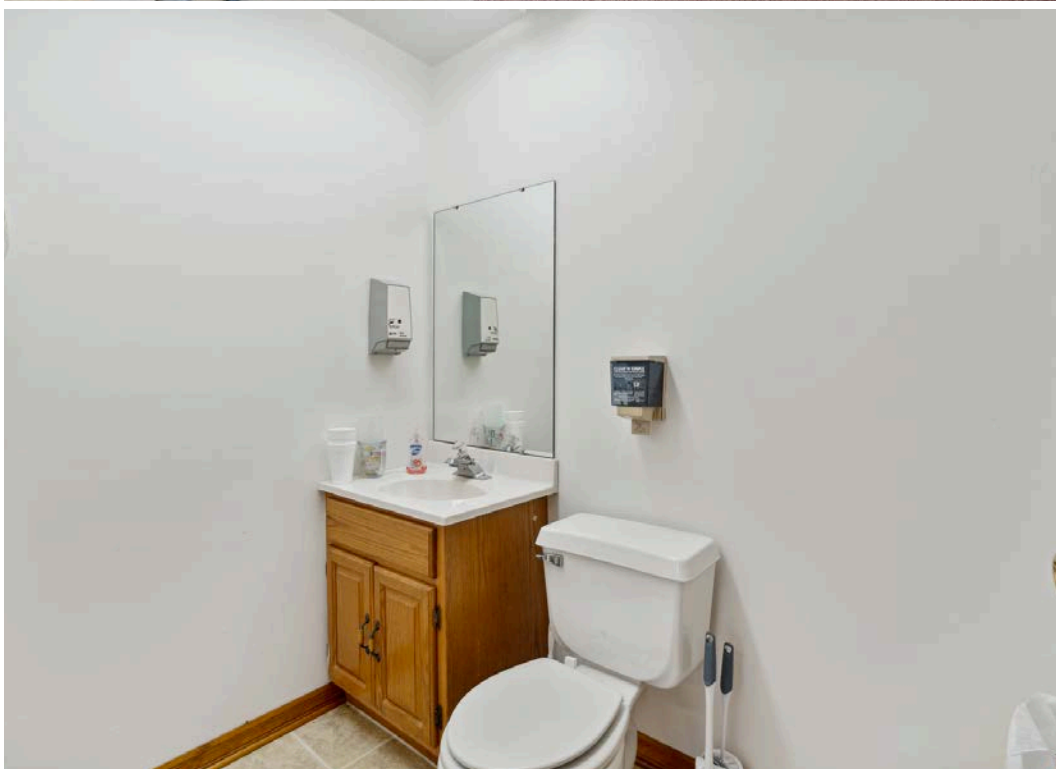




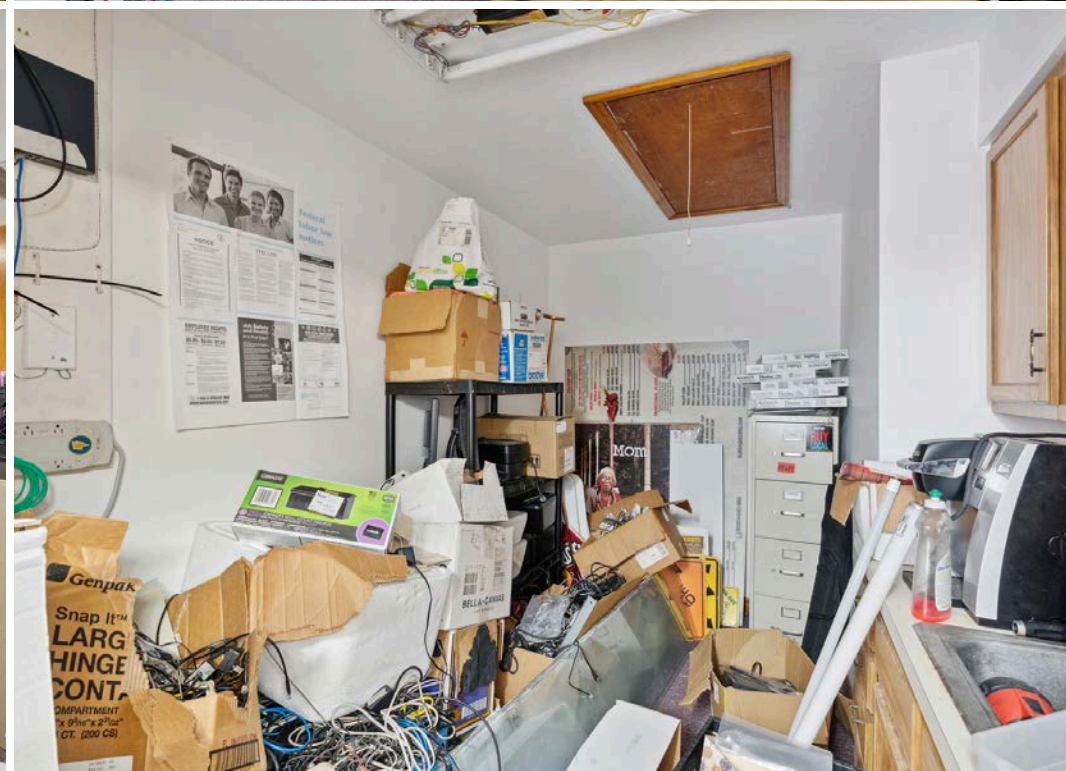


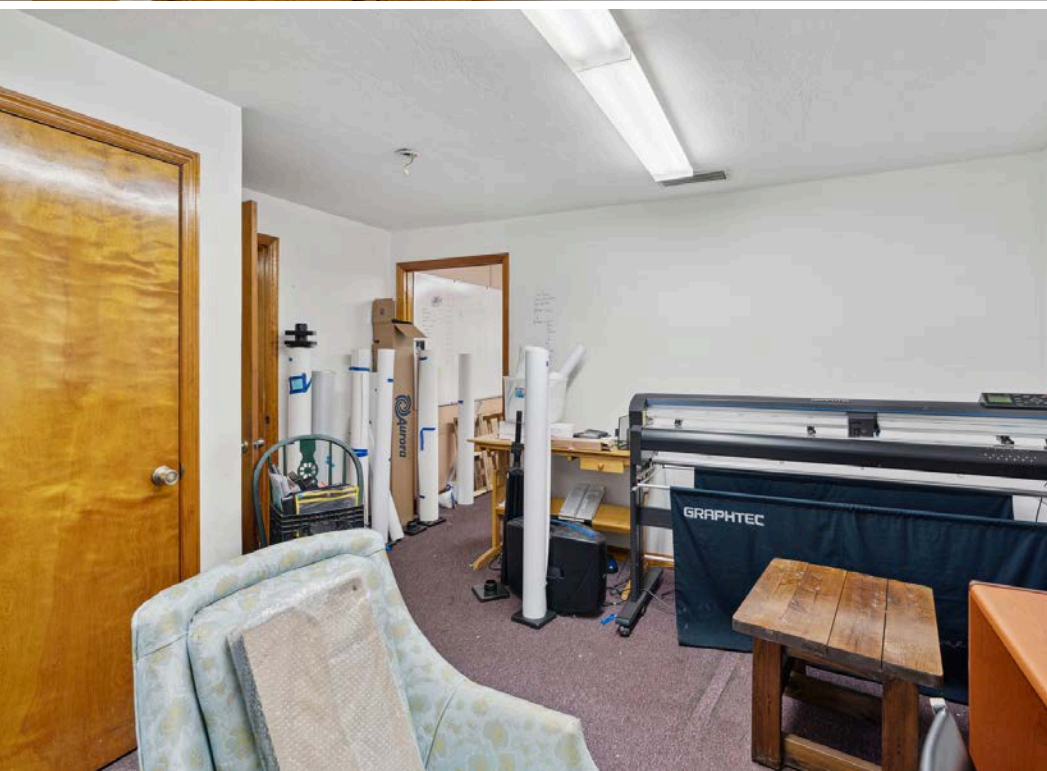














LOCATION OVERVIEW



DEMOGRAPHIC SUMMARY REPORT

RADIUS	1 MILE		3 MILE		5 MILE	
POPULATION						
2029 PROJECTION	2,115		4,681		7,707	
2024 ESTIMATE	1,889		4,164		6,827	
2020 CENSUS	1,852		3,981		6,353	
GROWTH 2024 - 2029	11.96%		12.42%		12.89%	
GROWTH 2020 - 2024	2.00%		4.60%		7.46%	
2024 POPULATION BY HISPANIC ORIGIN	128		242		358	
2024 POPULATION	1,889		4,164		6,827	
WHITE	1,262	66.81%	3,092	74.26%	5,439	79.67%
BLACK	399	21.12%	625	15.01%	720	10.55%
AM. INDIAN & ALASKAN	9	0.48%	18	0.43%	25	0.37%
ASIAN	45	2.38%	67	1.61%	79	1.16%
HAWAIIAN & PACIFIC ISLAND	0	0.00%	0	0.00%	0	0.00%
OTHER	174	9.21%	363	8.72%	563	8.25%
U.S. ARMED FORCES	0		0		0	
HOUSEHOLDS						
2029 PROJECTION	847		1,881		3,170	
2024 ESTIMATE	757		1,675		2,811	
2020 CENSUS	743		1,606		2,615	
GROWTH 2024 - 2029	11.89%		12.30%		12.77%	
GROWTH 2020-2024	1.88%		4.30%		7.50%	
OWNER OCCUPIED	430	56.80%	1,124	67.10%	2,050	72.93%
RENTER OCCUPIED	326	43.06%	552	32.96%	761	27.07%
2024 HOUSEHOLDS BY HH INCOME	755		1,674		2,811	
INCOME: <\$25,000	272	36.03%	574	34.29%	968	34.44%
INCOME: \$25,000 - \$50,000	188	24.90%	399	23.84%	736	26.18%
INCOME: \$50,000 - \$75,000	122	16.16%	282	16.85%	440	15.65%
INCOME: \$75,000 - \$100,000	59	7.81%	184	10.99%	333	11.85%
INCOME: \$100,000 - \$125,000	30	3.97%	71	4.24%	112	3.98%
INCOME: \$125,000 - \$150,000	21	2.78%	68	4.06%	110	3.91%
INCOME: \$150,000 - \$200,000	19	2.52%	37	2.21%	51	1.81%
INCOME: \$200,000+	44	5.83%	59	3.52%	61	2.17%
2024 AVG HOUSEHOLD INCOME	\$61,282		\$59,169		\$54,954	
2024 MED HOUSEHOLD INCOME	\$36,439		\$41,589		\$40,012	

CHIEFLAND, FLORIDA

Chiefland is a very unique southern community located in North Central Florida. Community standards are set high in this family oriented society. Men, women and children have a variety of activities available to them. They can balance responsibilities of work, home and school with their choice of recreation, civic, religious, social and shopping opportunities.



POPULATION
2,016



MEDIAN HOME VALUE
\$137,900



MEDIAN RENT
\$849



MEDIAN HH INCOME
\$38,536



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