Self Storage Development Opportunity



Belleview Self Storage Development Site

12716 US Highway 441 Belleview, FL 34420

Presented by:

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LIST PRICE: Call Broker

INVESTMENT HIGHLIGHTS

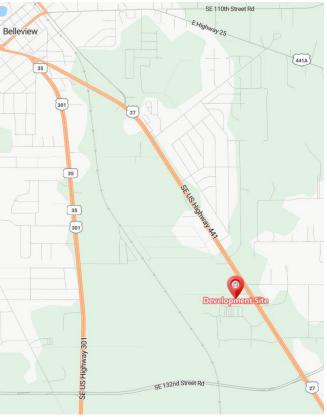
- Permit Ready Self-Storage Development Opportunity in Belleview, FL
- 7.79+/- acres with 373' of frontage along US Hwy 441 with 18,200 AADT
- 97,040 GSF | 85,425 RSF | 571 Units
- All Single-Story with mix of indoor climate and drive-up storage
- Population 27,221 with AHHI over \$70k within 3-mile radius
- Multiple RV Resorts and Trailer parks within proximity
- No existing Class A facilities and no planned projects within 3 miles
- Low SF/capita in in the market area

PROPERTY DETAILS

County:	Marion
Parcel:	45331-001-00
Acres:	7.79+/-
GSF:	97,040
NRSF:	85,425
Stories:	1
Units:	571
	19









Argus Self Storage Advisors and Coastal Storage Group, LLC have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to it's accuracy. Buyer to conduct their own due diligence.