

Self Storage Development Opportunity



SELF STORAGE ADVISORS

Self Storage Development Site

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

Presented by:

JOSH KOERNER & FROST WEAVER

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LIST PRICE: \$2,300,000

INVESTMENT HIGHLIGHTS

- 2.04 +/- acres Self Storage Development Opportunity
- Proposed 120,000 GSF Class A climate controlled building with an additional 4,395 GSF of non-climate controlled drive up bays
- 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 45,000 with AHHI \$74,700+ within 3 miles
- Over 3,000 residential units in stages of planning and construction
- Sale contingent upon Seller providing site plan approvals as well as two administrative waivers for bldg. height increase and parking reduction



