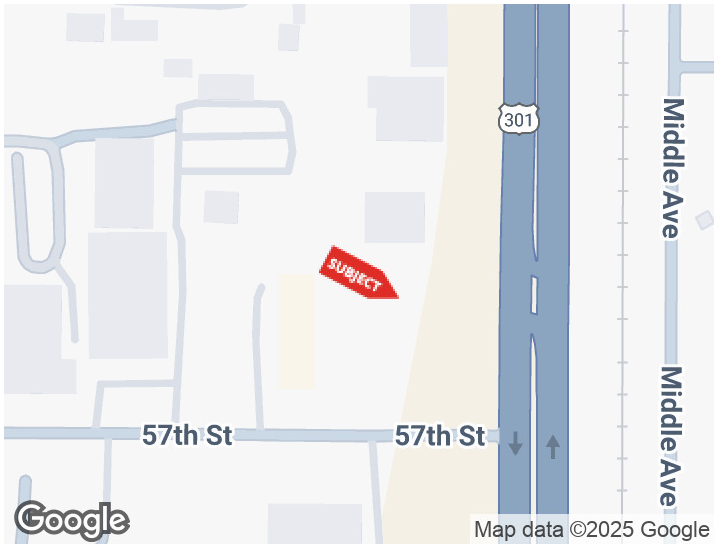
AMERICAN PROPERTY GROUP
OF SARASOTA, INC.

BUILD TO SUIT - SELF STORAGE FACILITY

5725 N WASHINGTON BLVD
SARASOTA, FLORIDA 34243



PROPERTY HIGHLIGHTS

- Annual Estimated Gross Income
- Total 7 Stories: ≈ $18.0M - $19.6M (Estimated)
- 1st Floor (RV + Mixed Units): $2.77M - $3.29M (Estimated)
- Each Upper Floor (Small Units): $2.54M - $2.72M (Estimated Per Floor)
- Average Price per month based on unit size below. RV Storage can go as high as approximately $900/m/unit.
- Unit Size Sarasota (Average) Bradenton (Average)
- 5×5 ~$40–$42 NC; $49 CC ~$48/mo
- 5×10 ~$88 (NC); ~$97 (CC) ~$117/mo
- 10×10 ~$95–$152 (NC); $169 (CC) ~$127–$153/mo
- 10×15 ~$201 (NC); $217 (CC) ~$197–$226/mo
- 10×20 ~$261 (NC); $294 (CC) ~$287/mo

For More Information

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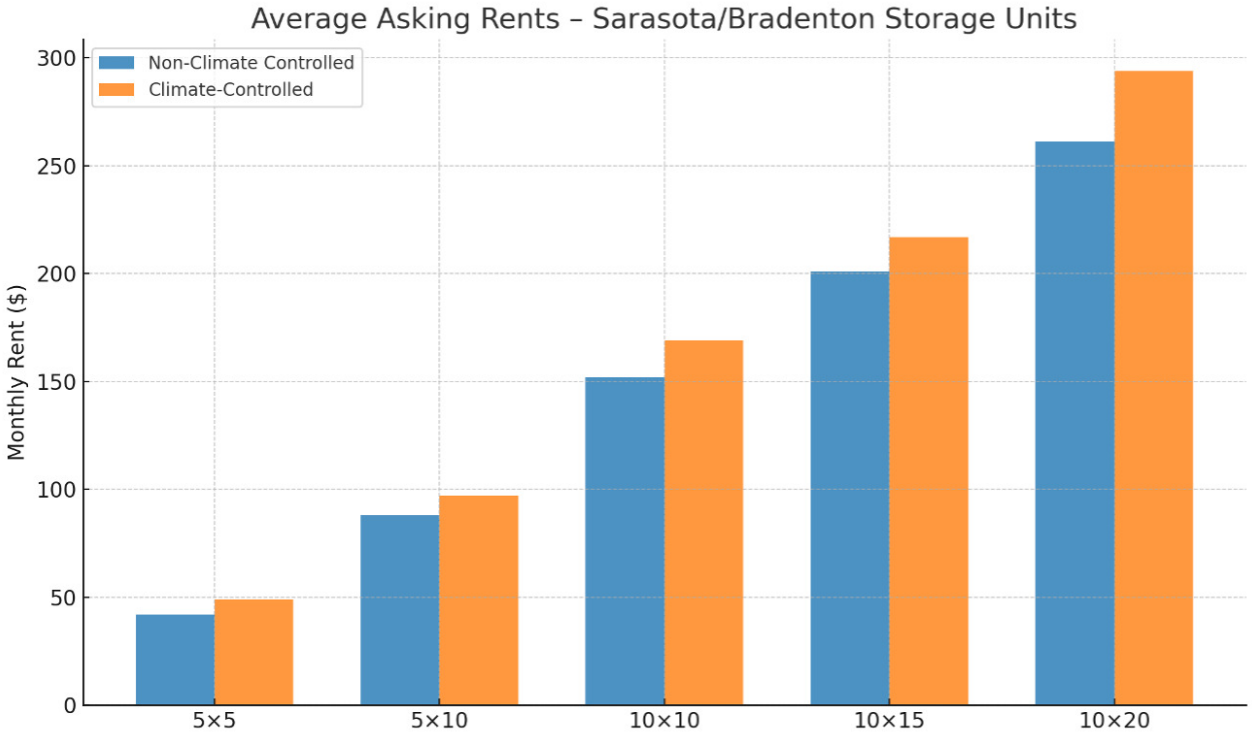
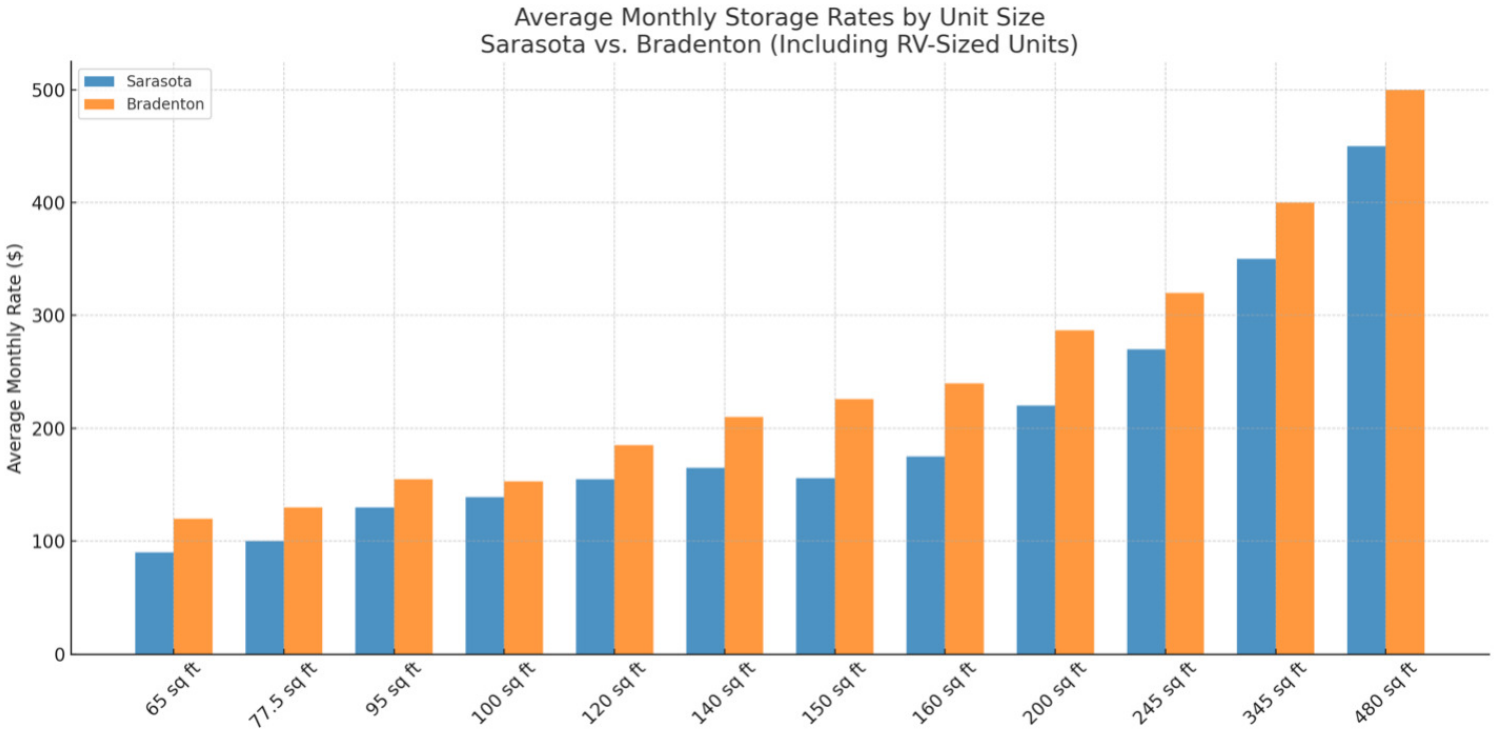
RENTAL DATA





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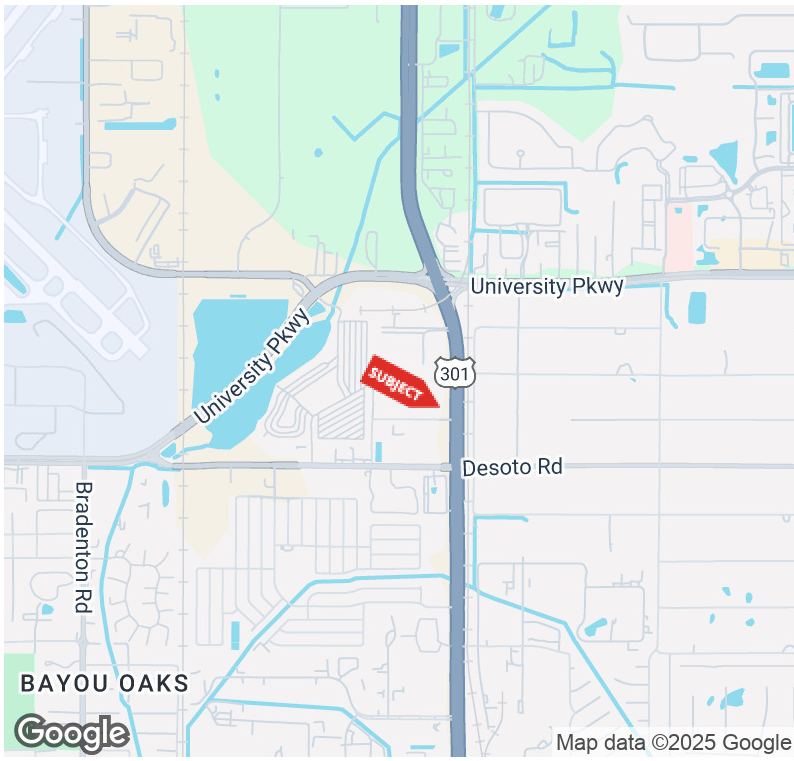

Sale Price	**$49,000,000**

OFFERING SUMMARY

Building Size:	253,000 SF
Lot Size:	36,778 SF
Number of Stories:	1
Price / SF:	$193.68
Year Built:	2027
Zoning:	ILW

PROPERTY OVERVIEW

Located at 5715 N Washington Blvd, this build to suit opportunity features a 65' tall, 7-story, ~253,000 SF, climate-controlled facility designed for long-term revenue growth and institutional quality.

Ground floor designed with premium RV/boat storage units alongside a variety of medium-sized units, while the upper six floors feature small to mid-sized units (5×5 to 10×20) to maximize absorption and rental velocity.

Situated on a corner lot with frontage on N. Washington Blvd/US-301, a high-visibility, high-traffic artery serving both Sarasota and Bradenton markets. Surrounded by new neighborhoods, large apartment complexes and business developments. Located just West of UTC Mall & Lakewood Ranch.

State-of-the-art climate control, multiple freight elevators, oversized power doors, security and access control systems; designed to outperform Class-B competitors. Facility can be managed with minimal staff, reducing overhead and ensuring strong margins.

This is a rare opportunity to acquire a flagship self-storage facility in one of Florida's most dynamic growth corridors.

Owner will build to suit any combination of multi-story Self Storage facility desired by the buyer.

50,000 AADT

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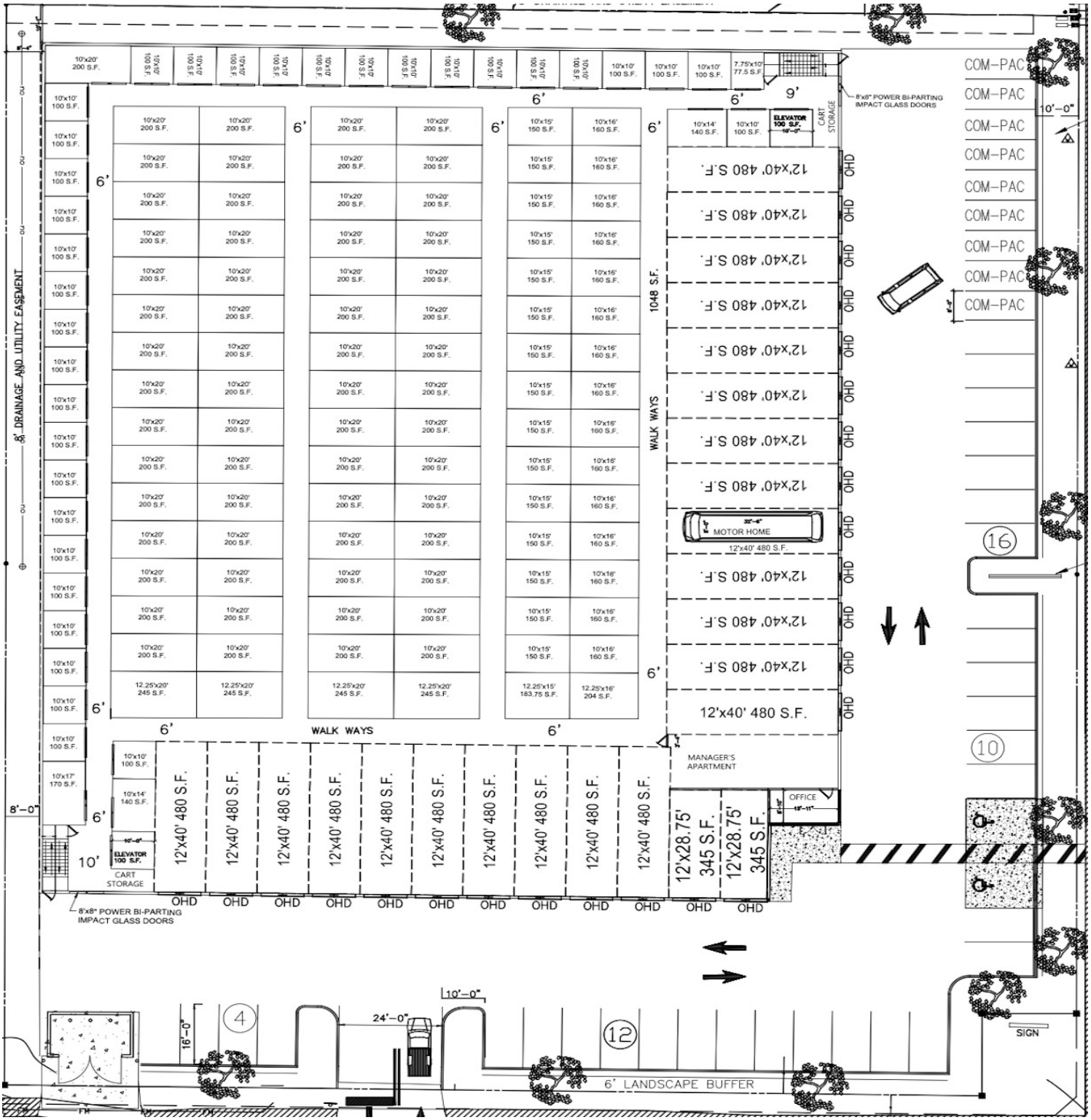
FIRST FLOOR UNIT MATRIX



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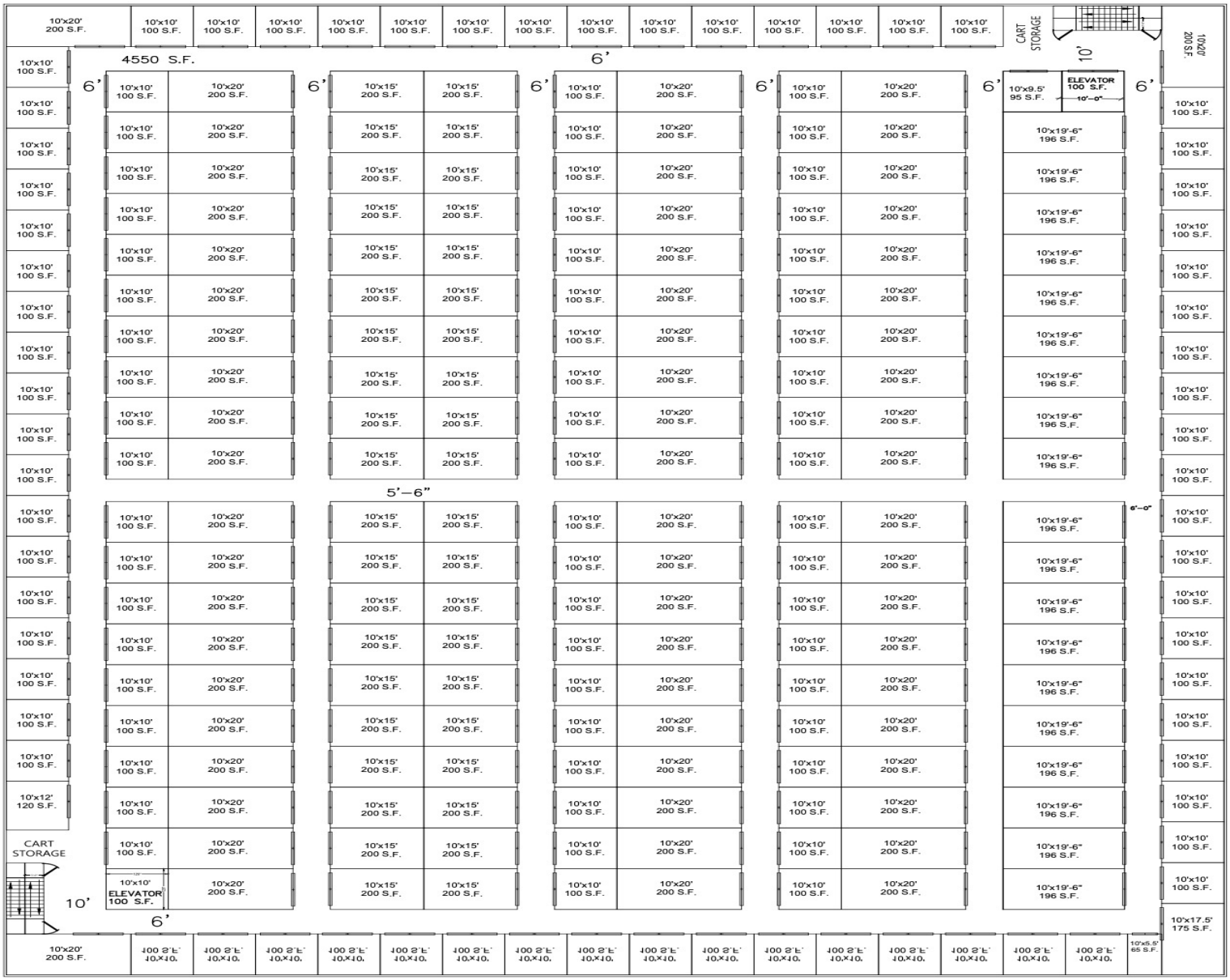
FLOORS 2-7 UNIT MATRIX



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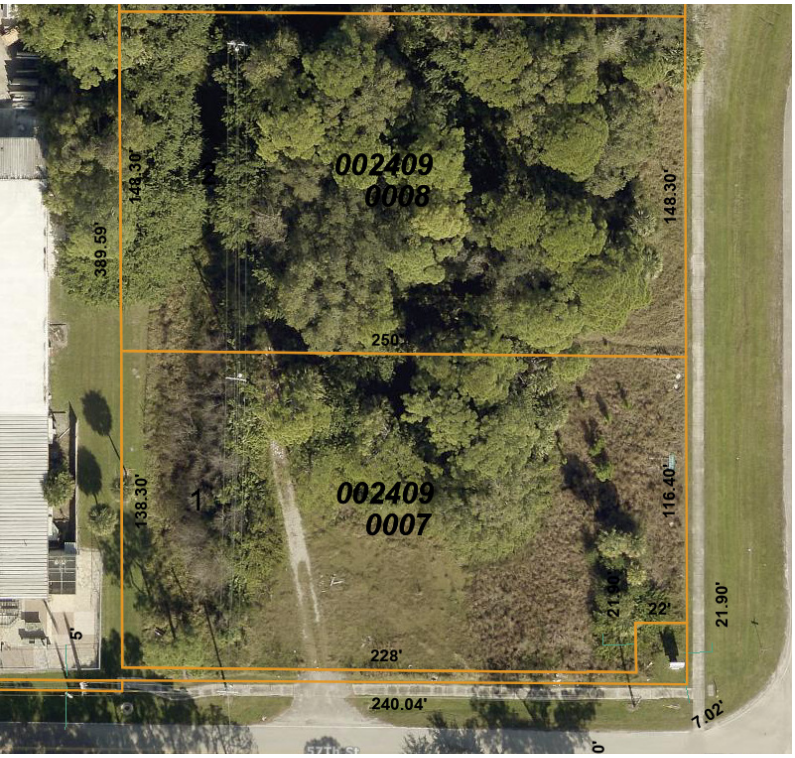

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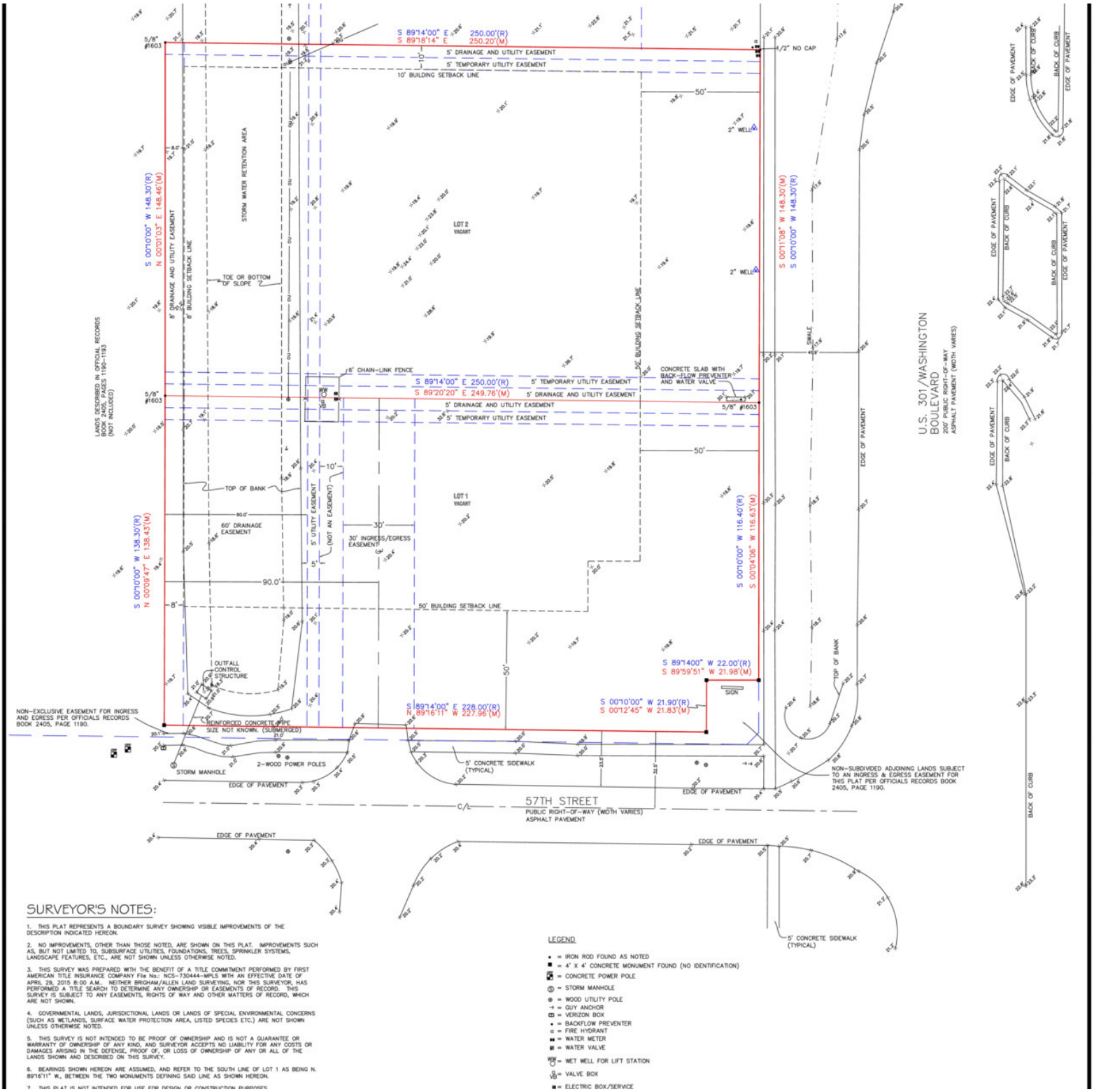
SURVEY



SURVEYOR'S NOTES:

1. THIS PLAT REPRESENTS A BOUNDARY SURVEY SHOWING VISIBLE IMPROVEMENTS OF THE DESCRIPTION INDICATED HEREON.

2. NO IMPROVEMENTS, OTHER THAN THOSE NOTED, ARE SHOWN ON THIS PLAT. IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, SUBSURFACE UTILITIES, FOUNDATIONS, TREES, SPRINKLER SYSTEMS, LANDSCAPE FEATURES, ETC., ARE NOT SHOWN UNLESS OTHERWISE NOTED.

3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PERFORMED BY FIRST AMERICAN TITLE INSURANCE COMPANY File No.: NCS-730444-MPLS WITH AN EFFECTIVE DATE OF APRIL 29, 2015 8:00 A.M.. NEITHER BRIGHAM/ALLEN LAND SURVEYING, NOR THIS SURVEYOR, HAS PERFORMED A TITLE SEARCH TO DETERMINE ANY OWNERSHIP OR EASEMENTS OF RECORD. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS OF RECORD, WHICH ARE NOT SHOWN.

4. GOVERNMENTAL LANDS, JURISDICTIONAL LANDS OR LANDS OF SPECIAL ENVIRONMENTAL CONCERNS (SUCH AS WETLANDS, SURFACE WATER PROTECTION AREA, LISTED SPECIES ETC.) ARE NOT SHOWN UNLESS OTHERWISE NOTED.

5. THIS SURVEY IS NOT INTENDED TO BE PROOF OF OWNERSHIP AND IS NOT A GUARANTEE OR WARRANTY OF OWNERSHIP OF ANY KIND, AND SURVEYOR ACCEPTS NO LIABILITY FOR ANY COSTS OR DAMAGES ARISING IN THE DEFENSE, PROOF OF, OR LOSS OF OWNERSHIP OF ANY OR ALL OF THE LANDS SHOWN AND DESCRIBED ON THIS SURVEY.

6. BEARINGS SHOWN HEREON ARE ASSUMED, AND REFER TO THE SOUTH LINE OF LOT 1 AS BEING N. 89°16'11" W., BETWEEN THE TWO MONUMENTS DEFINING SAID LINE AS SHOWN HEREON.

7. THIS PLAT IS NOT INTENDED FOR USE FOR DESIGN OR CONSTRUCTION PURPOSES

LEGEND

- ● = IRON ROD FOUND AS NOTED
- ■ = 4" X 4" CONCRETE MONUMENT FOUND (NO IDENTIFICATION)
- = CONCRETE POWER POLE
- = STORM MANHOLE
- = WOOD UTILITY POLE
- = GUY ANCHOR
- = VERIZON BOX
- = BACKFLOW PREVENTER
- = FIRE HYDRANT
- = WATER METER
- = WATER VALVE
- WW = WET WELL FOR LIFT STATION
- VB = VALVE BOX
- = ELECTRIC BOX/SERVICE

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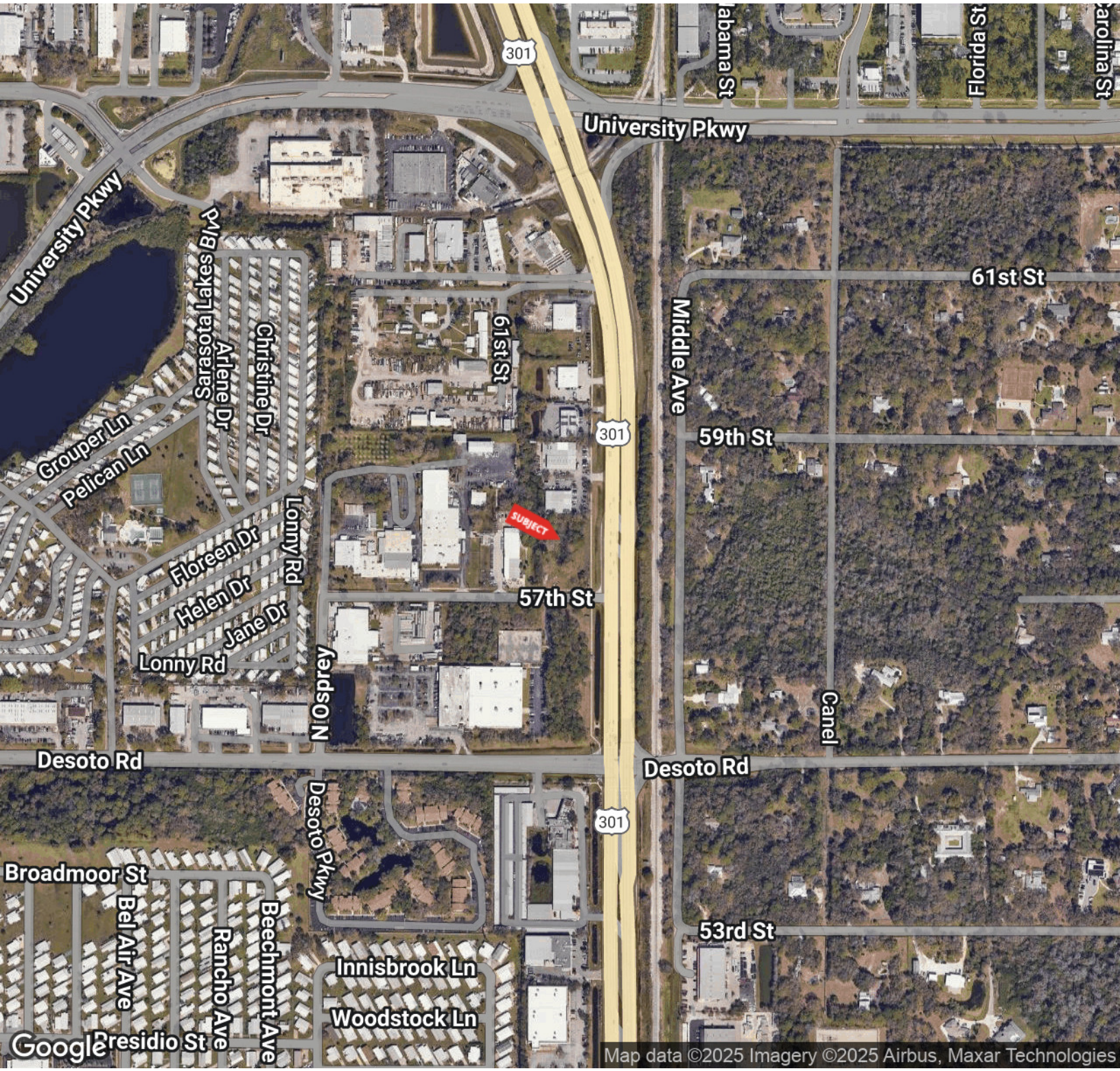

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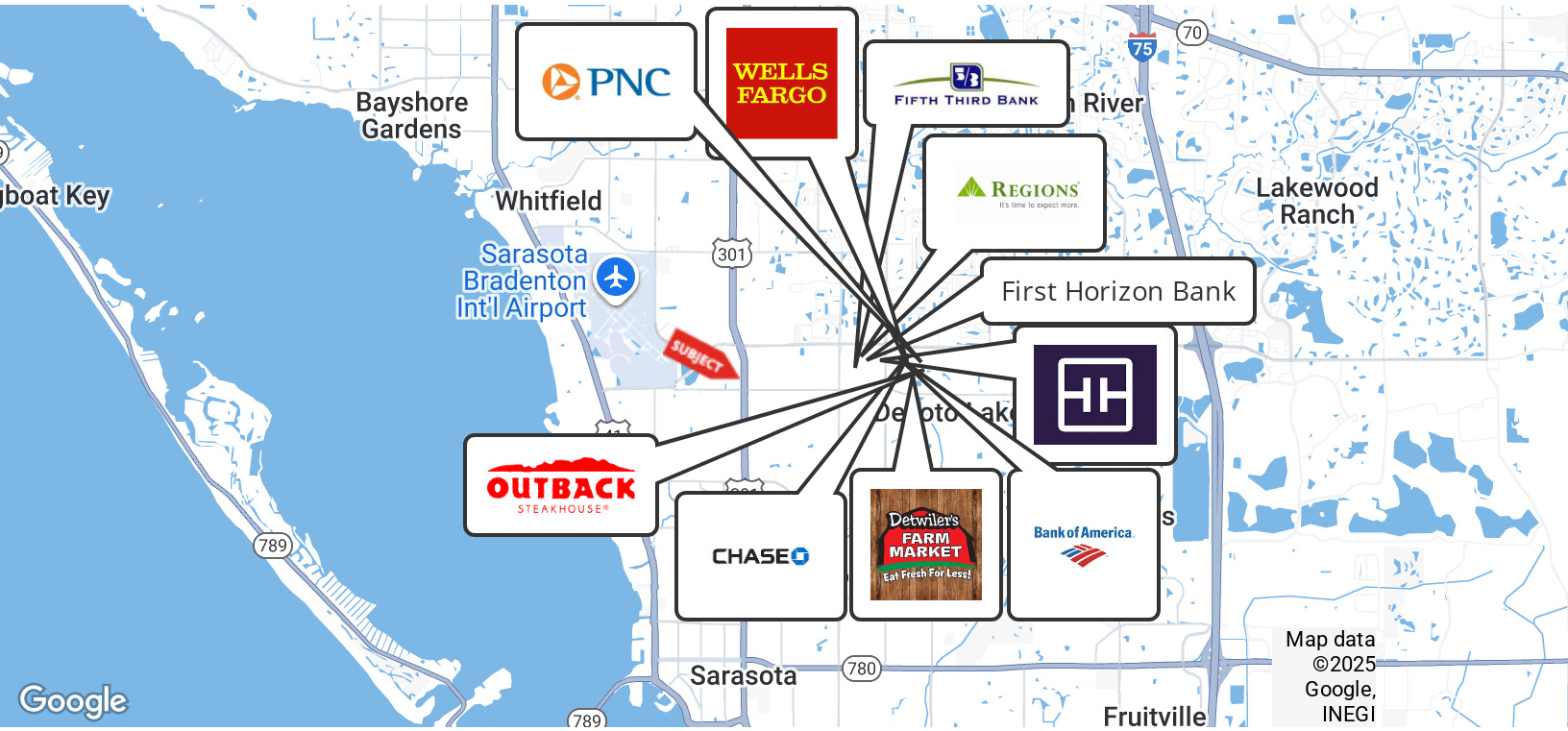

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	380	1,191	3,923
Average Age	60	56	52
Average Age (Male)	58	54	51
Average Age (Female)	62	57	53

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	208	624	1,969
# of Persons per HH	1.8	1.9	2
Average HH Income	$82,177	$87,945	$86,637
Average House Value	$354,883	$362,180	$336,984

TRAFFIC COUNTS			
	/day		

Demographics data derived from AlphaMap

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