

Self Storage Development Opportunity



Port Charlotte Development Site

2791 S Tamiami Trail
Port Charlotte, FL 33952

Presented by:

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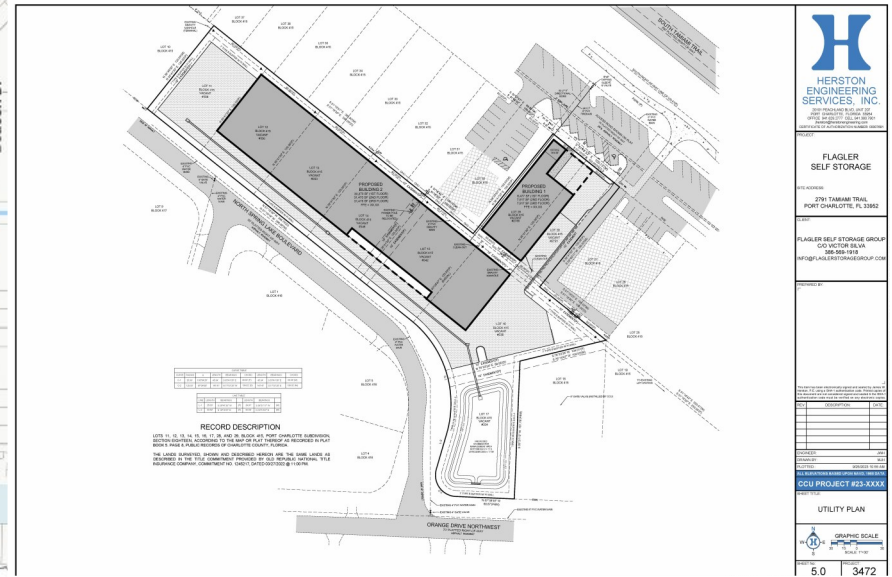
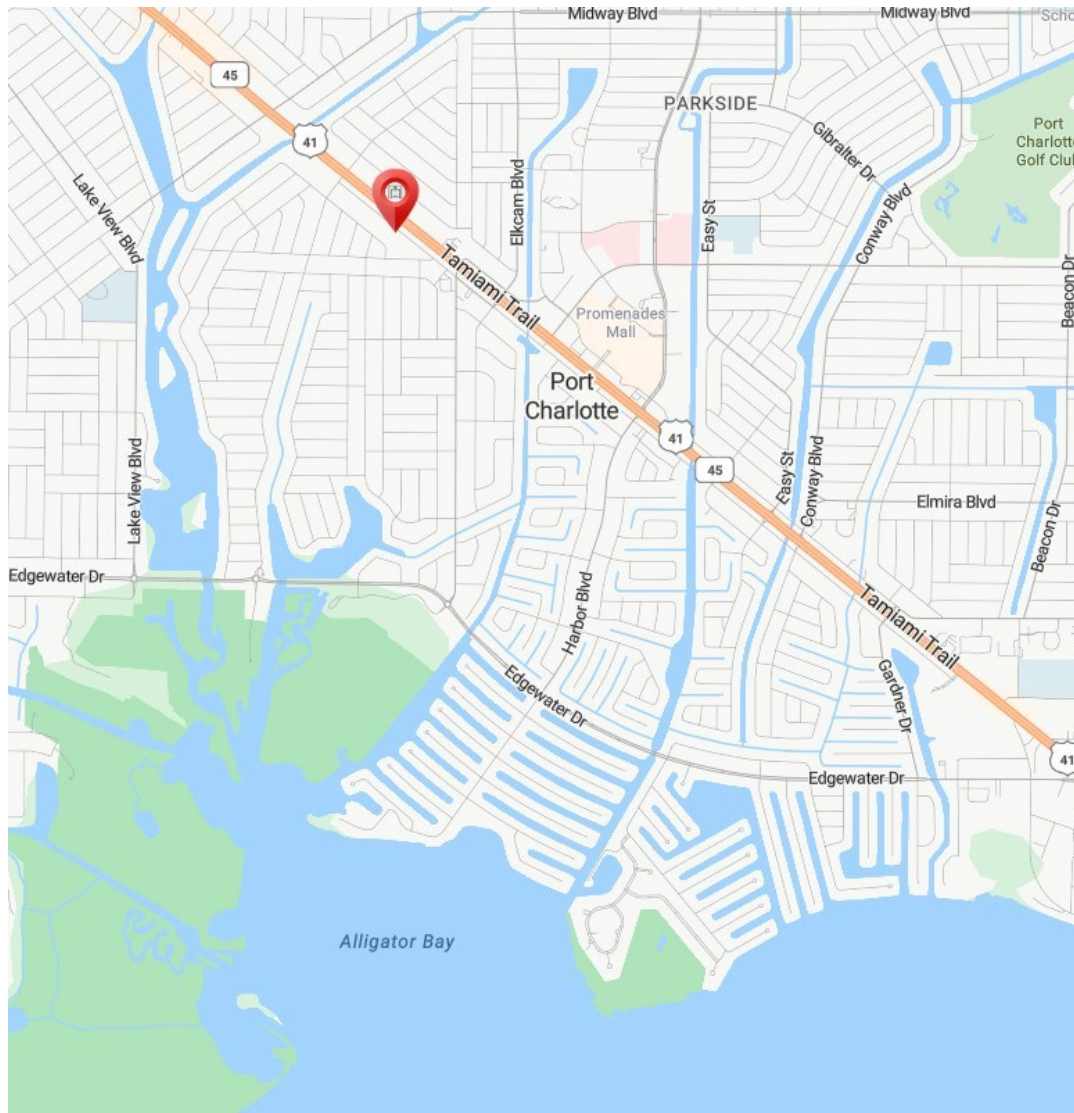
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LIST PRICE: \$1,500,000

INVESTMENT HIGHLIGHTS

- Site Plan Approved Self-Storage Opportunity Port Charlotte, FL
- 2.21 +/- acre, 3-Story Self-Storage Facility
- 2-Buildings totaling 115,531 GSF of Indoor Climate Controlled Storage
- Option to build rear building only or a phased approach
- Located in a heavy retail corridor between Murdock Village and Charlotte Harbor/ Punta Gorda
- Major retailers like Ace Hardware, Walgreens, Harbor Freight and the Promenades Mall shopping area within proximity
- Visibility along Tamiami Trail with 49,000 AADT and access on S Tamiami Trail
- Strong Market Demographics include a population of over 53,800 with a low (7.11) SF/capita in the 3-mile market
- Surrounded by dense residential housing
- Sale includes fully approved site plan, Buyer can go straight to construction drawings





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.