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 AHHI over \$69,000
- Sale contingent upon site plan approval



Presented by:

JOSH KOERNER & FROST WEAVER

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



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.