

RV & Boat Storage Lease-Up Opportunity



RecNation RV & Boat Storage (3rd Party Managed)



3151 Old Metro Pkwy
Fort Myers, FL 33916

Presented by:

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LIST PRICE: Unpriced

INVESTMENT HIGHLIGHTS

- RV and Boat Lease Up Opportunity on 13.62 +/- acres in Fort Myers, FL
- 115,049 GSF | 101,094 RSF including 164 units with a mix of climate/non-climate enclosed garages, covered and open-air parking
- 53% occupied since it's opening in February 2025, showing strong market demand
- Strategic value-add opportunity including plans and permits for 117,270 GSF Phase II expansion
- Excellent amenities on-site including in-unit power outlets, ice machine, air compressor, restroom, and dumpster
- Secure fully fenced facility with 24-hour digital video surveillance, super wide drive isles and mobile app remote gate access
- Population growth of 49.75% since 2010 census
- Fort Myers is a heavy recreational area with dozens of boat ramps and RV destinations within proximity
- Ranked #1 fastest growing out of 150 major cities by *US News & World Report* according to the US Census Bureau's net migration data
- More than 6,000 residential units within various stages of development showing long-term need for off-site parking

PROPERTY HIGHLIGHTS

Units:	164
NRSF:	101,094
Bldgs:	4
Acres:	13.62+/-
CofO:	12-20-24



