

# Self Storage Development Opportunity



SELF STORAGE ADVISORS

## Self Storage Development Site

4225 Michigan Avenue Link  
Fort Myers, FL 33916

**LIST PRICE: \$2,400,000**

### INVESTMENT HIGHLIGHTS

- 2.01 +/- acres Self Storage Development Site
- Proposed 3 or 4-story up to 120,000 GSF Class A, climate controlled self storage building
- Frontage along all sides totaling over 1370 ft
- Connects to Dr Martin Luther King Jr Blvd with over 49,000 AADT and less than 2 miles to I-75
- Proximity to Fleamaster's Flea Market with 1 million shoppers a year and Ft. Myers Technical College
- Significant Residential Development underway
- Population 115,522 within 5 miles with AHHL over \$69,000
- Sale contingent upon site plan approval

Presented by:

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