



SELF STORAGE ADVISORS

SELF STORAGE CONVERSION OPPORTUNITY

100 Cattlemen Road
Sarasota, FL 34232

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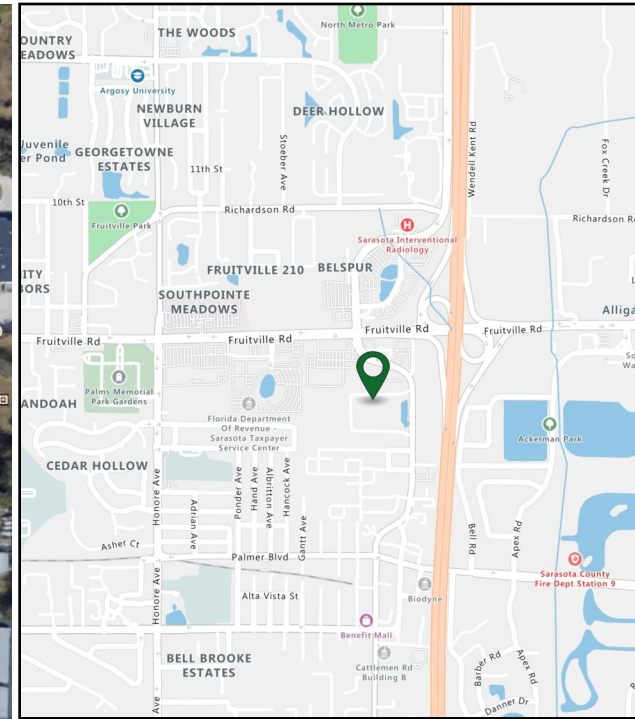


Offering Price: \$12,250,000

INVESTMENT HIGHLIGHTS

- 100% climate controlled conversion opportunity in Sarasota, FL
- Proposed 1-story building featuring 136,616+/- GSF
- Strategic location adjacent to Fruitville Road with frontage along Cattlemen Road and visibility from I-75 (120,000 car per day)
- Main thoroughfare connecting I-75 and downtown Sarasota as well as the islands
- Part of a 47.15+/- acres redevelopment project includes 600+/- luxury apartments and 4.5+/- acres of retail
- Strong demographics with a population of over 50,000 and an average income of over \$85,000 within a 3-mile radius
- Strong rental rates in the market
- Over 4% growth rate since 2010





Overall Site Data
 Land Area: 46.53 acres (2,026,632 sq. ft.)
 Building Area: 240,116 sq. ft.

Potential Self-Storage Parcel
 Land Area: 5.27 acres (229,560 sq. ft.)
 Building Area: 136,616 sq. ft.

Remaining Site Data
 Land Area: 41.26 acres (1,797,072 sq. ft.)
 Existing Office Building: 103,500 sq. ft.

