

Self Storage Lease-Up Opportunity



Treasure Cove Storage



481 Ohio Avenue
Fort Pierce, FL 34950

Presented by:

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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+/-



