

# Self Storage Development Opportunity



SELF STORAGE ADVISORS

## Development Site

3400 Old Columbiana Road  
Hoover, AL 35226

**LIST PRICE: \$1,250,000**

## INVESTMENT HIGHLIGHTS

- Proposed up to 3-story, Class A, climate controlled building
- 2.6 +/- acres self storage development opportunity
- Frontage road along Old Columbiana
- 1/2 mile from I-459 Exit 13-A and a few hundred yards from Hwy 31
- New homes, and proposed new condominium construction nearby
- Nearby major retailers include The Riverchase Galleria, HomeGoods, TJ Maxx, and more
- Average 5-mile household income: \$132,424
- 3-mile SF per Capita: 5.67

Presented by:

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