

# Self Storage Development Opportunity



SELF STORAGE ADVISORS

## Development Site

1801 E. Silver Star Road  
Ocoee, FL 34761

**LIST PRICE: \$6,750,000**

## INVESTMENT HIGHLIGHTS

- 2.999-acre self storage development site in Ocoee, FL, a suburb of the Orlando MSA
- 384+ feet of frontage along major thoroughfare that is E. Silver Star Rd.
- 26,000 AADT connecting east to I-4 and west towards the Florida Turnpike
- 5-Mile population of 235,000+ with AHHI over \$78,000 within the Orlando MSA
- Low SF per capita within 5 miles
- Sale contingent upon Seller rezoning and obtaining site plan approval, everything else will be administrative without political risk

Presented by:

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## NEARBY RESIDENTIAL DEVELOPMENT

