

# Self Storage Development Opportunity



## Cocoa Self Storage Development Opportunity

3170 Grissom Parkway  
(Adjacent Lot)  
Cocoa, FL 32926

Presented by:

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**LIST PRICE: \$1,800,000**

### INVESTMENT HIGHLIGHTS

- Shovel Ready Self-Storage Development Opportunity in the Cocoa-Space Coast of FL
- 2.99-acres including 2 Buildings totaling 93,150 GSF | 73,513 NRSF | 674 Units
- Building 1: 3-story 82,875 GSF climate-controlled building
- Building 2: single-story 10,275 GSF drive-up building in the rear
- Located between the Beachline Expressway (SR-528) connecting Orlando to Port Canaveral with 39,900 cars per day and Grissom Parkway with 10,600 cars per day
- SF/Capita 1.75 within 3 miles
- No class A multistory competitors within 10 miles
- Retailers within proximity including Publix, CVS, and Walmart
- Over 990 Multi-family Apartment units underway within 1.5 miles
- Building permits in hand allowing for a quick close



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