

# Self Storage Investment Opportunity



SELF STORAGE ADVISORS

## AAA Self Storage & Azar Plaza

3200/3204 14th Street  
Plano, TX 75074

Presented by:

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**LIST PRICE: Call Broker**

### INVESTMENT HIGHLIGHTS

- Great visibility on highly traveled thoroughfare in Plano, TX
- Opportunity to further develop property on open parking
- ~20,000 SF retail building can be converted to additional self storage
- 18,000 vpd on E 14th St
- 94,000 population within 3 mi radius and over \$85,000 median HH income
- Located near a large commercial and residential base

### PROPERTY DETAILS

<b>Rentable SF:</b>	32,050 storage
	19,257 parking
	20,815 office/retail
<b>Year Built:</b>	2005 (storage)
	2006 (office/retail)
<b>Acreage:</b>	3.23
<b>Number of Units:</b>	404
<b>Physical Occupancy:</b>	92%

