

# Self Storage Development Opportunity



## Self Storage Development Opportunity

1807 Santa Barbara Boulevard N  
Cape Coral, FL 33991

Presented by:

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**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
- 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



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