Self Storage Development Opportunity

ARGUS
SELF STORAGE ADVISORS

Boynton Beach Self Storage Development Site

8255 Boynton Beach Blvd.
Boynton Beach, FL 33472

Infrastructure and Site Work Fully Developed

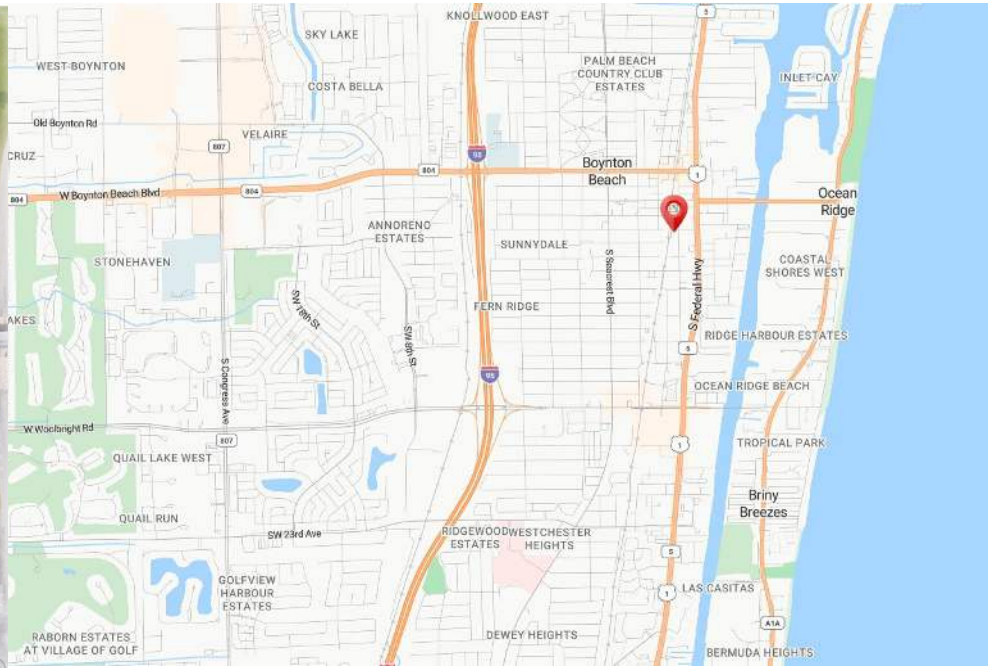
Presented by:

JOSH KOERNER
Coastal Storage Group, LLC
904-591-0140
josh@coastalstorage.com

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



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