

Chiefland Commercial Land

3.8± Acres Vacant Commercial Land

SWC US 19 & NW 147th Place, Chiefland, FL 32626

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA
PROPERTIES
GROUP

COMMERCIAL DIVISION



For Sale

- 3.8± acres commercial land—5 parcels
- 250' Frontage on US Hwy 19
- Excellent visibility & exposure to highway traffic
- Turning lanes & median cut on 19 for easy access
- Traffic Count: 13,332 AADT
- Sale Price: \$295,000



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Teamwork | Integrity | Passion | Excellence

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AREA DEMOGRAPHICS (10 MILE RADIUS)

DEMOGRAPHIC

14650-14664 US-19 S, Chiefland, Florida, 32626

Ring of 10 miles

KEY FACTS

22,664

Population

45.5

Median Age



8,823

Households

\$35,969

Median Disposable Income

EDUCATION

12%

No High School Diploma



29%

Some College



15%

Bachelor's/Grad/Prof Degree

INCOME



\$40,262

Median Household Income



\$24,763

Per Capita Income



\$112,996

Median Net Worth

ANNUAL HOUSEHOLD SPENDING



\$1,222

Apparel & Services



\$137

Computers & Hardware



\$2,192

Eating Out



\$4,337

Groceries



\$5,119

Health Care

BUSINES!



840

Total Businesses



6,319

Total Employees

EMPLOYMENT



50%

White Collar



35%

Blue Collar

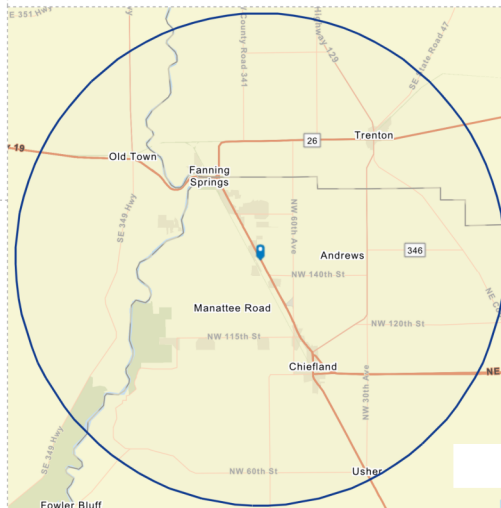


15%

Services

4.6%

Unemployment Rate



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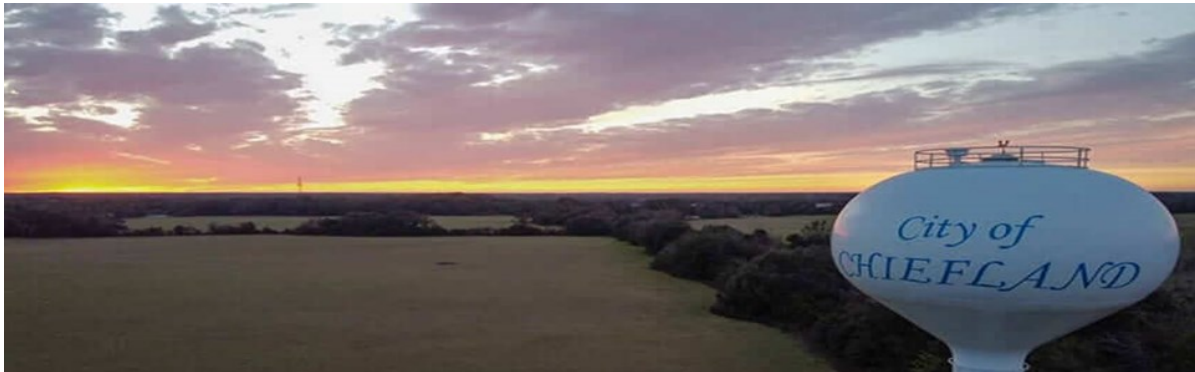
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The City of Chiefland
The Gem of the Suwannee Valley



This 3.8 acres of vacant commercial land is located in Northwest Levy County in Beautiful City of Chiefland, Florida. Head north on US-19 just before 147th place and just a mile south of the College of Central Florida.

The Chamber of Commerce in *Chiefland* boasts that as “The ‘Gem of the Suwannee Valley,’ Chiefland offers many different facets of quality living that make it one of the best places to live in Florida. Southern hospitality still prevails in Chiefland as well. The city’s kind and gentle spirit is rooted in the strong participation in a wide variety of churches by many of its citizens. The city is enjoying an unprecedented economic boom. The success of several major chain stores has helped to make Chiefland the commercial hub of the Tri-County area as businesses offering all manner of services have sprung up along the U.S. Highway 19 corridor.”



This location is ideal for many commercial uses including retail sales or repairs, religious facility or storage facility. There is only 32% of Levy County zoned commercial, get your piece before it is gone.