

Self Storage Development Opportunity



Romulus Self Storage Development Site

29109 Beverly Road
Romulus, MI 48174

Presented by:

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List Price: Unpriced—Call Broker

INVESTMENT HIGHLIGHTS

- **Prime Self Storage Development Opportunity** on 2.16 +/- acres in Romulus, MI (Detroit MSA)
- **Approved Use and Proposed Site Plan** for 63,475 GSF | 52,850 NRSF | 393 Units
- **Attractive Mix** of Interior Multi-Story CC and Exterior Single-Story NC product to accommodate a wide variety of customers
- **Site Visibility** from Middlebelt Road (22,827 AADT) with access / frontage along Beverly Road
- **Strong Market Demographics** with population of 61,654 and AHHI of \$75k (3-mi)
- **Major Anchor Tenants** including Walmart, Home Depot, Target, and Meijer within proximity
- **Key Landmarks** such as Detroit Metropolitan Airport (DTW), Ford Motor Company World HQ, Ford Engineering & Research Campus, Henry Ford Museum of American Innovation, Detroit Lions HQ, University of Michigan Dearborn and many more nearby
- **Strategic Location** in Wayne County, Michigan's most densely populated county
- **High Barriers to Entry** with limited land available and restrictive land use regulations

DEVELOPMENT DETAILS

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|-------------------|--------------------|
| GSF: | 63,475 |
| NRSF: | 52,850 |
| Units: | 393 |
| Stories: | 1-2 |
| Acres: | 2.16+/- |
| Zoning: | M-1 |
| Parcel ID: | 80-003-99-0006-000 |



