



SELF STORAGE ADVISORS

## FULLY ENTITLED SELF STORAGE CONVERSION OPPORTUNITY

4204 Okeechobee Road  
Fort Pierce, FL 34947

Josh Koerner & Frost Weaver  
Weaver Realty Group, Inc.

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Offering Price: \$7,500,000

### INVESTMENT HIGHLIGHTS

- Fully entitled 141,894+/- GRSF self storage conversion opportunity in Fort Pierce, FL
- 100% climate-controlled building
- Proximity to Interstate 95 and Florida's Turnpike Interchanges
- Excellent visibility on Okeechobee Road with a traffic count of 30,000+/- cars per day
- Positioned on a major thoroughfare with close area amenities and Indian River College
- Strong demographics with a 5-mile population of over 75,000 and an Average Household Income of over \$50,000
- Population growth by over 13% in Fort Pierce since 2010
- In-place demand: Attached to the Renaissance Business Park, a 360,154 SF complex
- Building has been meticulously maintained by owner
- Fully sprinklered
- Fully warrantied roof
- Fully warrantied chiller system
- Fully lit for storage





