



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

ECONOMY SELF STORAGE

PRESENTED BY:

Alex Rodriguez-Torres | Broker Associate

Jeremiah Baron & Co.

49 SW Flagler Ave. Suite 301 | Stuart FL, 34994 P: 772-286-5744

E: rteincorporated@aol.com FL License No. BK3325653

Jeremiah Baron & CO.

Commercial Real Estate, LLC



TABLE OF CONTENTS

- 4 PROPERTY SUMMARY
- 5 PROPERTY DETAILS
- 6 PROPERTY OVERVIEW
- 7 SITE AERIAL + FLOOR PLANS
- **10 ZONING INFORMATION**
- 11 DEMOGRAPHICS

PROPERTY SUMMARY

Jeremiah Baron & Co. is pleased to present an investment opportunity of a self-storage facility situated in Fort Pierce. The property features a 27,000 square foot prefabricated metal building with 475 climate controlled self-storage units, in addition to \pm 15,000 square feet of covered RV, boat, and vehicle parking. Primary building features side entrances for added loading and unloading convenience.

Property has great frontage to US-1 and is located just South of another active listing that can be purchased separately as an expansion.

Currently 92% occupied while the RV/Boat storage section is at 100% occupancy with a waiting list.

Quality investment brings a net operating income of \$145,000 with the in addition to the income from the U-Haul business.

Established in the 1900s as a fishing village, Fort Pierce has managed to retain its captivating antiquity. Sometimes regarded as the "Sunrise City," this tiny town is home to spectacular natural and artificial reefs making it a great spot for diving adventures. Fort Pierce also flaunts an excellent waterfront which is sprinkled with diners offering the freshest fish.



PROPERTY DETAILS

OFFERING

PRICE	\$1,999,000 (Price Reduced from \$2,000,000)	
NOI	\$145,000	
CAP RATE	7.25%	
OCCUPANCY	92%	

PROPERTY SPECIFICATIONS

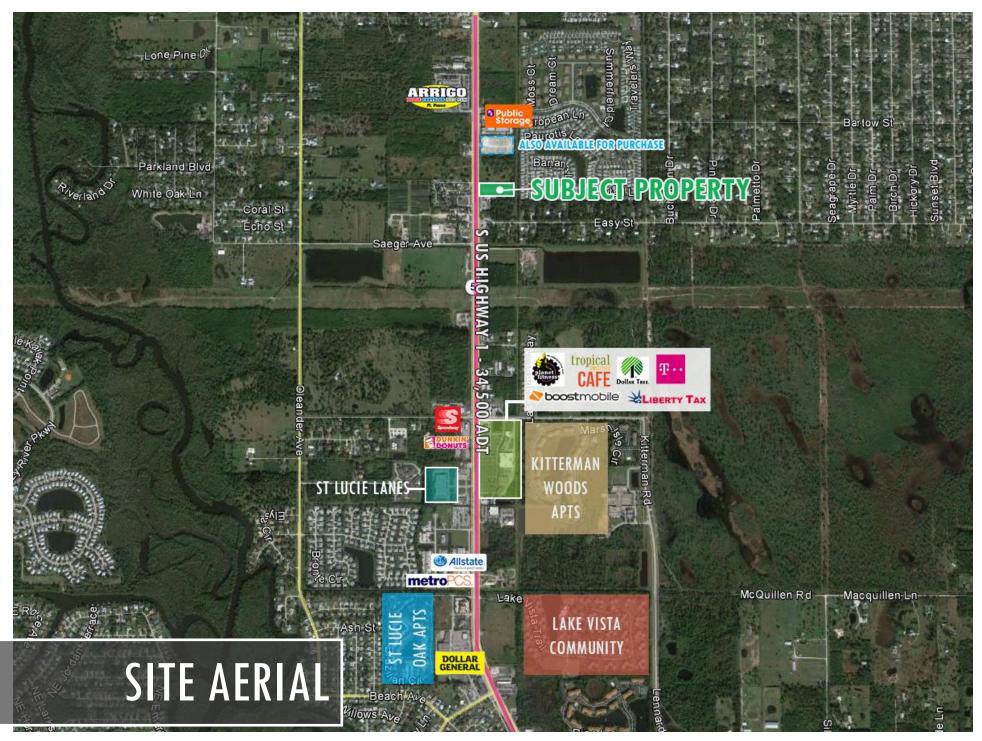
	Main: 27,000 sf	
	Covered Storage 2: 8,700 sf	
	Covered Storage 3: 3,069 sf	
BUILDING SIZE	Covered Storage 4: 3,069 sf	
NO. OF UNITS	475	
ACREAGE	2.04	
FRONTAGE	160'	
TRAFFIC COUNT	34,500 ADT	
YEAR BUILT	1985 - 1994	
CONSTRUCTION TYPE	Corr Metal	
PARKING SPACE	10	
ZONING	CG - Commercial General	
LAND USE	Self-Storage	
PARCEL ID	3403-502-0349-080-9	

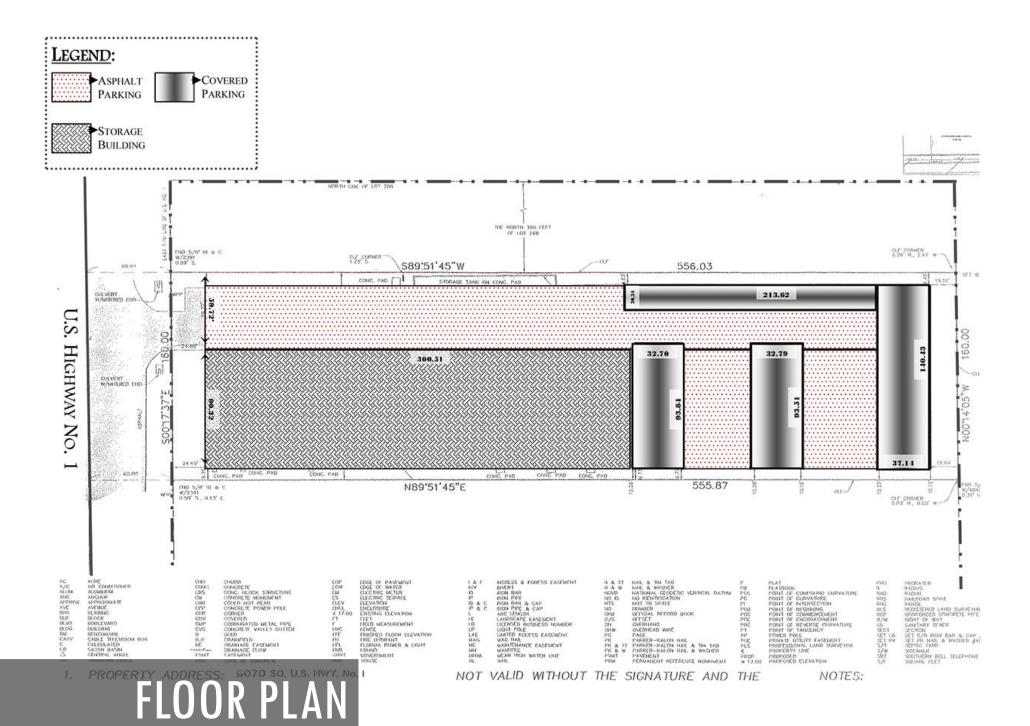


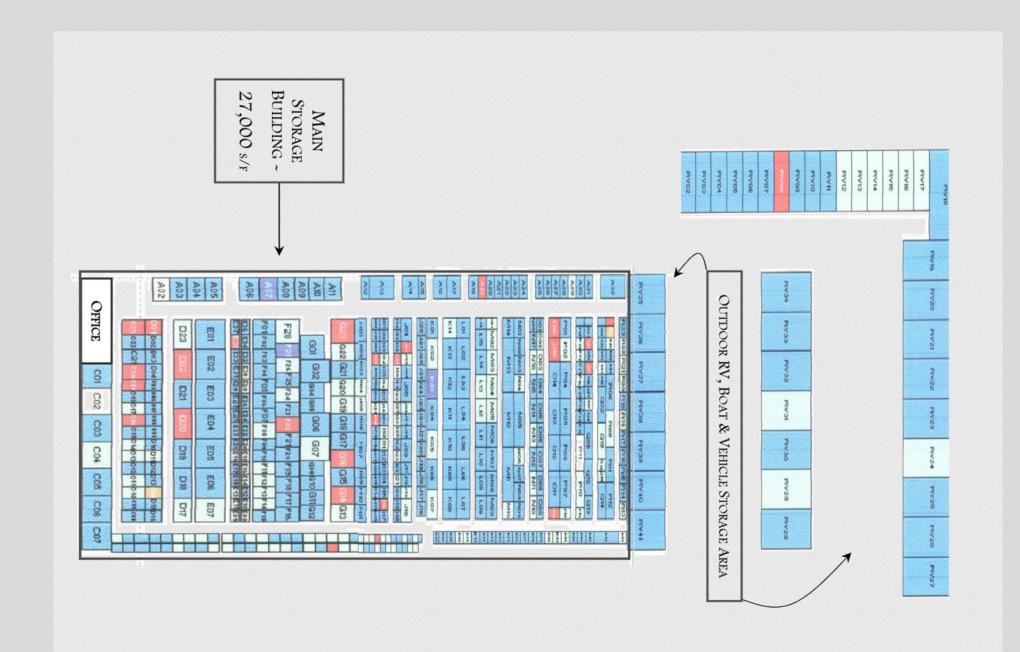
PROPERTY OVERVIEW











FACILITY FLOOR PLAN

ZONING INFORMATION

CG - Commercial General

Purpose. The purpose of this district is to provide and protect an environment suitable for a wide variety of commercial uses intended to serve a population over a large market area, which do not impose undesirable noise, vibration, odor, dust, or offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with general commercial surroundings. The number in "()" following each identified use corresponds to the SIC Code reference described in Section 3.01.02 (B). The number 999 applies to a use not defined under the SIC Code but may be further defined in Section 2.00.00 of this Code.

2. Permitted Uses:

- a. Adjustment/collection and credit reporting services. (732)
- b. Advertising. (731)
- c. Amphitheaters. (999)
- d. Amusements and recreation services except stadiums, arenas, race tracks, amusement parks. (79)
- e. Apparel and accessory stores. (56)
- f. Automobile dealers. (55)
- g. Automotive rental, repairs and serv. (except body repairs). (751, 753, 754)
- h. Beauty and barber services. (723/724)
- i. Building materials, hardware and garden supply. (52)
- j. Cleaning services. (7349)
- k. Commercial printing. (999)

- I. Communications except towers. (48)
- m. Computer programming, data processing and other computer serv. (737)
- n. Contract construction serv. (office and interior storage only). (15/16/17)
- o. Cultural activities and nature exhibitions. (999)
- p. Duplicating, mailing, commercial art/photo. and stenog. serv. (733)
- q. Eating places. (581)
- r. Educational services except public schools. (82)
- s. Engineering, accounting, research, management and related services. (87)
- t. Equipment rental and leasing services. (735)
- u. Executive, legislative, and judicial functions. (91/92/93/94/95/96/97)
- v. Farm labor and management services. (076)
- w. Financial, insurance, and real estate. (60/61/62/63/64/65/67)
- x. Food stores. (54)
- y. Funeral and crematory services. (726)
- z. Gasoline service stations. (5541)
- zz. Mobile home dealers

AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2018 Estimated Population	2,787	33,111	103,756
2023 Projected Population	2,914	35,848	113,270
2010 Census Population	3,387	33,214	98,649
2018 Estimated Households	1,212	13,455	41,321
2023 Projected Households	1,249	14,460	44,909
2010 Census Households	1,567	13,954	39,950
	300		
2018 Estimated White	2,478	24,362	81,758
2018 Estimated Black or African American	206	4,279	17,065
2018 Estimated Hawaiian & Pacific Islander	2	33	119
2018 Estimated American Indian or Native Alaskan	14	157	512
2018 Estimated Other Races	56	700	2,335
2018 Estimated Average Household Income	\$49,584	\$56,587	\$54,420
2018 Estimated Median Household Income	\$41,863	\$43,500	\$43,083
Median Age	49.90	46.80	44.30
Average Age	46.90	44.40	43.00