

Self Storage Development Opportunity



Boynton Beach Self Storage Development Site

8255 Boynton Beach Blvd.
Boynton Beach, FL 33472

**Infrastructure and Site Work
Fully Developed**

Presented by:

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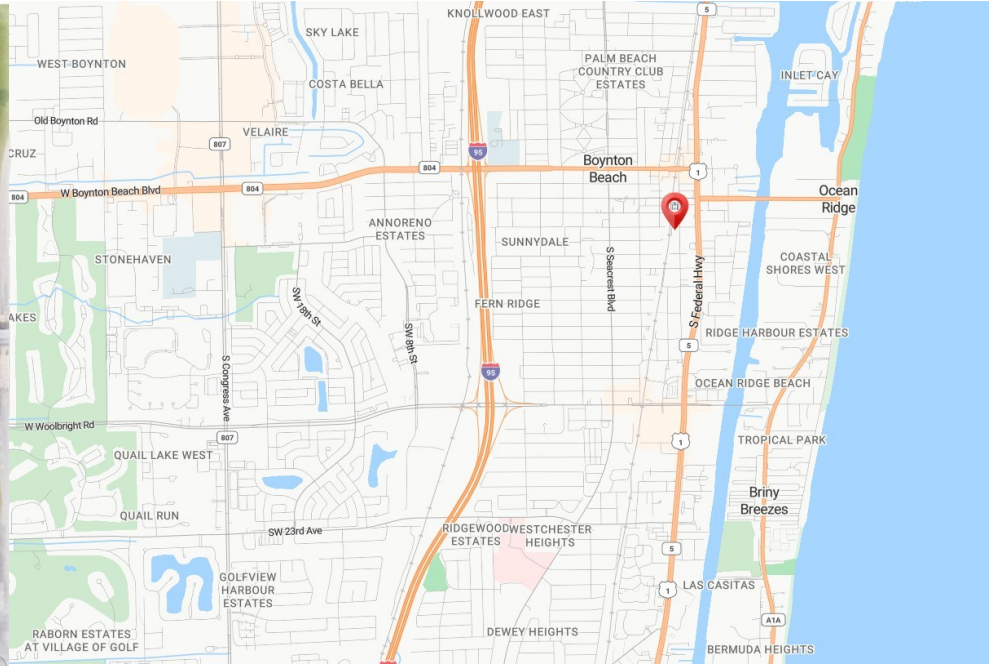
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LIST PRICE: Unpriced—Call for Offers Due: December 4, 2025

INVESTMENT HIGHLIGHTS

- Premier Self Storage Development Opportunity in Boynton Beach, FL
- Proposed 4-story 139,000 GSF Class A climate-controlled self-storage building
- The project is site plan approved and will be delivered with all infrastructure and site work fully developed, including roads, water, sewer, utilities, landscaping, curbs, and sidewalks
- Anchored by [The District](#) development, a 47-acre project featuring 520,000 SF of light industrial and recreational space, currently under construction and scheduled for delivery in Q2 2026, and approximately 25% pre-leased to a diverse mix of tenants
- Strategically located with frontage on Boynton Beach Blvd with 43,500 cars per day and visible from the Florida Turnpike with 85,400 cars per day
- Strong demographics with a population of 68,000 and AHHI of \$231,287 within 3 miles
- SF per capita 3.20 within 3 miles and exceptional rental rates
- Booming residential development with 3,419+ units coming to market including 185 single-family townhouse rentals and 1,262 senior living units underway directly across Boynton Beach Blvd.
- Major commercial retailers recently developed within proximity include Wawa, Chick-fil-A, PetSmart, Whole Foods, Sprouts, BurgerFi and ALDI





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 its accuracy. Buyer to conduct their own due diligence.