Self Storage Development Opportunity



Self Storage Development Site

502, 514 & 526 Martin Road SE

Palm Bay, FL 32909

LIST PRICE: \$2,100,000

INVESTMENT HIGHLIGHTS

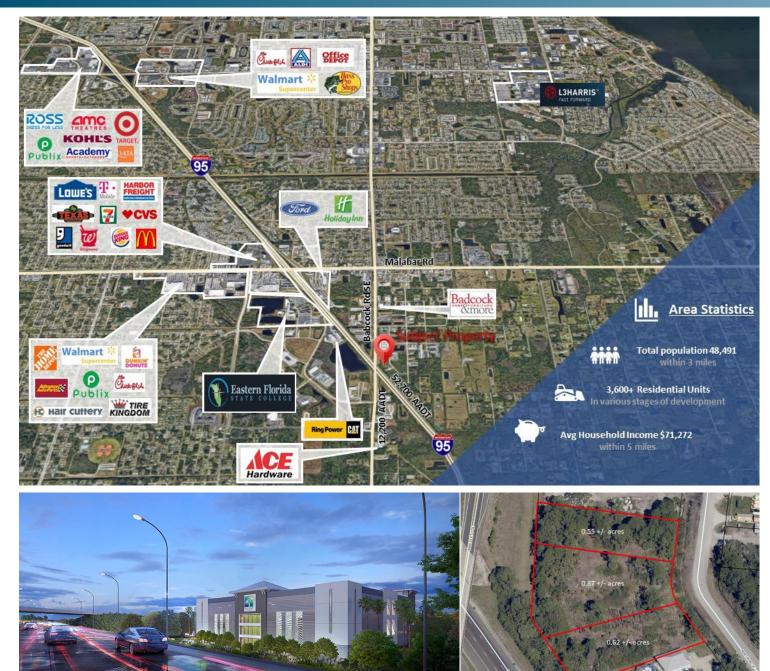
- 2.04 +/- acres Self Storage Development Opportunity
- Proposed 126,500 GSF Class A climate controlled building with a 1,700 SF commercial outparcel
- Project approved prior to the self-storage moratorium enacted in May of 2024
- 450' visibility from I-95 and Babcock Street SE with 65,000 cars per day
- I-95 access and Eastern Florida State College within 1.5 miles
- Major retailers Home Depot, Publix, and Walmart within proximity
- Population over 48,000 with AHHI \$71,272+ within 5 miles
- Over 3,600 residential units in stages of planning and construction
- Sale contingent upon Seller providing site plan approvals



Presented by:

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Previously

Argus Self Storage Advisors and Coastal Storage Group, LLC 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.