Self Storage Development Opportunity



SELF STORAGE ADVISORS

Development Site

1801 E. Silver Star Road Ocoee, FL 34761

Presented by:

JOSH KOERNER & FROST WEAVER

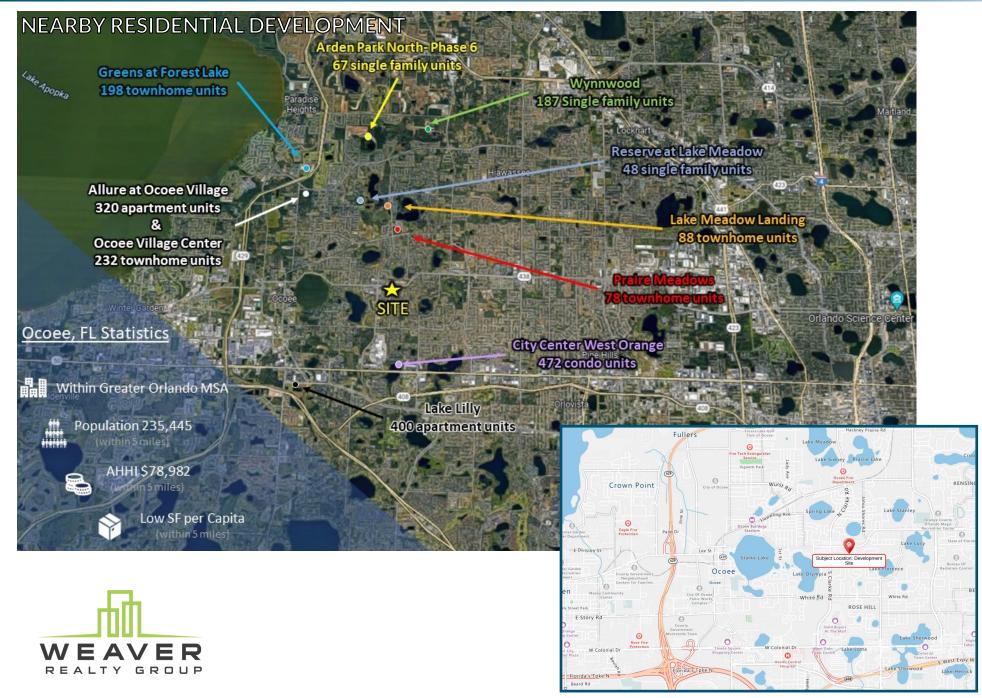
Weaver Realty Group, Inc. 904-591-0140 jkoerner@weaver-realty.com

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





Argus Self Storage Advisors and Weaver Realty Group, Inc., have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to it's accuracy. Buyer to conduct their own due diligence.