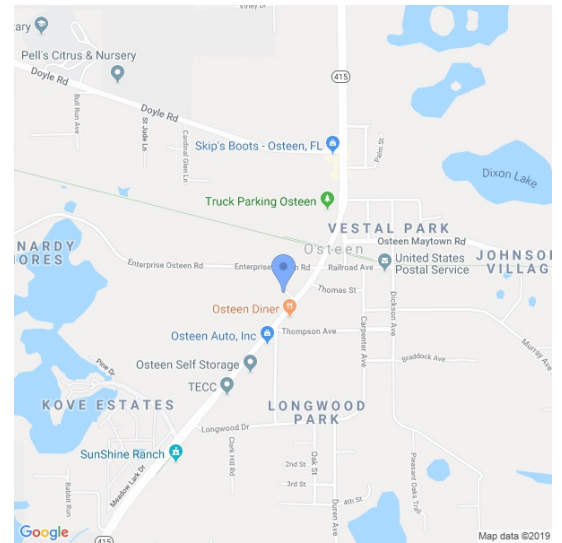


180 S SR 415

180 STATE ROUTE 415, OSTEEN, FLORIDA 32764



COMMERCIAL • RETAIL • FOR SALE



SALE PRICE **\$1,739,655**
SALE TYPE **INVESTMENT**
ZONING **OCV: OSTEEN COMMERCIAL VILLAGE (VOLUSIA COUNTY)**
BLDG TYPE **SINGLE-TENANT**
CLASS **B**
STATUS **EXISTING**
YEAR BUILT **2008**

STORIES **1**
CAP RATE **7.25%**
ANNUAL TAXES **\$16,087.41**
TOTAL AVAIL **9,146 SQFT**
LAND AREA **4.03 ACRES**
MARKET **DELTONA/DAYTONA BEACH**
SUB-MARKET **DELTONA**
PARCEL# **32191806120010**

This property is located in East Central Florida between Orlando and Daytona Beach and is highly visible from SR 415 in close proximity to Sunoco, Texaco, the United States Post Office and Osteen's Auto and Self Storage. This site includes a net leased Dollar General store on 2.28-acres and an additional 1.75-acre vacant commercial outparcel. The current lease has recently been extended throughout 2025, followed by three 5 year options.

Dollar General Corp. is one of the largest and most creditworthy retailers in America with \$25.6 billion annual sales, 15,370 stores as of 2/19 and strong credit history.



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