

# Self Storage Development Opportunity



SELF STORAGE ADVISORS

## Self Storage Development Site

502, 514 & 526 Martin Road SE  
Palm Bay, FL 32909

Presented by:

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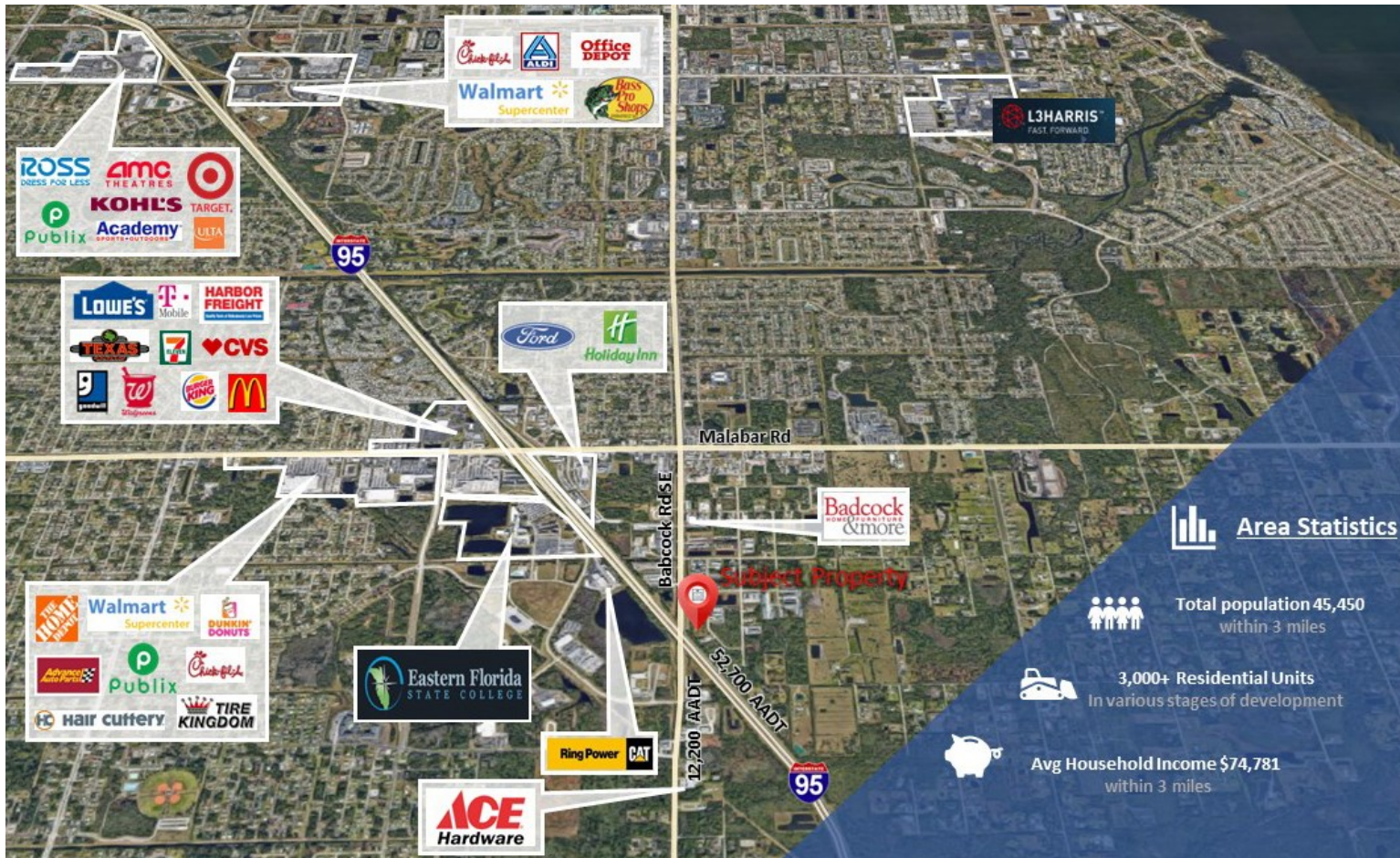
**LIST PRICE: \$2,300,000**

### INVESTMENT HIGHLIGHTS

- 2.04 +/- acres Self Storage Development Opportunity
- Proposed 126,500 GSF Class A climate controlled building with a 1700 SF commercial outparcel
- 450' visibility from I-95 and Babcock Street SE with 65,000 cars per day
- I-95 access and Eastern Florida State College within 1.5 miles
- Major retailers Home Depot, Publix, and Walmart within proximity
- Population over 46,000 with AHHI \$70,253+ within 3 miles
- Over 3,000 residential units in stages of planning and construction
- Sale contingent upon Seller providing site plan approvals







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