

# FOR LEASE



## 6/10 AC N PORTION, VACANT LAND RETAIL CENTER

261 S SR 415, OSTEEN, FL, 32764



AVAILABLE 6/10 +/- ACRE LAND

17,725 Vehicle Traffic Count Per Day

### PROPERTY HIGHLIGHTS

- **Land Size:** .60 acres +/- **Zoning:** OCV **FLU:** LPA
- **Easy Access:** Bordered by SR 415 on the West & Leonardy Ave on East, Middle Turn Lane, Left In S Bound
- **Frontage SR 415:** 217 Linear Foot (2/3 x length of football field)
- **Close to:** Popular Osteen Diner, SR 46 (Publix, Wawa, RaceTrac, 7-11 ++), Lake Mary Blvd Ext, SR 417, Orlando Sanford Intl Airport, Boombah Sports Complex
- **East side of the largest city in Volusia County, Deltona & a short 2 miles south of a Super Walmart ++**
- **Existing Metal Sided Building – On Property-Ask Broker**
- **Turn Over Condition:** As Is
- **Mo Land Lease Price:** \$3,000 NNN, plus sales tax

**Scott Garrett**

BOSS Commercial Real Estate  
Licensed Commercial Real Estate Broker

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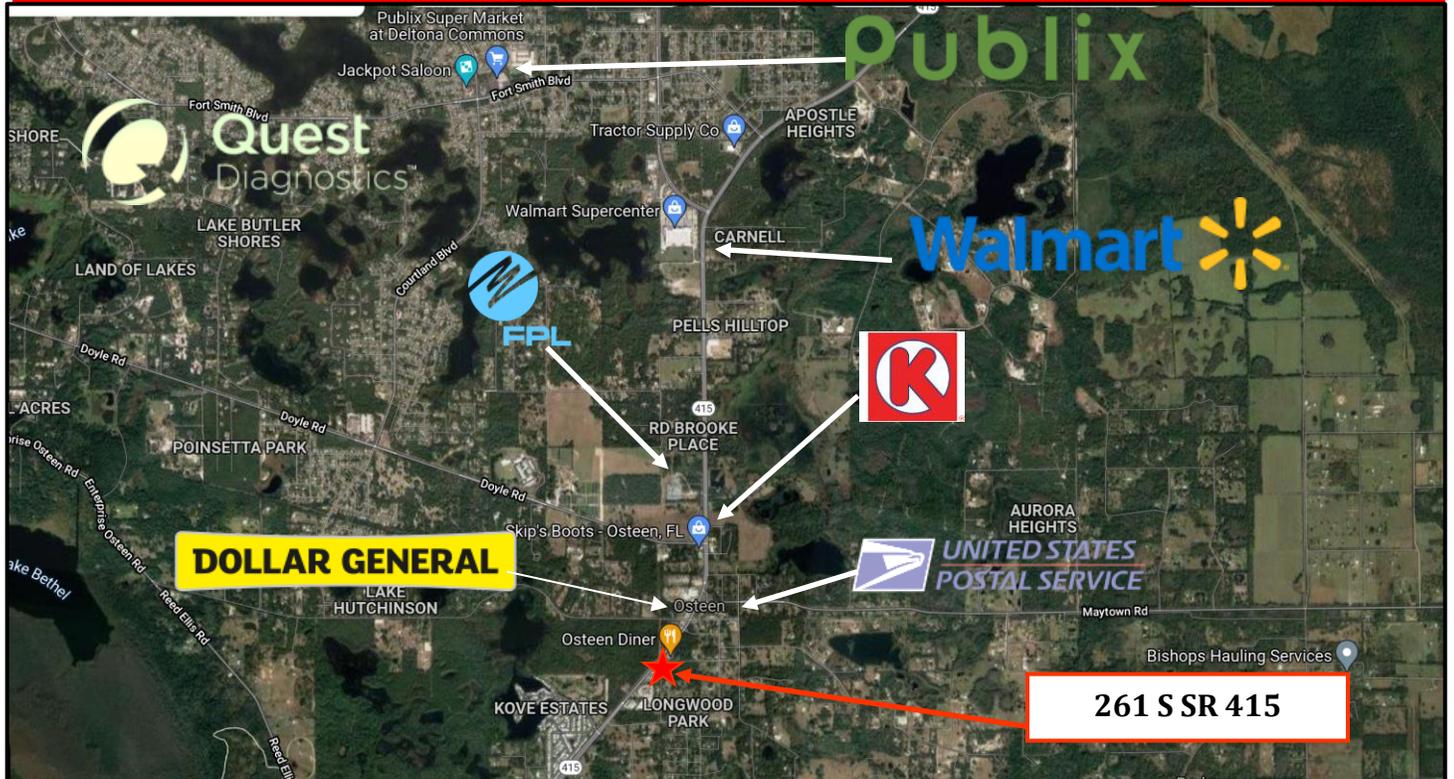
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## AERIAL OVERVIEW RETAIL CORRIDOR



**AVAILABLE**  
6/10 acre +/-



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## AERIAL OVERVIEW – AVAILABLE LAND

### TRAFFIC COUNTS

SR 415 & Leonardy Ave	17,725		
	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	1,446	9,439	36,003
Households:	569	3,319	13,605
Avg Income:	\$106,096	\$97,352	\$91,894



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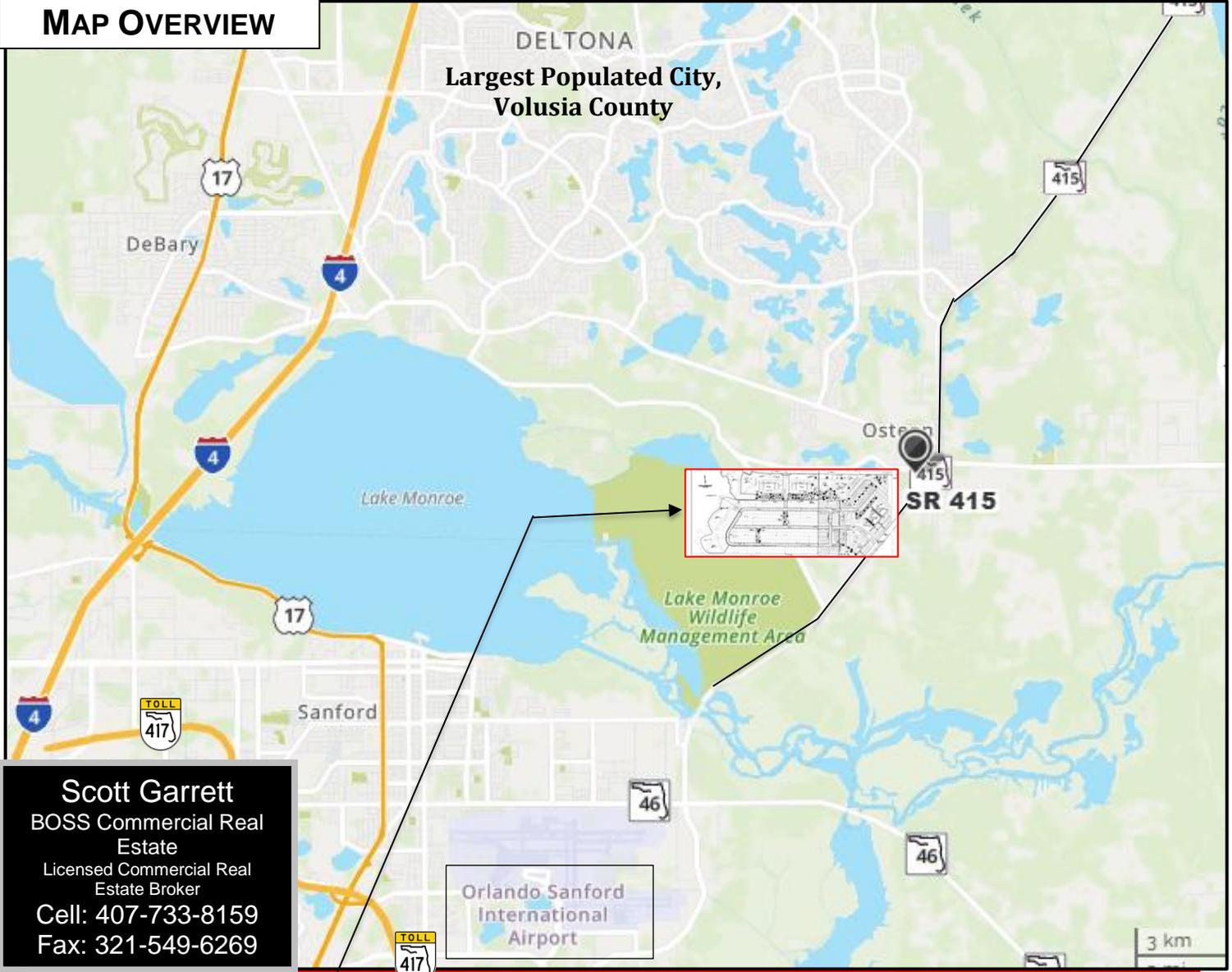
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## MAP OVERVIEW DELTONA, SANFORD – LAKE MARY

### MAP OVERVIEW



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**SITE PLAN**  
**HALIFAX CROSSINGS** *(area not fully depicted above)*  
220 ac +/- Development – *Proposed*  
42 ac +/- Commercial – the balance, residential  
Just Northwest of Subject property

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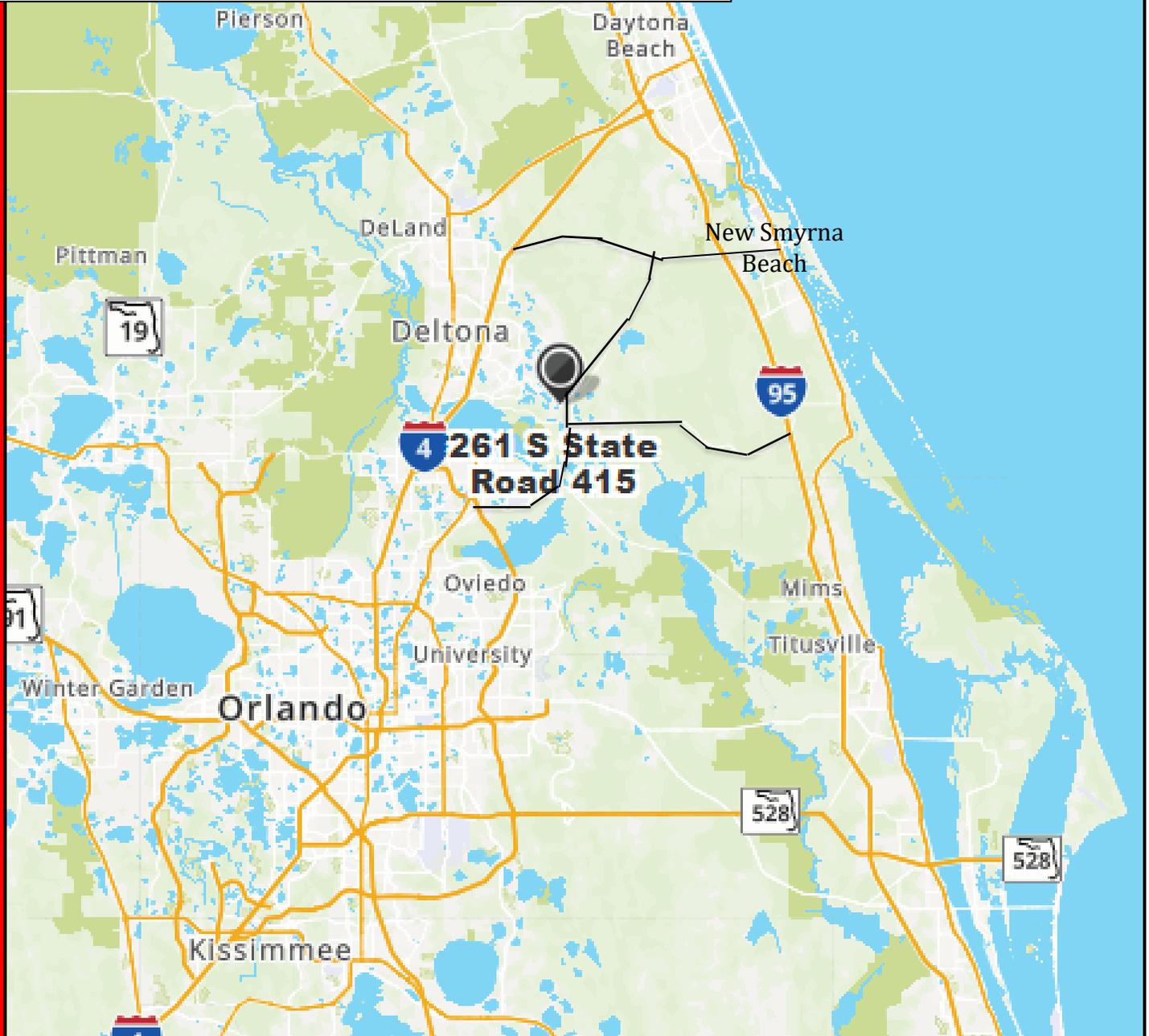
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## MAP OVERVIEW METRO ORLANDO – VOLUSIA COUNTY



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## ZONING – PERMITTED USES

### OSTEEN COMMERCIAL VILLAGE CLASSIFICATION (OCV)

*Purpose and intent:* The purpose of the OCV Classification is to facilitate a mixed use, neo-traditional, development pattern featuring various commercial (office, retail, etc.) and residential uses, in accordance with the Osteen Local Plan.

*Permitted principal uses and structures:* In the OCV Classification, no premises shall be used except for the following uses and their customary accessory uses or structures:

Art, dance, modeling and music schools (refer to subsection [72-1311\(e\)](#)).

Auditoriums, lecture halls or conference rooms accessory to the principal use.

Bakeries, retail (including preparation of products for sale on the premises) (refer to subsection [72-1311\(e\)](#)).

Barber and beauty shops (refer to subsection [72-1311\(e\)](#)).

Bars and liquor stores (refer to subsection [72-1311\(e\)](#)).

Book and stationery stores (refer to subsection [72-1311\(e\)](#)).

Communication towers not exceeding 70 feet in height above ground level.

Contractor's shop, storage and equipment yard.

Convenience stores with or without fuel dispensers. No more than eight vehicular service positions per fuel dispenser island. Maximum of four fuel dispenser islands (refer to subsection [72-1311\(e\)](#)).

Day care centers (refer to subsection [72-293\(12\)](#)).

Employment agencies (refer to subsection [72-1311\(e\)](#)).

Essential utility services.

Exempt excavations (refer to subsection [72-293\(13\)](#)) or those which comply with division 8 of the LDC of Volusia County [article III, herein] or FSP review procedures of this article.

Exempt landfills (refer to subsection [72-293\(24\)](#)).

Financial institutions (refer to subsection [72-1311\(e\)](#)).

Fire stations.

General offices (refer to subsection [72-1311\(e\)](#)).

Health clubs or spas (refer to subsection [72-1311\(e\)](#)).

Home-based business (refer to [section 72-283](#)).

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## CONTINUED: PERMITTED USES

Hospitals.

Houses of worship.

Hotels/motels.

Laundry and dry-cleaning establishments (refer to subsection [72-1311\(e\)](#)).

Medical and dental clinics.

Multifamily dwelling.

Museums.

Parks and recreation areas accessory to residential developments.

Pharmacies (refer to subsection [72-1311\(e\)](#)).

Printing, publishing and engraving.

Public schools.

Publicly owned or regulated water supply wells.

Publicly owned parks and recreational areas.

Restaurants, types A and B (refer to subsection [72-1311\(e\)](#)), without drive-throughs.

Retail sales and services less than or equal to 15,000 sq. ft. per structure (refer to subsection [72-1311\(e\)](#)).

Retail specialty shops less than or equal to 15,000 sq. ft. per structure (refer to subsection [72-1311\(e\)](#)).

Tailors (refer to subsection [72-1311\(e\)](#)).

Theaters (refer to subsection [72-1311\(e\)](#)).

Travel agencies (refer to subsection [72-1311\(e\)](#)).

Veterinary clinics.

Wholesale-retail nursery.

*Permitted special exceptions requiring Planning and Land Development Regulation Commission (PLDRC) approval: Additional regulations/requirements governing permitted special exceptions are located in [sections 72-293](#) and [72-415](#) of this article.*

Automobile service stations, types A, B and C (refer to subsection [72-1311\(e\)](#)).

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## CONTINUED: PERMITTED USES

Nightclubs (refer to subsection [72-1311\(e\)](#)).

Nursing homes, Boarding houses approved and licensed by the appropriate state agency (refer to subsection [72-293\(20\)](#)).

Private clubs (refer to subsection [72-1311\(e\)](#)).

Public uses not listed as a permitted principal use.

Public utility uses and structures (refer to subsection [72-293\(36\)](#)).

Restaurants, types A and B (refer to subsection [72-1311\(e\)](#)), with drive-throughs.

Retail sales and services greater than 15,000 sq. ft. per structure (refer to subsection [72-1311\(e\)](#)).

Retail specialty shops greater than 15,000 sq. ft. per structure (refer to subsection [72-1311\(e\)](#)).

Schools, parochial or private (refer to subsection [72-293\(7\)](#)).

*Permitted special exceptions requiring county council approval:*

[Reserved].

*Residential density:*

Maximum: 12 du/1 ac.

Minimum: 8 du/1 ac.

*Floor area ratio:*

Maximum: 0.5 FAR.

Minimum: 0.25 FAR.

*Minimum lot size:*

10,000 square feet area.

*Building height:*

Maximum: 45 feet.

Minimum: 2 stories\*.

\*Phased development plans may allow single story with future addition of upper levels, or when 2nd story is achieved via architectural treatments. Said architectural treatment shall be provided on all sides of the building in order to provide a second story appearance on all exterior façades.

*Other regulations:* See article IV, division 2 for additional development regulations.

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