

# FOR SALE



## CONVENIENCE STORE W/GAS 160 S STATE ROAD 415, OSTEEN, FL 32764



**See Page 3, Showing:**  
**HALIFAX CROSSINGS-Proposed Development**  
220 ac +/- Development,  
22 ac +/- Commercial – the balance, residential  
Immediate West Side of Subject property

Traffic Signal – possible  
Enterprise Osteen Rd & SR 415



Likely Forthcoming Traffic Signal in support of the implementation of the Mixed Unit Development, Halifax Crossings. Timing for installation – unknown.

### PROPERTY HIGHLIGHTS

- **Retail Store Building Size:** 3,450 SF +/-
- **6 Fuel Dispensing Stations Canopy Cover:** 2,064 SF
- **Land Size:** 1.61 acres **Zoning:** OCV **FLU:** LPA
- **Underutilized Land Area:** .98 ac +/-
- **Municipality:** Volusia County
- **Frontage SR 415 S:** 188 Linear Foot +/-
- **Frontage Osteen Enterprise Rd:** 569 Linear FT +/-
- **Avg Daily Traffic Count SR 415:** 18,028
- **Close to:** SR 46, Lake Mary Blvd Ext, SR 417, Orlando Sanford Intl Airport, Boombah Sports Complex
- **Purchase Price:** \$1.999 Million **Cost PSF:** \$579



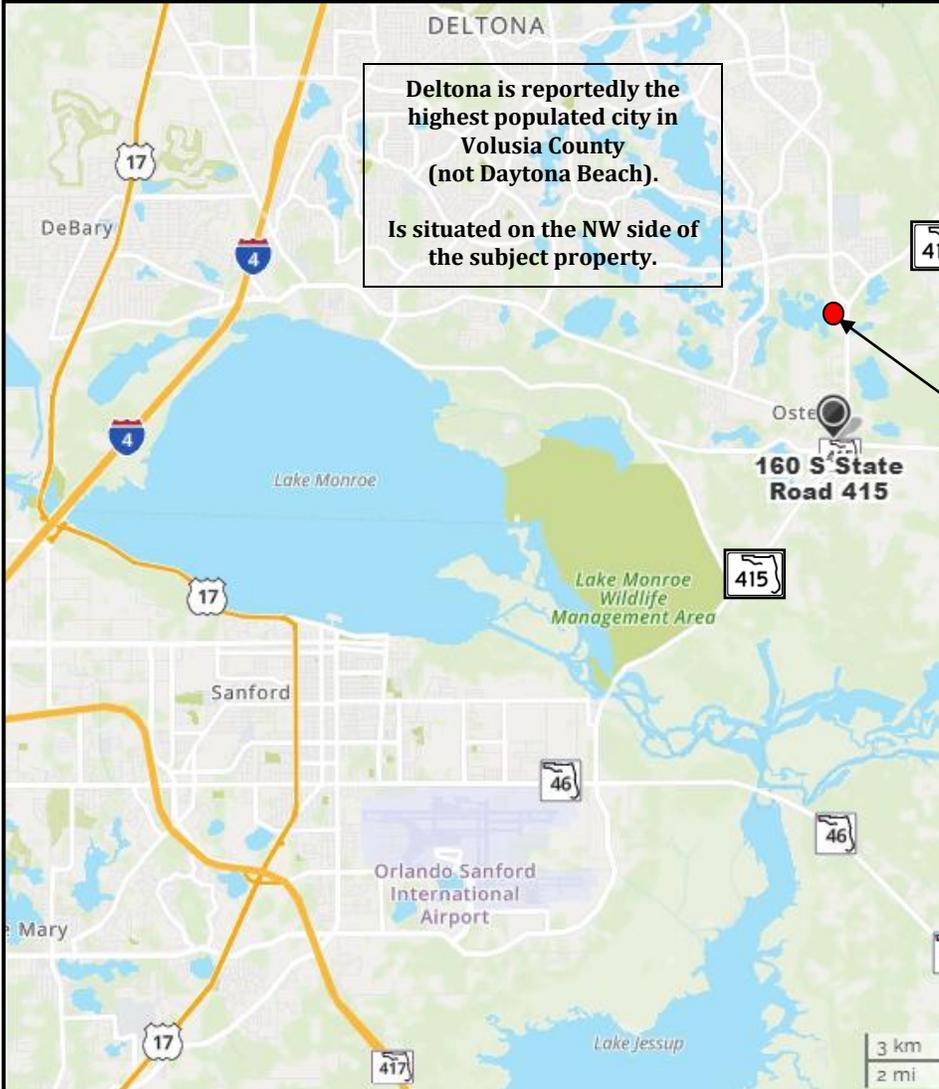
**Scott Garrett**  
BOSS Commercial Real Estate  
Licensed Commercial Real Estate Broker  
Cell: 407-733-8159  
Fax: 321-549-6269  
Scott@BossCRE.com  
www.BossCRE.com

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

# FOR SALE

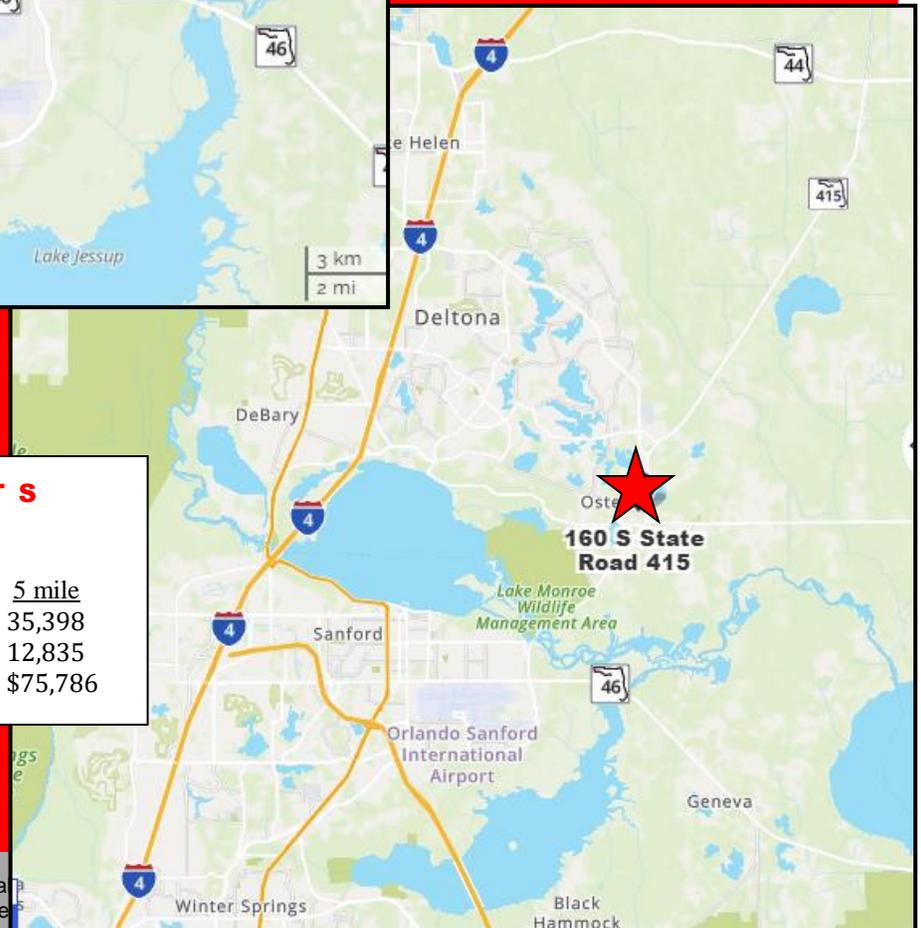


## MAP OVERVIEW



### TRAFFIC COUNTS

SR 415 & Leonardy Ave	18,028		
	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	1,233	9,425	35,398
Households:	501	3,389	12,835
Avg Income:	\$93,369	\$78,297	\$75,786



This information is from sources we deem reliable. It is not guaranteed, and is subject to change in rates, or conditions. No representation is made by BOSS Commercial Real Estate.

# FOR SALE

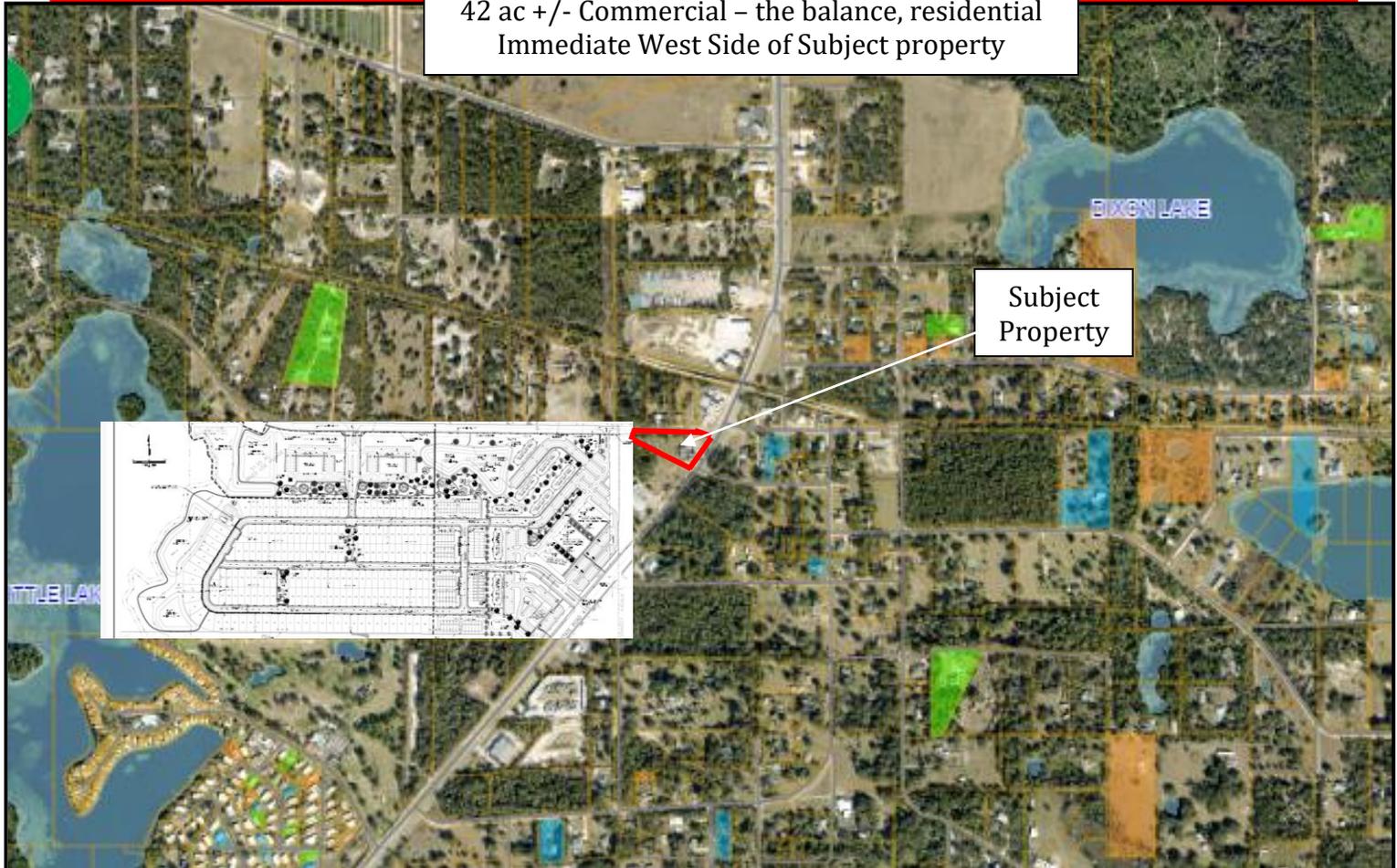


## SITE PLAN

**HALIFAX CROSSINGS** *(area not fully depicted below)*

220 ac +/- Development – Proposed

42 ac +/- Commercial – the balance, residential  
Immediate West Side of Subject property



## CONTACT

Scott Garrett  
Cell: 407.733.8159  
Scott@BossCRE.com  
www.BossCRE.com

Boss Commerical Real Estate, LLC  
Licensed Real Estate Brokers

2211 Saxon Dr  
New Smyrna Beach, FL 32169  
Tel: 407-733-8159  
Fax: 321-549-6269

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

# FOR SALE



## AERIAL OVERVIEW

Blue Outlined  
Underutilized Land Area:  
.98 acres +/-

Traffic Signal - likely, forthcoming  
Enterprise Osteen Rd & SR 415

Curb Cut Access  
Enterprise Osteen Rd



**DOLLAR GENERAL**

3,450 sf Store

Underground Septic  
System Drain Field  
Relocation Needed for  
further site  
development

Curb Cut Access  
N State Road 415

### CONTACT

Scott Garrett  
Cell: 407.733.8159  
Scott@BossCRE.com  
www.BossCRE.com

Boss Commercial Real Estate, LLC  
Licensed Real Estate Brokers

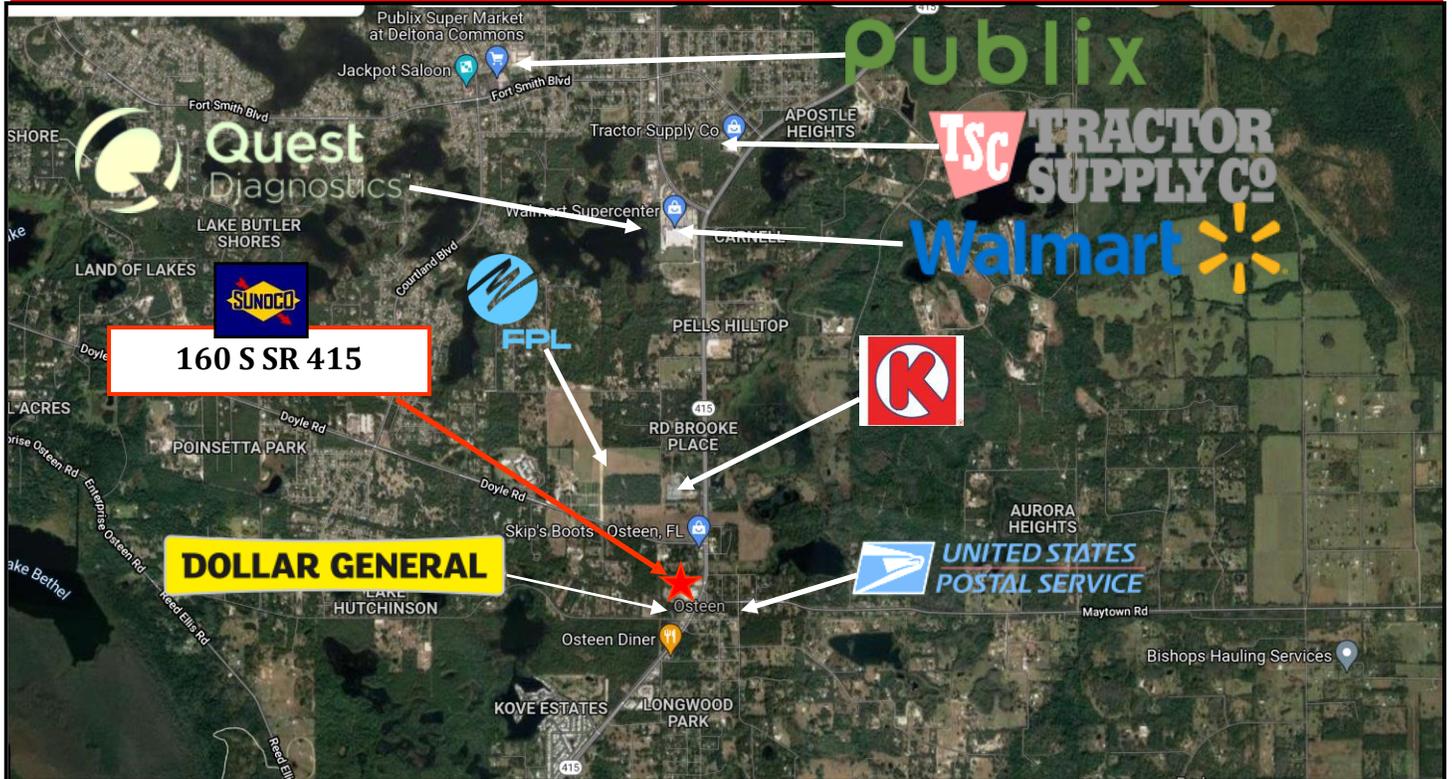
2211 Saxon Dr  
New Smyrna Beach, FL 32169  
Tel: 407-733-8159  
Fax: 321-549-6269

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

# FOR SALE



## Retail Aerial Overview



### CONTACT

Scott Garrett  
Cell: 407.733.8159  
Scott@BossCRE.com  
www.BossCRE.com

Boss Commercial Real Estate, LLC  
Licensed Real Estate Brokers

2211 Saxon Dr  
New Smyrna Beach, FL 32169  
Tel: 407-733-8159  
Fax: 321-549-6269

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.