

Self Storage Development Opportunity



Saint Johns Self Storage Development Site

160 County Road 210 W
Saint Johns, FL 32095

Presented by:

JOSH KOERNER

Coastal Storage Group, LLC

904-591-0140

josh@coastalstorage.com



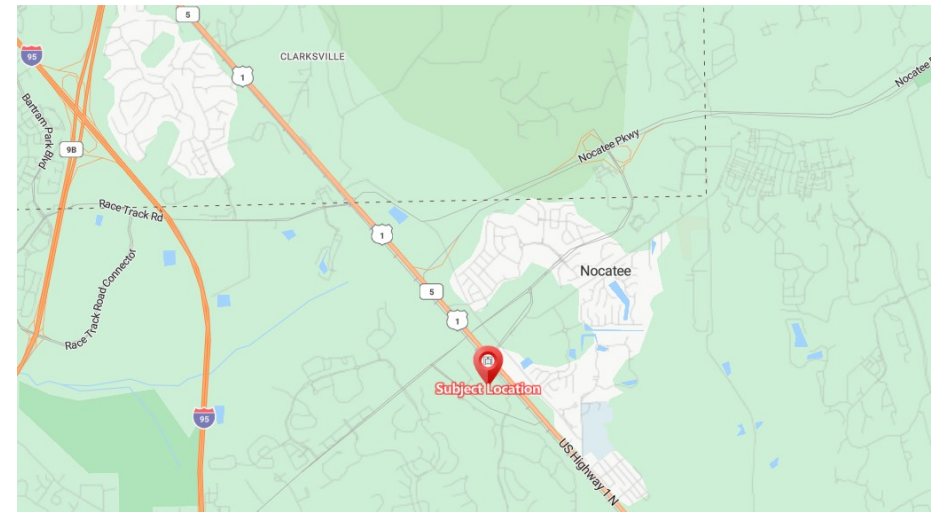
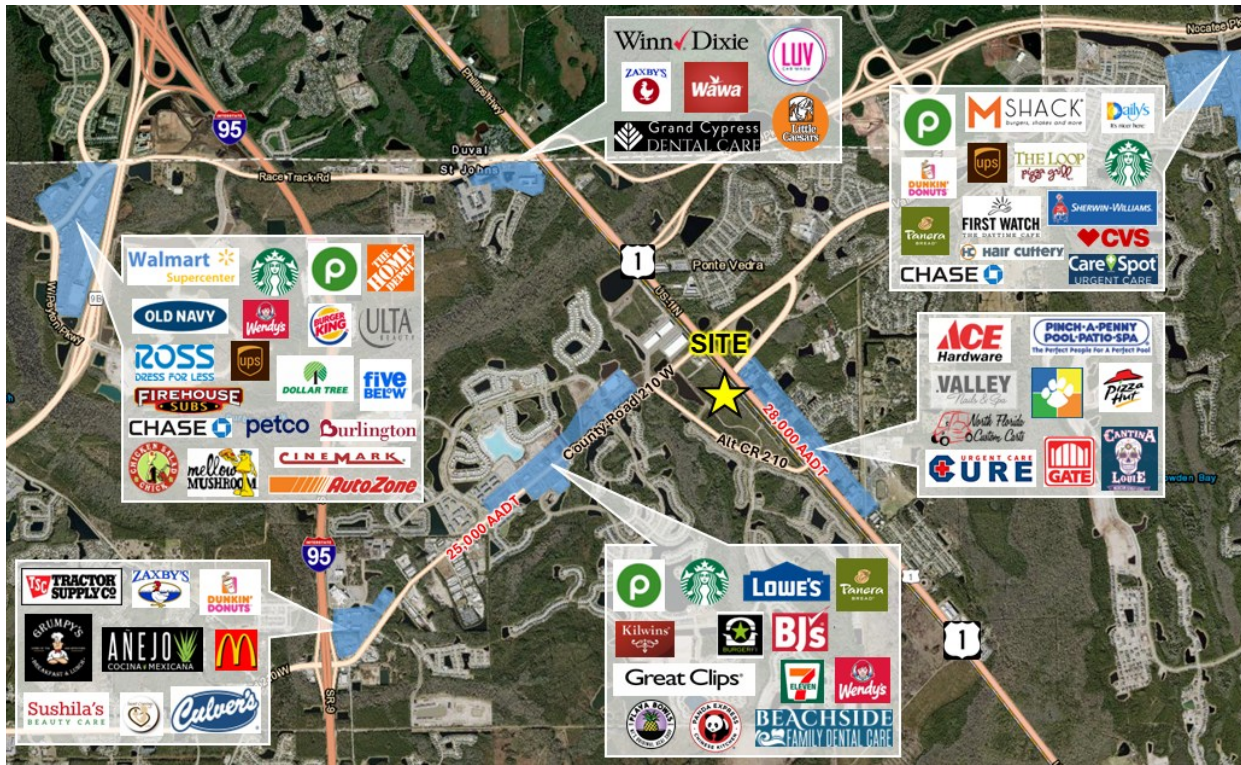
LIST PRICE: \$2,800,000

INVESTMENT HIGHLIGHTS

- Self-Storage Development Opportunity on 3.16 +/- acres in Saint Johns, FL (Jacksonville MSA)
- 105,004 GSF of Class A climate-controlled Self Storage | 83,155 NRSF | 795 Units
- Major retailers Lowes, BJ's Wholesale, Publix, Starbuck, and Ace Hardware within proximity
- Development of adjacent parcels includes a Boat & RV Facility, School Board, Future Retail and Momentum Apartments with 192 units currently underway
- Massive Master Planned Communities under development with over 36,000 single and multi-family homes underway
- Located in Saint John's County, the second fastest growing county in Florida in 2024 and Ranked #1 for Best Counties to Live in Florida by Niche
- Strong market demographics with population over 75,000 and AHHI over \$184,428 in 5 miles
- Population growth of over 74% since 2010
- The site has been cleared, rough graded and will include fill dirt
- Self-Storage signage to be made available at the corner of Capital Drive and CR 210 W
- Sale contingent upon Seller providing Civil and Architectural CD's and permits

PROPERTY DETAILS

Parcel Size:	3.16 +/- acres (to be subdivided via land condo from parent parcel prior to sale)
Stories:	2
Total GSF:	105,004
NRSF:	83,115
Units:	795



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.