EXCLUSIVELY MARKETED BY

Jeremiah Baron & CO.
Commercial Real Estate, LLC

SELF STORAGE INVESTMENT

6070 S US HIGHWAY 1, FORT PIERCE FL 34982

41,838 SF TOTAL | 92% OCCUPIED | 7.25% CAP

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ECONOMY
SELF STORAGE

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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 +/- 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

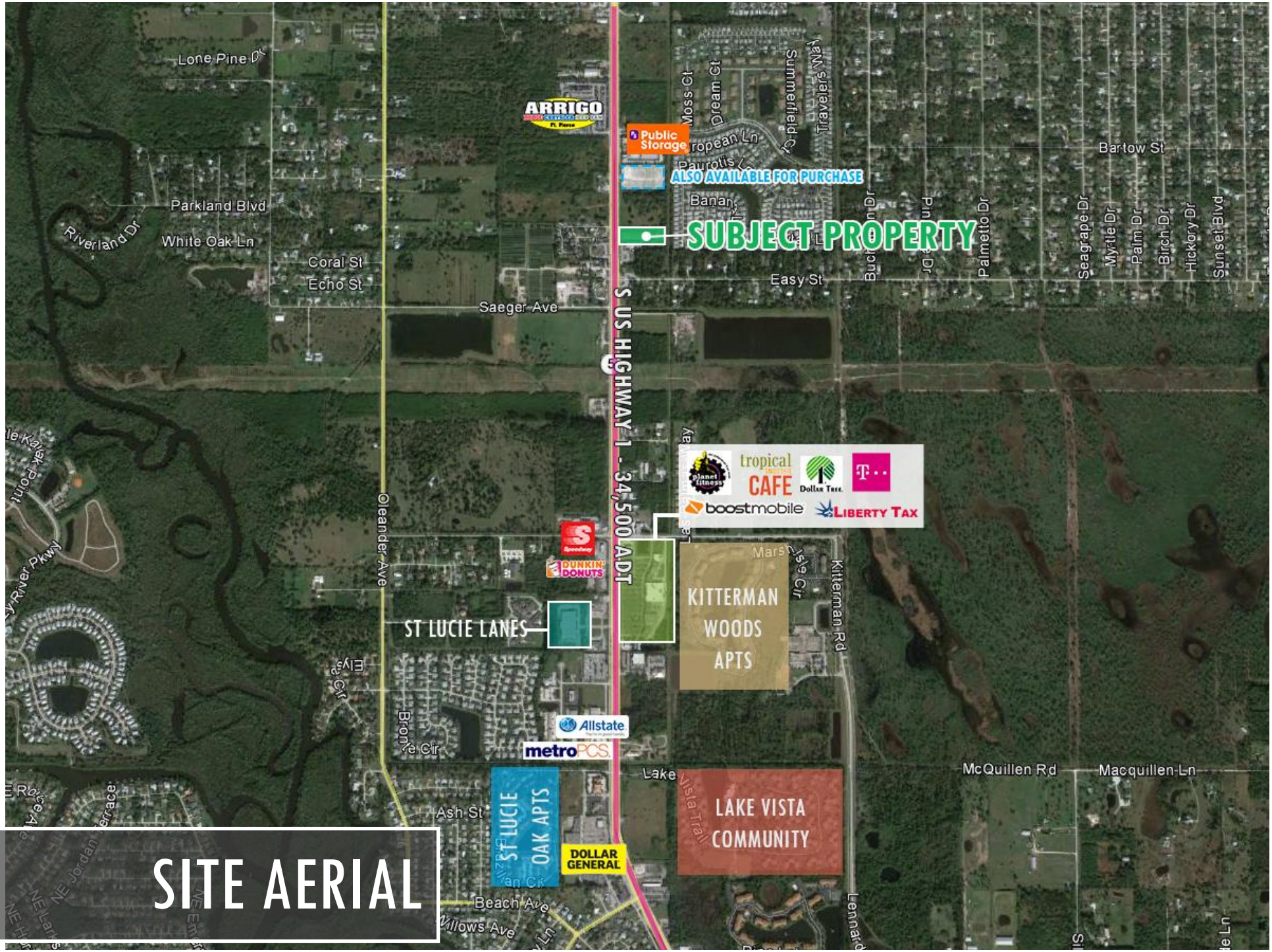
PRICE	$1,975,000
NOI	$145,000
CAP RATE	7.3%
OCCUPANCY	92%

PROPERTY SPECIFICATIONS

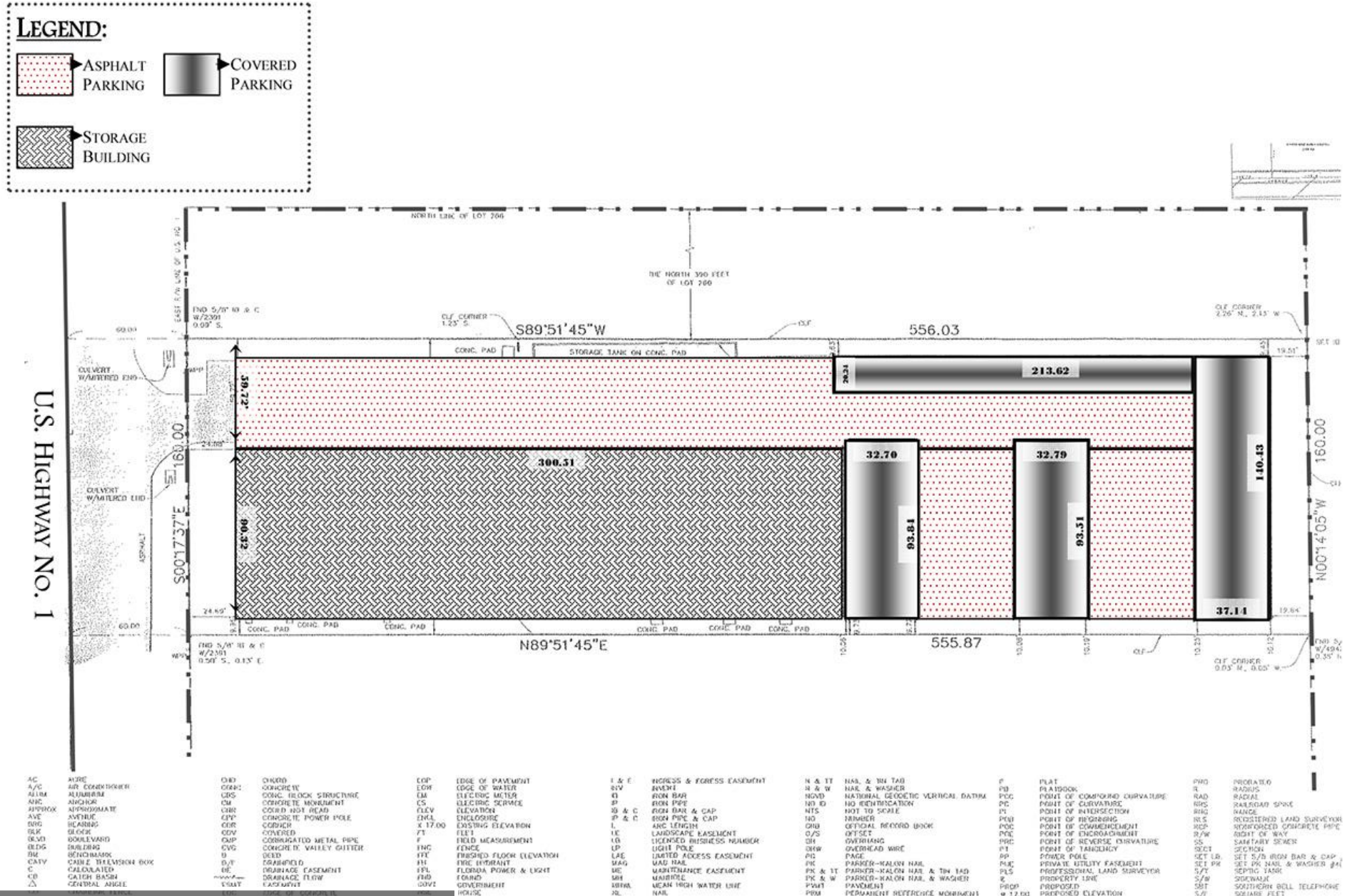
BUILDING SIZE	Main: 27,000 sf Covered Storage 2: 8,700 sf Covered Storage 3: 3,069 sf Covered Storage 4: 3,069 sf
NO. OF UNITS	475
ACREAGE	2.04
FRONTAGE	160’
TRAFFIC COUNT	34,500 ADT
YEAR BUILT	1985 - 1994
CONSTRUCTION TYPE	Corr Metal
PARKING SPACE	10
ZONING	CG - Commercial General
LAND USE	Self-Storage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

PROPERTY OVERVIEW

ACCESS	S US Highway 1
TRAFFIC COUNTS	34,500
IMPROVEMENTS	41,838 SF Total
PARKING	10
YEAR BUILT	1985-1994
PARCEL	3403-502-0349-080-9
ZONING	CG - Commercial General


ARRIGO
Public Storage
ALSO AVAILABLE FOR PURCHASE
SUBJECT PROPERTY
S US HIGHWAY 1 - 34,500 ADT
tropical CAFE
Dollar Tree
boostmobile
LIBERTY TAX
DUNKIN' DONUTS
ST LUCIE LANES
KITTERMAN WOODS APTS
Allstate
metroPCS
ST LUCIE OAK APTS
DOLLAR GENERAL
LAKE VISTA COMMUNITY
Lone Pine Dr
Parkland Blvd
White Oak Ln
Riverland Dr
Coral St
Echo St
Saeger Ave
Oleander Ave
Moss Ct
Dream Ct
Summerfield Ct
Travelers Way
Bartow St
Easy St
Palmetto Dr
Seagrape Dr
Myrtle Dr
Palm Dr
Birch Dr
Hickory Dr
Sunset Blvd
Kitterman Rd
McQuillen Rd
Macquillen Ln
Lake
Ash St
Beach Ave
Willows Ave
Lennard

SITE AERIAL



AC	ACRE	CHD	CHORD	EOP	EDGE OF PAVEMENT	I & E	INGRESS & EGRESS EASEMENT	N & TT	NAIL & TIN TAB	P	PLAT	PRO	PROPERTY
A/C	AIR CONDITIONER	CONC	CONCRETE	EOW	EDGE OF WATER	INV	INVERT	NAD	NORTH AMERICAN DATUM	PB	PLATBOOK	R	RADIUS
ALUM	ALUMINUM	CBS	CONC. BLOCK STRUCTURE	EM	ELECTRIC METER	IR	IRON BAR	NGVD	NATIONAL GEODETIC VERTICAL DATUM	PCC	POINT OF COMPOUND CURVATURE	RAD	RADIAL
ANC	ANCHOR	CM	CONCRETE MONUMENT	ES	ELECTRIC SERVICE	IP	IRON PIPE	NID	NO IDENTIFICATION	PC	POINT OF CURVATURE	RRS	RAILROAD SPIKE
APPROX	APPROXIMATE	CBR	CORED NOT READ	ELEV	ELEVATION	IR & C	IRON BAR & CAP	NTS	NOT TO SCALE	PI	POINT OF INTERSECTION	RNG	RANGE
AVE	AVENUE	CPP	CONCRETE POWER POLE	ENCL	ENCLOSURE	IP & C	IRON PIPE & CAP	NO	NUMBER	POB	POINT OF BEGINNING	RLS	REGISTERED LAND SURVEYOR
BRG	BEARING	COR	CORNER	X 17.00	EXISTING ELEVATION	L	ARC LENGTH	ORB	OFFICIAL RECORD BOOK	POC	POINT OF COMMENCEMENT	RCP	REINFORCED CONCRETE PIPE
BLK	BLOCK	COV	COVERED	FT	FEET	LE	LANDSCAPE EASEMENT	O/S	OFFSET	POE	POINT OF ENCROACHMENT	R/W	RIGHT OF WAY
BLVD	BOULEVARD	CMP	CORRUGATED METAL PIPE	F	FIELD MEASUREMENT	LB	LICENSED BUSINESS NUMBER	OH	OVERHANG	PRC	POINT OF REVERSE CURVATURE	SS	SANITARY SEWER
BLDG	BUILDING	CVG	CONCRETE VALLEY GUTTER	FNC	FENCE	LP	LIGHT POLE	OHW	OVERHEAD WIRE	PT	POINT OF TANGENCY	SECT	SECTION
BM	BENCHMARK	D	DEED	FFE	FINISHED FLOOR ELEVATION	LAE	LIMITED ACCESS EASEMENT	PG	PAGE	PP	POWER POLE	SET I.D.	SET 5/8 IRON BAR & CAP
CATV	CABLE TELEVISION BOX	D/T	DRAINFIELD	HY	FIRE HYDRANT	MAG	MAG NAIL	PK	PARKER-KALON NAIL	PUE	PRIVATE UTILITY EASEMENT	SET PK	SET PK NAIL & WASHER
C	CALCULATED	DE	DRAINAGE EASEMENT	FPL	FLORIDA POWER & LIGHT	ME	MAINTENANCE EASEMENT	PK & TT	PARKER-KALON NAIL & TIN TAB	PLS	PROFESSIONAL LAND SURVEYOR	S/T	SEPTIC TANK
CB	CATCH BASIN	~~~~	DRAINAGE FLOW	FND	FOUND	MH	MANHOLE	PK & W	PARKER-KALON NAIL & WASHER	R	PROPERTY LINE	R/W	RIGHT OF WAY
Δ	CENTRAL ANGLE	ESMT	EASEMENT	GOVT	GOVERNMENT	MHWL	MEAN HIGH WATER LINE	PVMT	PAVEMENT	PROP	PROPOSED	SBT	SOUTHERN BELL TELEPHONE
		EOC	EDGE OF CONCRETE			NL	NAIL	PRM	PERMANENT REFERENCE MONUMENT	x 17.00	PROPOSED ELEVATION	S/F	SQUARE FEET

1. PROPERTY ADDRESS: 6070 SO. U.S. HWY. No. 1

NOT VALID WITHOUT THE SIGNATURE AND THE NOTES:

FLOOR PLAN

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)

l. 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
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