

Self Storage Development Opportunity



SELF STORAGE ADVISORS

15149 McGregor Blvd.
Fort Myers, FL 33908

LIST PRICE: \$4,676,676

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, 101,328 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
- Sale contingent upon site plan approval

PROPERTY DETAILS

Gross SF: 101,328
Acreage: 2.06

Presented by:

JOSH KOERNER & FROST WEAVER

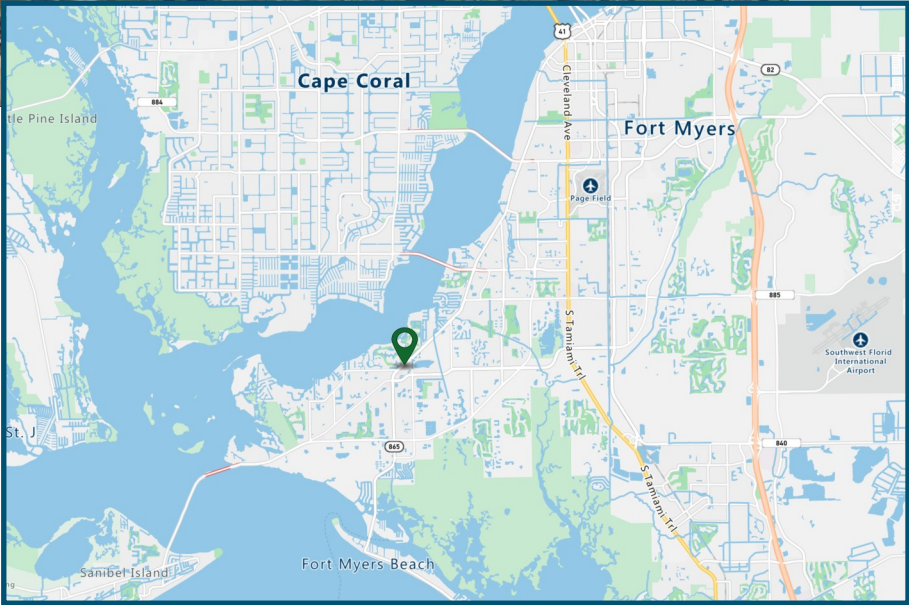
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*Note: rendering is conceptual and the buyer may design whatever they choose



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