



SELF STORAGE ADVISORS

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DEVELOPMENT OPPORTUNITY

Development Site

366 S. Congress Avenue
West Palm Beach, FL 33406

Josh Koerner & Frost Weaver
Weaver Realty Group, Inc.

4114 Sunbeam Rd, Building 300
Jacksonville, FL 32257
904-265-2003
jkoerner@weaver-realty.com



Offering Price: \$2,300,000



INVESTMENT HIGHLIGHTS

- Prime development location within the West Palm Beach-FL (MSA) with dense residential housing
- High visibility from Australian/Congress Avenue, a major north/south corridor
- Strong demographics with a population of over 121,000 people and an average income of \$67,000 per year within a 3-mile radius
- Traffic count of 35,000 cars per day on South Congress Avenue
- Recent study shows strong demand for climate-controlled buildings

PROPERTY DETAILS

- Located directly across from Trump International Golf Club
- The configuration will two (2) 4-story buildings totaling 97,032 GSF
- 1.309 Acres

