Self Storage Lease-Up Opportunity



Treasure Cove Storage



481 Ohio Avenue Fort Pierce, FL 34950

Presented by:

RYAN HANEY, JOSH KOERNER & FROST WEAVER

Coastal Storage Group, LLC 904-591-1556 / ryan@coastalstorage.com 904-591-0140 / josh@coastalstorage.com

LIST PRICE: Unpriced

CALL FOR OFFERS DUE: Thursday, June 5

INVESTMENT HIGHLIGHTS

- Self-storage lease up opportunity in Fort Pierce, Florida on 2.65 +/- acres
- Great location and visibility just feet from US-1 with 32,000 cars per day
- 5 single-story buildings including 31,200 GSF | 30,900 RSF| 216 units of drive-up all climate-controlled storage
- Block construction with hurricane rated metal roofing and Icynene insulation
- Proximity to Hutchinson Island with dense condominium population lacking storage on the island
- Surrounded by major retailers like ALDI, Starbucks, Planet Fitness and Walgreens
- Excellent demographics with 51,130 population in 3 miles and low SF/capita
- Significant residential growth in the area totaling 3,686 mostly multi-family units in various stages of development
- State-of-the-art 4K security systems with Digital Watchdog software including 24/7 surveillance and remote access control
- Motion detection lighting in each unit and Janus electronic doors with remote controllability
- Upside potential with professional management
- No drive-up climate storage available in the market

PROPERTY HIGHLIGHTS

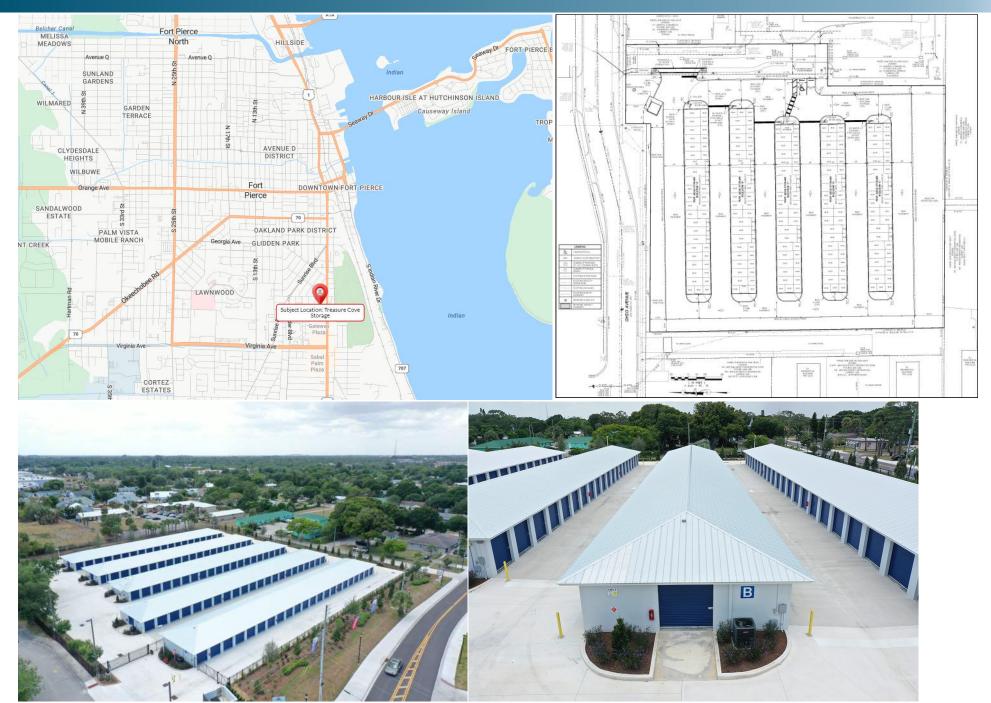
Units: 216

GSF: 31,200

RSF: 30,900

Acres: 2.65+/-







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.