

Self Storage Development Opportunity



Mims Development Site

2615 US-1
Mims, FL 32754

LIST PRICE: \$1,600,000

INVESTMENT HIGHLIGHTS

- Self-Storage Development Opportunity on 6.47 +/- acres in Mims, FL
- Site Plan Approved for 6 single-story interior climate and drive-up non-climate controlled storage buildings
- 111,175 GSF | 100,765 RSF | 643 Units
- 514' of frontage along US Highway 1 with 29,000 AADT
- Tractor Supply next door as well as major retailers Dollar General, O'Reilly Auto Parts and Walgreens
- SF/Capita 2.41 in 3 miles with an AHHI \$94,429
- No other planned storage projects within 3 miles
- Significant residential growth underway totaling over 2,605+ units within 5 miles and approx. 200 acres of development in planning with an undisclosed number of units

Presented by:

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