



SELF STORAGE ADVISORS

SELF STORAGE DEVELOPMENT OPPORTUNITY

15149 McGregor Blvd.
Ft. Myers, FL 33908

Josh Koerner & Frost Weaver
Weaver Realty Group, Inc.
904-591-0140
jkoerner@weaver-realty.com



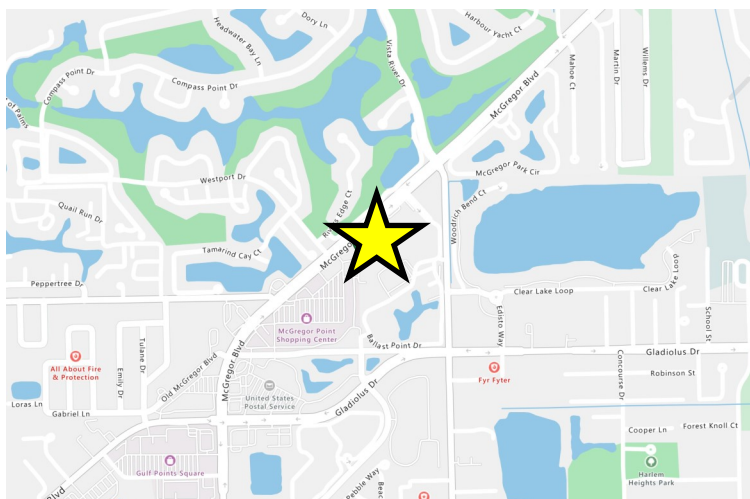
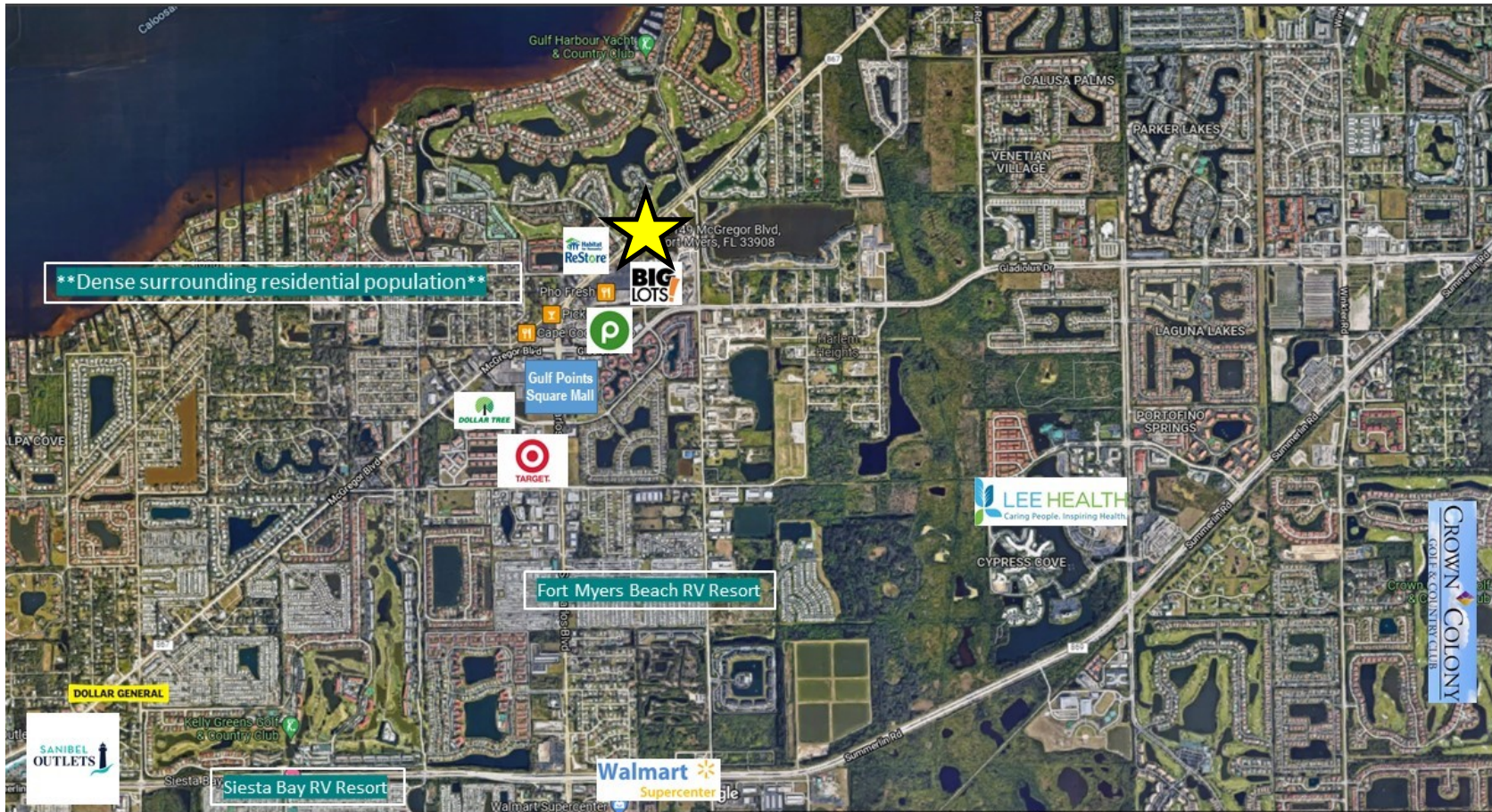
Offering Price: \$4,500,000

INVESTMENT HIGHLIGHTS

- 2.06 acre development opportunity on McGregor Blvd in Fort Myers' market with proximity to Cape Coral, Sanibel and Captiva Islands
- Proposed 3 story, 97,500 GRSF self-storage building
- Proximity to Gulf Points Square Mall, Sanibel Outlet Mall, and Publix shopping center
- Lack of developable land in the submarket
- 8% population growth year over year
- Traffic count of 25,000 cars per day
- No entitlement risk, buyer can go straight to construction drawings



*Note: rendering is conceptual and the buyer may design whatever they choose



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