

Self Storage Development Opportunity



SELF STORAGE ADVISORS

15149 McGregor Blvd.

Fort Myers, FL 33908

LIST PRICE: \$3,250,000

INVESTMENT HIGHLIGHTS

- 2.06-acre development opportunity on McGregor Blvd. in Fort Myers
- Proposed 3-story, 101,247 GRSF self-storage building
- Proximity to Cape Coral, Sanibel and Captiva Islands
- Lack of developable land in the submarket
- 8% population growth year over year
- Traffic count of 27,500 cars per day
- Fully Approved Site Plan/Development Order from Lee County. Purchasers may proceed directly to construction permits

PROPERTY DETAILS

Gross SF:	101,247
Acreage:	2.06

Presented by:

**JOSH KOERNER, FROST WEAVER
& CARRIE STOWELL**

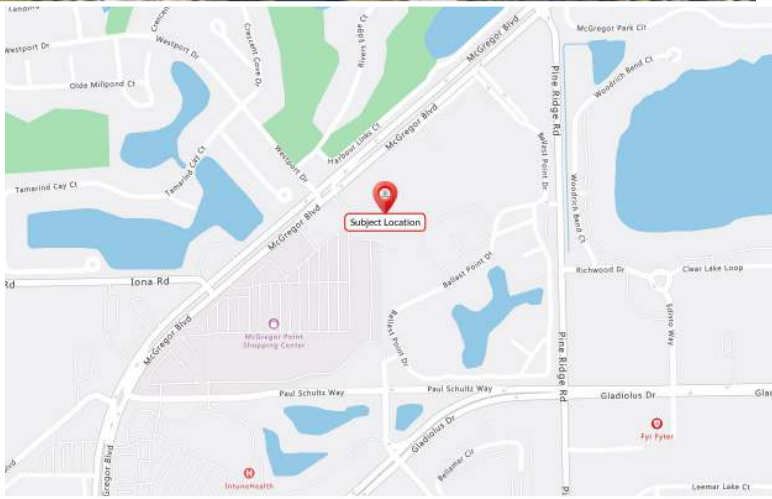
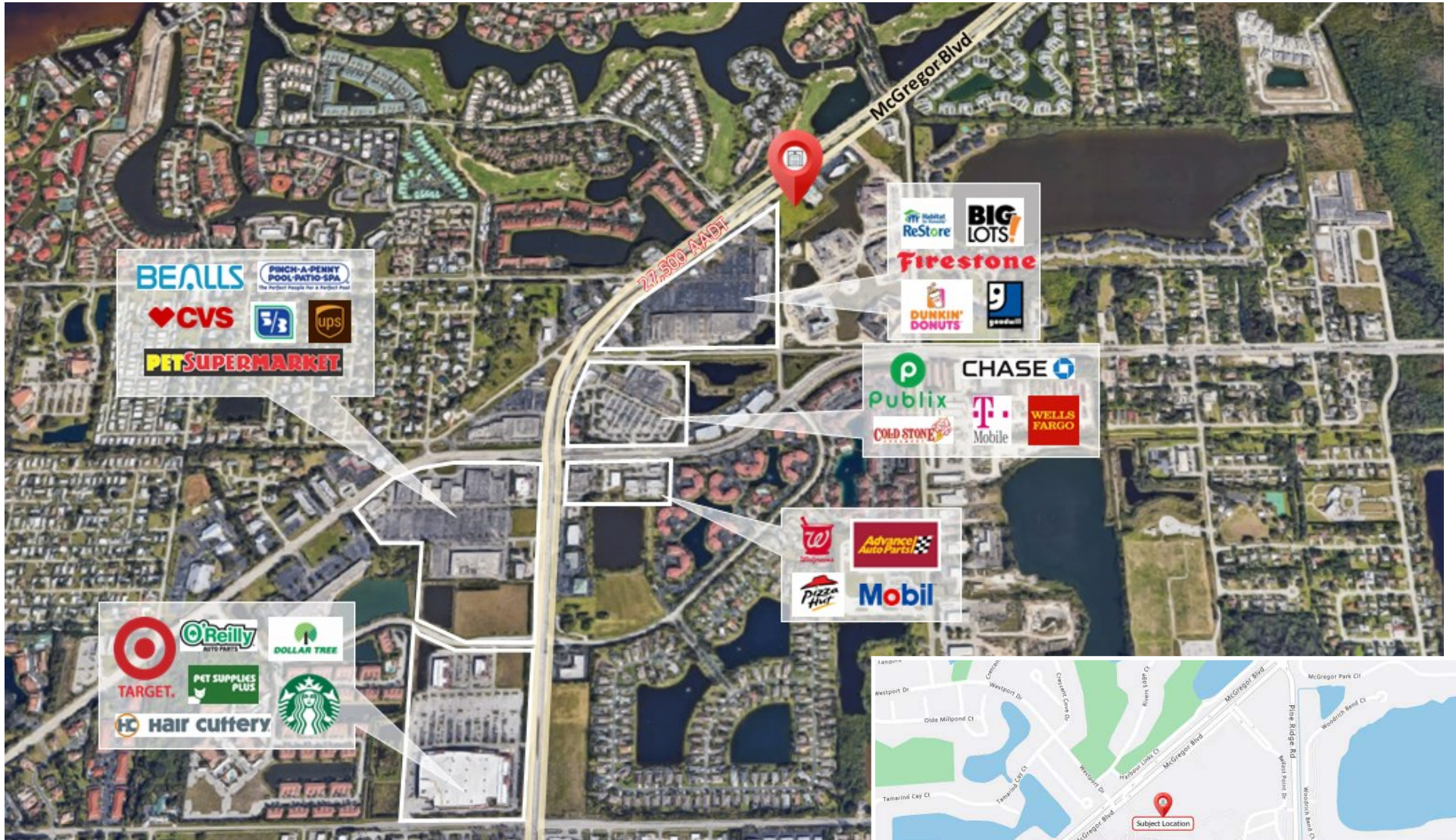
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*Note: rendering is conceptual and the buyer may design whatever they choose



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