

Self Storage Development Opportunity



Bellevue Self Storage Development Site

12716 US Highway 441
Bellevue, FL 34420

Presented by:

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LIST PRICE: Call Broker

INVESTMENT HIGHLIGHTS

- Permit Ready Self-Storage Development Opportunity in Bellevue, 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



