

Self Storage Development Opportunity

ARGUS
SELF STORAGE ADVISORS

Self Storage Development Site

2114 SW Highway 17
Arcadia, FL 34266

Presented by:

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

Coastal Storage Group, LLC
904-591-0140 / josh@coastalstorage.com
904-386-4976 / carrie@coastalstorage.com

LIST PRICE: \$1,400,000

INVESTMENT HIGHLIGHTS

- 4.42 +/- acre self-storage development site in Arcadia, FL
- Proposed single story 74,910 GSF with a mix of climate-controlled and drive-up storage.
- 69,810 GSF of climate-controlled storage and 5,100 GSF of drive-up storage units
- Significantly underserved market with 0.11 SF per capita and gross shortage of climate-controlled storage
- 14,100 cars per day on Highway 17 connecting to Punta Gorda and Lakeland
- Rapid residential development from 5 major surrounding cities pushing towards the market area
- Located in an Opportunity Zone with tax deferrals and benefits
- REAP grant eligible providing Government funding for renewable and high efficiency energy systems
- Sale contingent upon Seller providing site plan approval

PROPERTY DETAILS

Gross SF: 74,910
Acreage: 4.42+/-

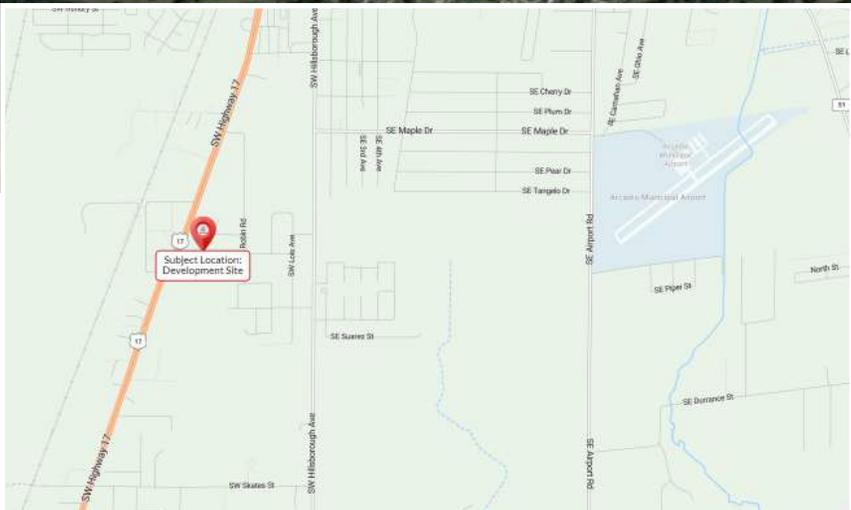


*Note re: zoning



Maple Ridge
 Conceptual Site plan includes:

- 84 Single family units
- 330 Townhomes



Previously

