

Self Storage Development Opportunity



SELF STORAGE ADVISORS

Murdock Village Development Site

19101 Veterans Blvd.

Port Charlotte, FL 33954

LIST PRICE: \$4,500,000

INVESTMENT HIGHLIGHTS

- 4.31+/- acre Self-Storage Development opportunity in Murdock Village Port Charlotte, FL
- Adjacent to Home Depot, Kohls, Walmart, and newly opened BJ's Wholesale
- Proposed 4-story, 150,000 GRSF, Class A Self-Storage building
- 468 ft of frontage directly on Veterans Blvd with 25,500 AADT and access from Cochran Blvd connecting to Tamiami Trail with 46,000 AADT
- Demographics include 97,000+ population, 40,000+ Households and Average Income over \$68,000 within 5 miles; growth by over 23% since 2010
- Closing contingent upon Seller obtaining a DRI amendment as well as subdivision of 2 outparcels totaling 2.04+/- acres for future development by Seller
- Everything after will be administrative without political risk



Presented by:

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