

Self Storage Development Opportunity

ARGUS
SELF STORAGE ADVISORS

Self Storage Development Site

2114 SW Highway 17
Arcadia, FL 34266

LIST PRICE: \$1,950,000

INVESTMENT HIGHLIGHTS

- 4.42 +/- acre self-storage development site in Arcadia, FL
- Proposed single-story 71,749 GSF with a mix of:
 - 33,325 RSF interior access climate-controlled storage
 - 23,050 RSF exterior access (drive-up) climate-controlled storage
 - 2,600 RSF drive-up non-climate storage
- Total rentable square footage of 58,975 equaling 82.2% efficiency and an average unit size of 112.55 SF
- Significantly under served market with 1.17 SF/capita (3-miles) and 3.09per capita (5 miles)
- Gross shortage of climate-controlled storage
- 18,200 cars per day on Highway 17 connecting to Punta Gorda and Lakeland
- Rapid residential development from 5 major surrounding cities pushing towards the market area
- Located in an Opportunity Zone with tax deferrals and benefits
- REAP Grant Eligible Zone as well as eligible for MACRS and ITC
- Site Plan Approval expected end of 3rd quarter 2025

TOTAL QUANTITIES	
PROPERTY SIZE	188,457 SF
PROPOSED BUILDINGS 1-4 (FOOTPRINT)	74,910 SF
PROPOSED ASPHALT (ON-SITE)	47,250 SF
PROPOSED CONCRETE (ON-SITE)	2,350 SF
TOTAL DRIVEWAY/ACCESS	105,147 SF
NOT INCLUDED	
PROPOSED ASPHALT (OFF-SITE)	1,500 SF

Presented by:

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