Cape Coral Commercial and/or Storage Development Site

1807 Santa Barbara Boulevard N., Cape Coral, FL 33991

DEVELOPMENT OPPORTUNITY

PRESENTED BY

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COASTAL STORAGE GROUP

ARGUS
SELF STORAGE ADVISORS

LIST PRICE: Unpriced - Call Broker

INVESTMENT HIGHLIGHTS

- Fully entitled, permit-ready self-storage development site on 2 acres in Cape Coral, Florida
- Approved for a 3-Story, 87,000 GSF | 67,750 RSF facility featuring 681 climate-controlled units
- Flexible commercial zoning allows for a variety of uses including retail, professional office, restaurant, day-care/educational facilities, banking, and more, providing additional strategies for the site
- Direct frontage on Santa Barbara Blvd with 16,100 vehicles per day
- No existing self-storage facilities within a 2-mile radius
- Strong residential density with approximately 60,000 residents and Average Household Income of $103,000 within a 3-mile radius
- Strategically located within an established and growing neighborhood including canal-front communities throughout the Mariner submarket
- Significant growth pipeline with over 3,600 residential units including many apartment units in various stages of development nearby
- Proximity to major retail corridors, providing convenient access to national retailers and daily amenities like Walmart, Sam's Club, and Dollar General
- Shovel-ready opportunity includes full site plan approvals, construction drawings and active permits ready for pickup