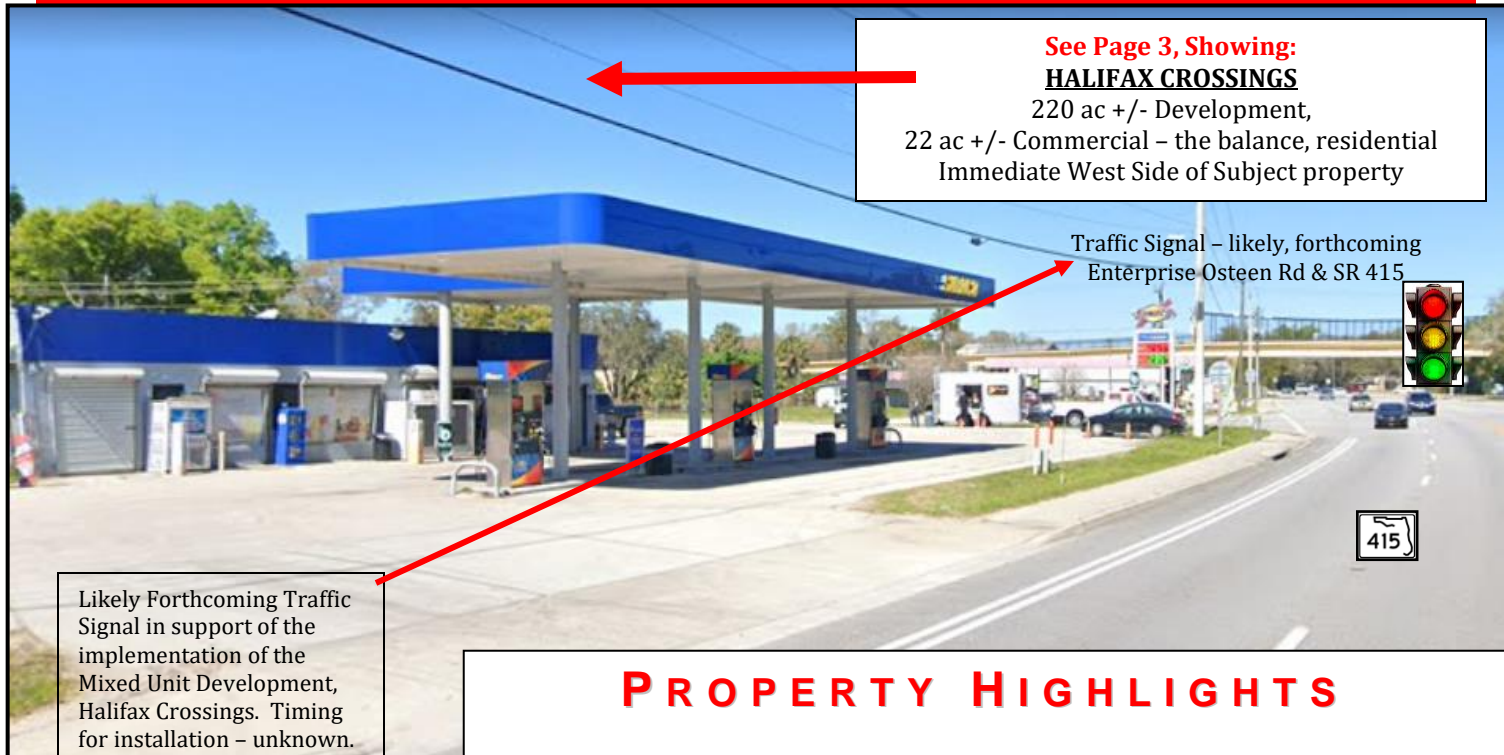


FOR SALE



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



See Page 3, Showing:

HALIFAX CROSSINGS

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

Traffic Signal – likely, forthcoming
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

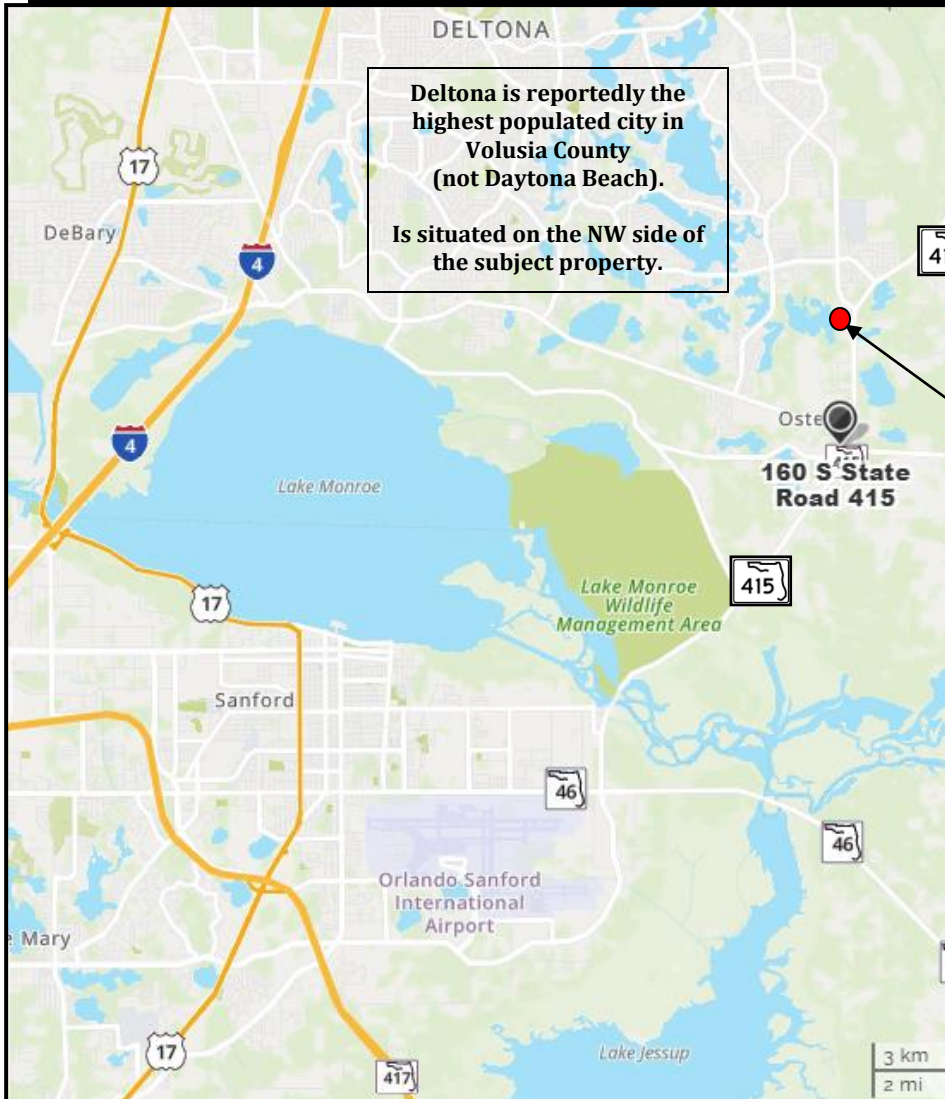
www.BossCRE.com

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FOR SALE



MAP OVERVIEW



Deltona is reportedly the highest populated city in Volusia County (not Daytona Beach).

Is situated on the NW side of the subject property.

160 S State Road 415

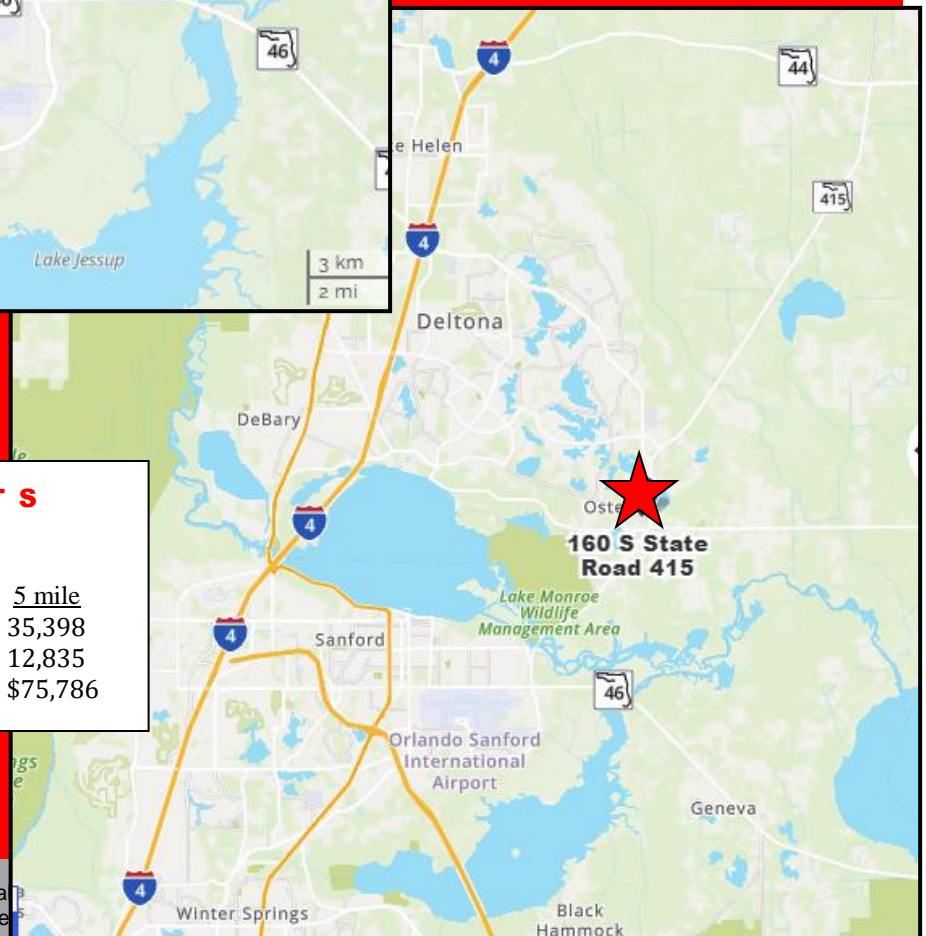
Walmart

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

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SITE PLAN

HALIFAX CROSSINGS *(area not fully depicted below)*

220 ac +/- Development,
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

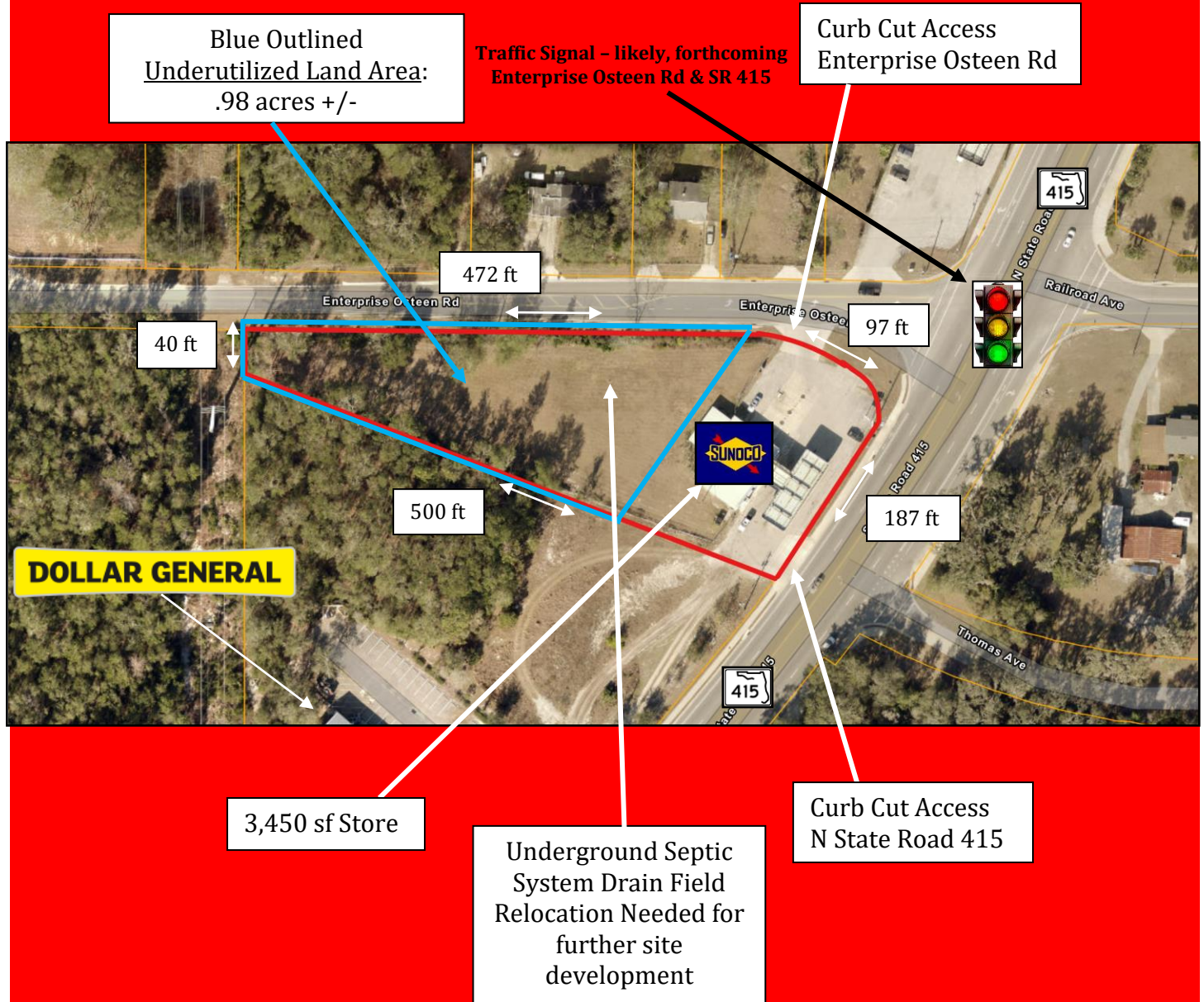
2211 Saxon Dr
New Smyrna Beach, FL 32169
Tel: 407-733-8159
Fax: 321-549-6269

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AERIAL OVERVIEW



CONTACT

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

Boss Commerical Real Estate, LLC
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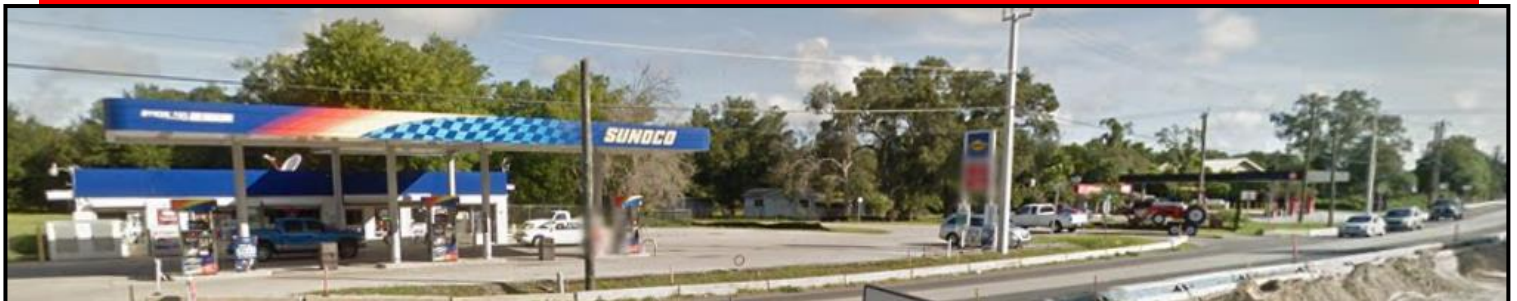
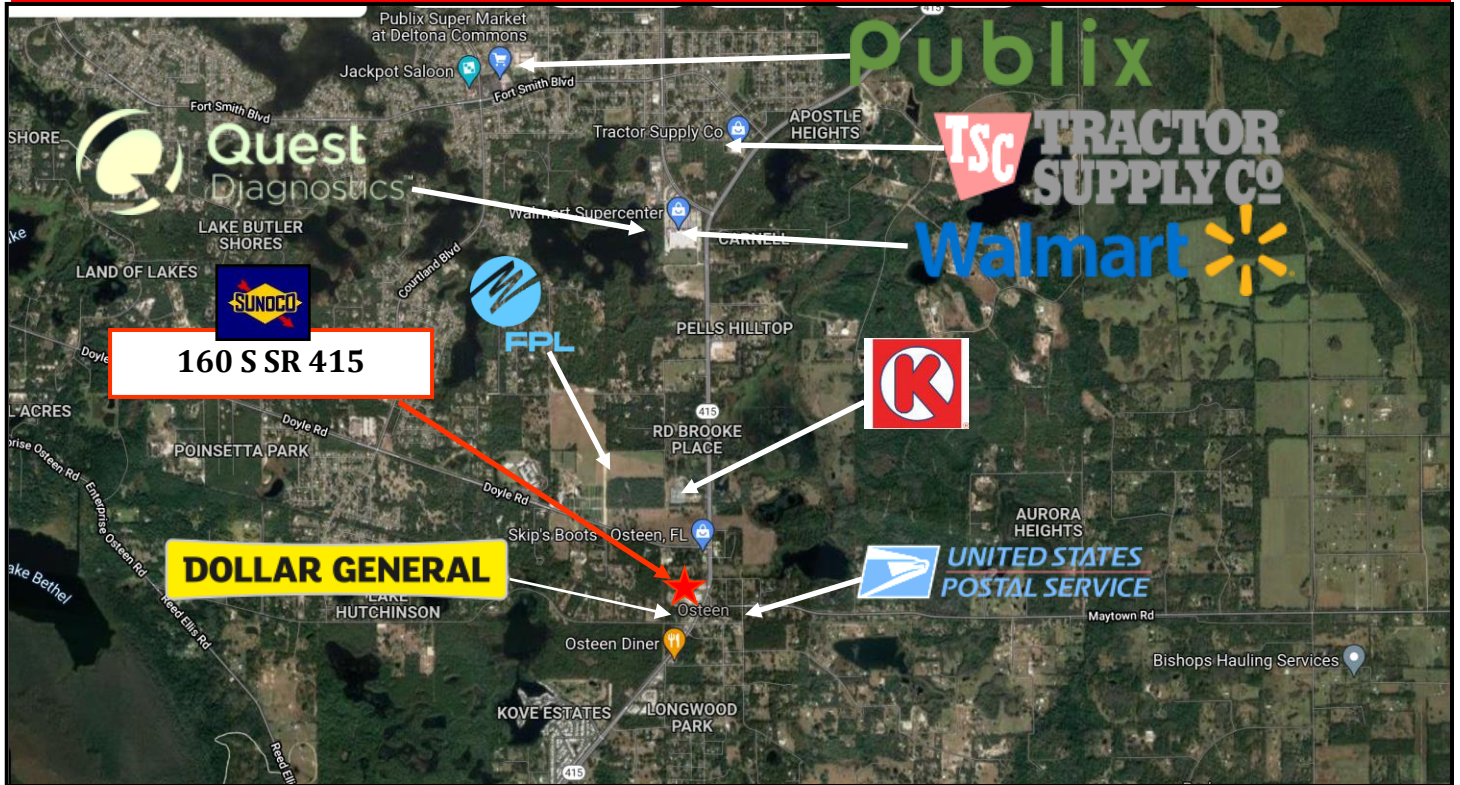
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Retail Aerial Overview



CONTACT

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