

Self Storage Development Opportunity

ARGUS
SELF STORAGE ADVISORS

Self Storage Development Site

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

Presented by:

JOSH KOERNER & FROST WEAVER

Coastal Storage Group, LLC

904-591-0140

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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





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 its accuracy. Buyer to conduct their own due diligence.