

# Self Storage Development Opportunity



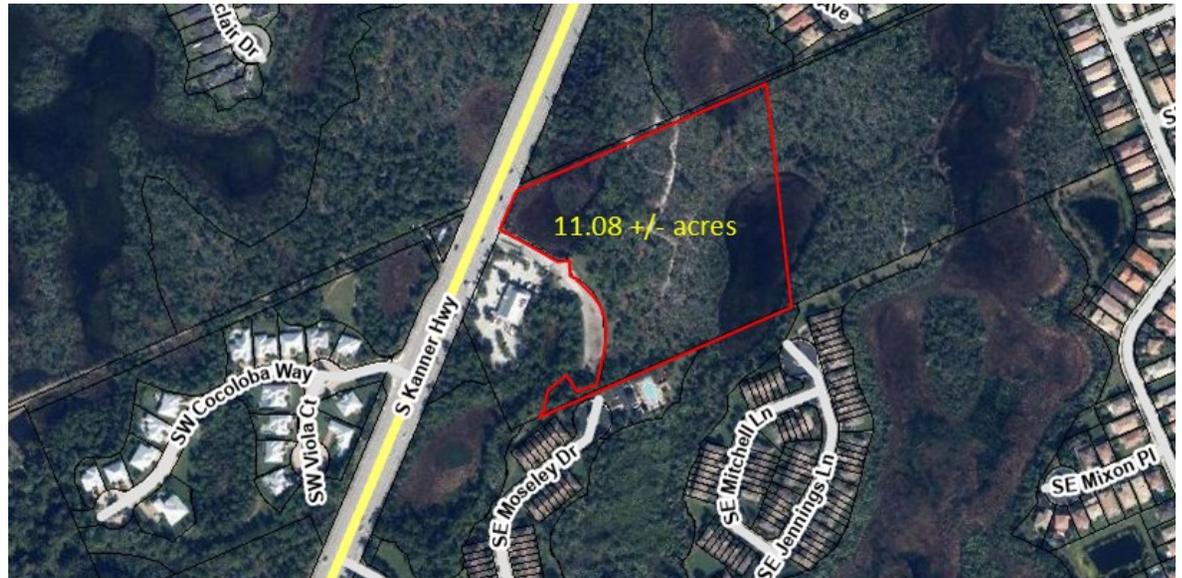
## Self Storage Development Site

450 SE Parrot Circle  
Stuart, FL 34997

**LIST PRICE: Unpriced**

### INVESTMENT HIGHLIGHTS

- Permit-Ready Self Storage Development Opportunity in Stuart, FL on 11.08 +/- acres
- Proposed 2-story 119,983 GSF Class A Climate Controlled Storage Building with 32 Boat/RV parking spaces
- Frontage along S. Kanner Hwy with over 40,500 AADT
- Proximity to I-95 and the Florida Turnpike
- Population over 96,800 with an AHHI \$126,940 within 5 miles
- No other planned projects within 5 miles (per Yardi Data)
- Booming Residential housing growth including over 6,750 units in various stages of development
- Fully site plan approved with CD's, Buyer can go straight to permits



Presented by:

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