

# Self Storage Development Opportunity

**ARGUS**  
SELF STORAGE ADVISORS

## Self Storage Development Site

792 SW Dwyer Ave.  
Port Saint Lucie, FL 34983

Presented by:

**JOSH KOERNER & FROST WEAVER**

Coastal Storage Group, LLC

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**LIST PRICE: \$1,600,000**

## INVESTMENT HIGHLIGHTS

- 1.10 +/- acre self-storage development opportunity in Port Saint Lucie, FL
- Proposed 3-story Class A climate-controlled storage building totaling 57,187 GSF | 43,258 NRSF | 430 units
- 190' of visibility along the Florida Turnpike (49,400 vpd), as well as visibility from SW Bayshore Blvd. (26,500 vpd)
- Strong market demographics with 3-Mile Population over 92,890 and AHHI of \$92,251
- Heavy retail district in proximity with major retailers including Home Depot, Lowes, Walmart and many more
- Low SF/capita of 6.90 in the 3-mile market area
- Ranked #3 in Fastest-Growing Places in the US in 2024-2025 and a 3.1% growth rate in 2022-2023
- Over 4,000 residential units under construction with more expected
- Sale is contingent upon seller providing site plan approval and will be permit ready





