

Self Storage Development Opportunity



SELF STORAGE ADVISORS

Self Storage Development Site

3904 N Access Road
Englewood, FL 34224

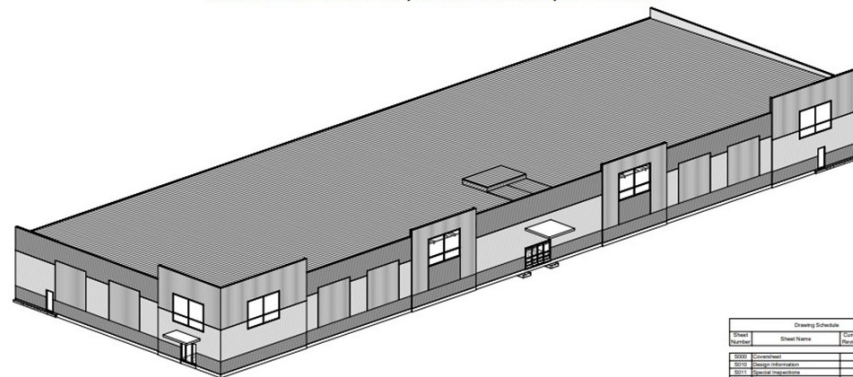
LIST PRICE: \$2,700,000

INVESTMENT HIGHLIGHTS

- 1.68+/- acre Self Storage Development Site in Englewood, FL
- Proposed 90,000 GSF of Class A climate controlled self storage
- Site will have all needed approvals and permits for construction can begin by December
- 450 feet frontage and visibility along S McCall Rd and only 1.5 miles from Rotonda West, a very large residential community
- 28,000 AADT along the major thoroughfare connecting Port Charlotte to Manasota Key
- Proximity to major retailers Winn-Dixie, Walmart, and Dollar Tree
- Population 50,000 with an AHHI \$71,000+ within 5 miles
- Site already zoned for use - wetland study, geotech and phase 1 have all been completed for the site and it is free of these issues

Safekeeping Self Storage

3904 N. ACCESS RD, ENGLEWOOD, FL 34224



Drawing Schedule			
Sheet	Sheet Name	Quantity	Control
0000	General		
0100	Site Plan		
0200	Foundation		
0300	Structure		
0400	Roof		
0500	MEP		
0600	Exterior		
0700	Interior		
0800	Finishes		
0900	Other		
1000	Summary		
1100	Notes		
1200	Index		
1300	Other		
1400	Other		
1500	Other		
1600	Other		
1700	Other		
1800	Other		
1900	Other		
2000	Other		
2100	Other		
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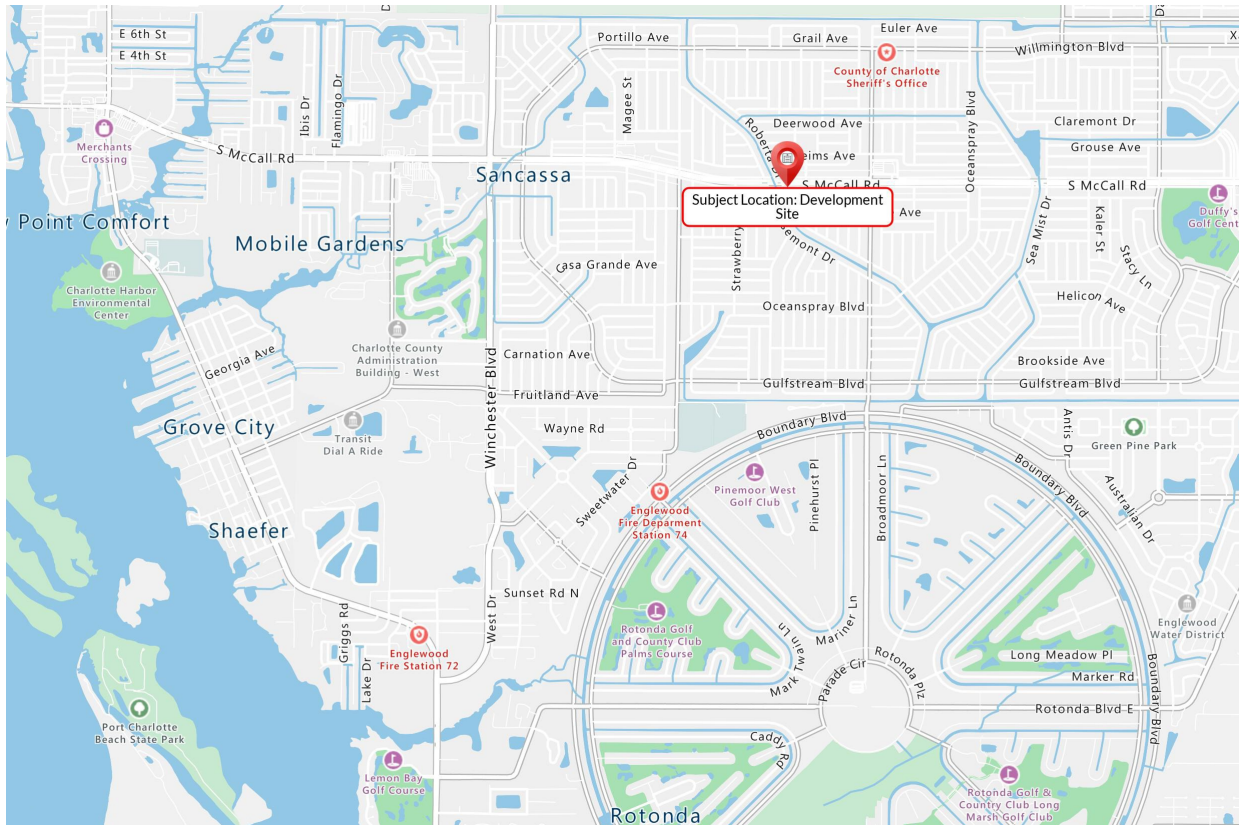
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