

# Self Storage Development Opportunity



SELF STORAGE ADVISORS

## Pinellas Park, FL Development Opportunity

SE Corner of Gateway Centre  
Boulevard & US 19

Pinellas Park, FL 33782

Presented by:

**JOSH KOERNER & FROST WEAVER**

Weaver Realty Group, Inc.

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**LIST PRICE: \$2,900,000**

### INVESTMENT HIGHLIGHTS

- 4.10 -ac +/- Self Storage Development Opportunity in Pinellas County
- Proposed 4-story 131,592 GSF Class A climate-controlled storage facility
- Approx 919 units
- Combined 579' frontage on a busy corner with 72,000 cars per day
- Strong area demographics with population over 89,000 within 3 miles; 262,000+ within 5 miles
- Average household income \$92,000
- Located within a heavy retail corridor
- Site Plan approval expected January 2024



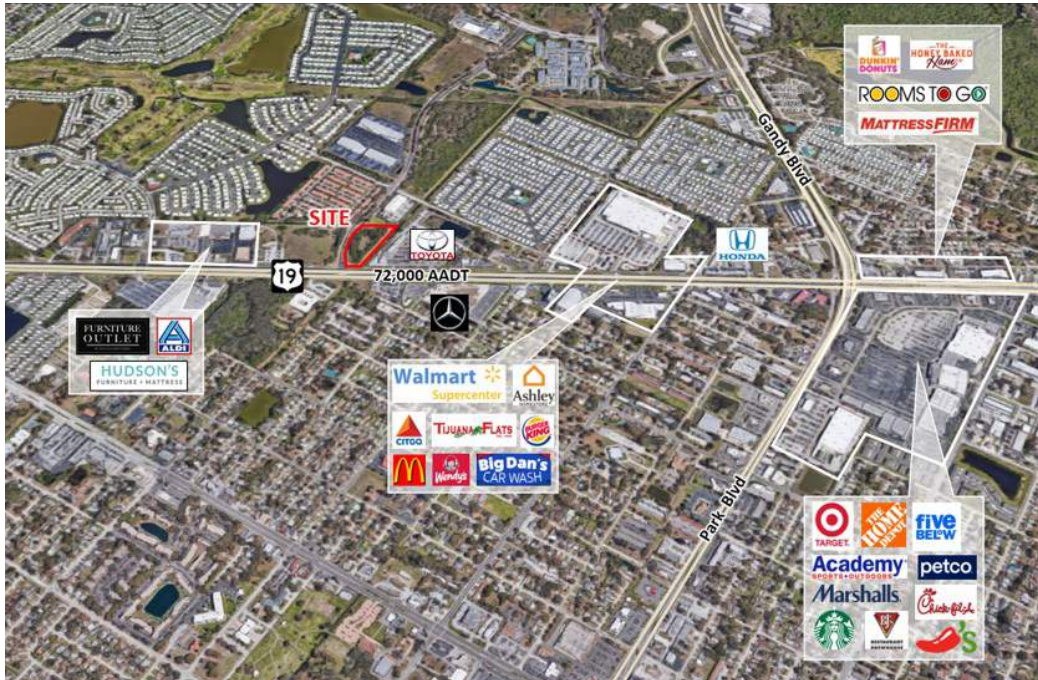
**Galloway**

**BTP GATEWAY**  
BRAINTREE PROPERTIES &  
MIKE CARTER CONSTRUCTION

RENDERINGS  
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