

Self Storage Development Opportunity



SELF STORAGE ADVISORS

Fort Pierce Self Storage Development Site

4875 US-1

Fort Pierce, FL 34946

LIST PRICE: \$1,300,000

INVESTMENT HIGHLIGHTS

- 5.06 acre self-storage development Site in Fort Pierce, FL
- Proposed single-story 67,000 GSF of climate-controlled self-storage
- Over 520 feet of frontage along US-1 with 28,000 vpd
- AHHI over \$91,000 within 5 miles
- Located between two major connectors to access the beaches, where storage is restricted
- Strong residential development in the market area
- Site is fully entitled, ready to go straight to construction drawings/permits
- Site plan can be amended to add a second story after closing

PROPERTY DETAILS

Gross SF: 67,000

Acreage: 5.06



Presented by:

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