

# South Shore Self-Storage Redevelopment & Retail

FOR SALE

1320 24TH STREET NORTHEAST, RUSKIN, FL 33570



## PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in the thriving South Shores area: a newly developed mixed-use property that offers up to 194,250 sqft of self-storage space and 6,750 sqft of retail space. This versatile property is perfectly positioned to meet the growing demand for self-storage facilities, while also providing a prime location for retail businesses to thrive. With its strategic location and flexible layout, this development presents a compelling investment prospect for those seeking a high-potential asset in the industrial and self-storage sector. Capitalize on this new development in a rapidly growing market.

## PROPERTY HIGHLIGHTS

- 70,260 SF building- New Roof 2025
- Built in 2003
- Renovated in 2025
- Strategic location
- Industrial and self-storage potential

## OFFERING SUMMARY

Sale Price:	\$12,000,000
Lot Size:	10.91 Acres
Building Size:	70,260 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	202	1,004	2,529
Total Population	677	3,325	8,032
Average HH Income	\$105,830	\$105,976	\$106,801

**JIM STEINBAUER, SIOR**

863.670.2561  
jim@steinbauer.com

**KYLE VREELAND**

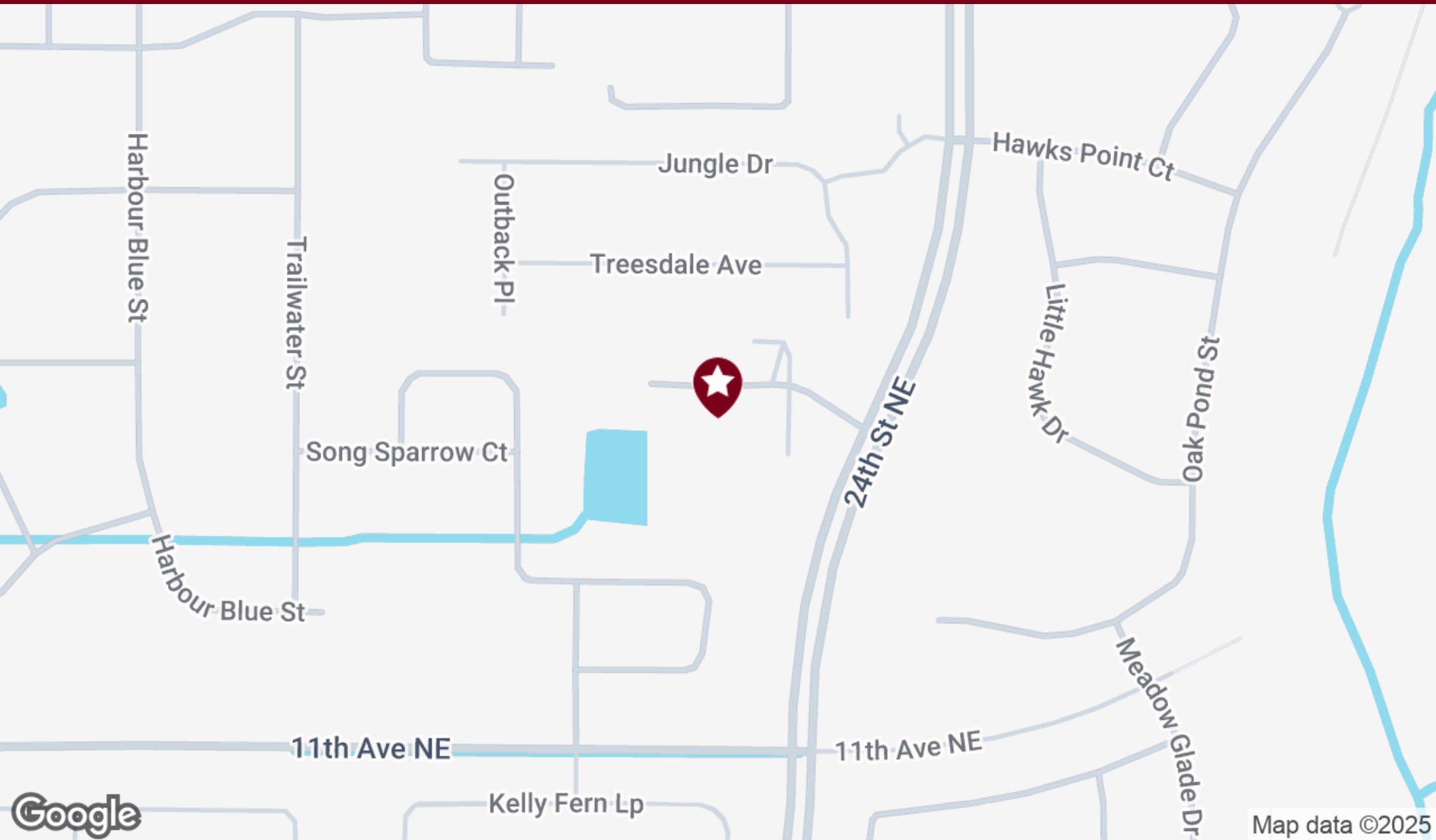
863.608.1231  
jkvreeland@gmail.com



# South Shore Self-Storage Redevelopment & Retail

FOR SALE

1320 24TH STREET NORTHEAST, RUSKIN, FL 33570



**JIM STEINBAUER, SIOR**

863.670.2561  
jim@steinbauer.com

**KYLE VREELAND**

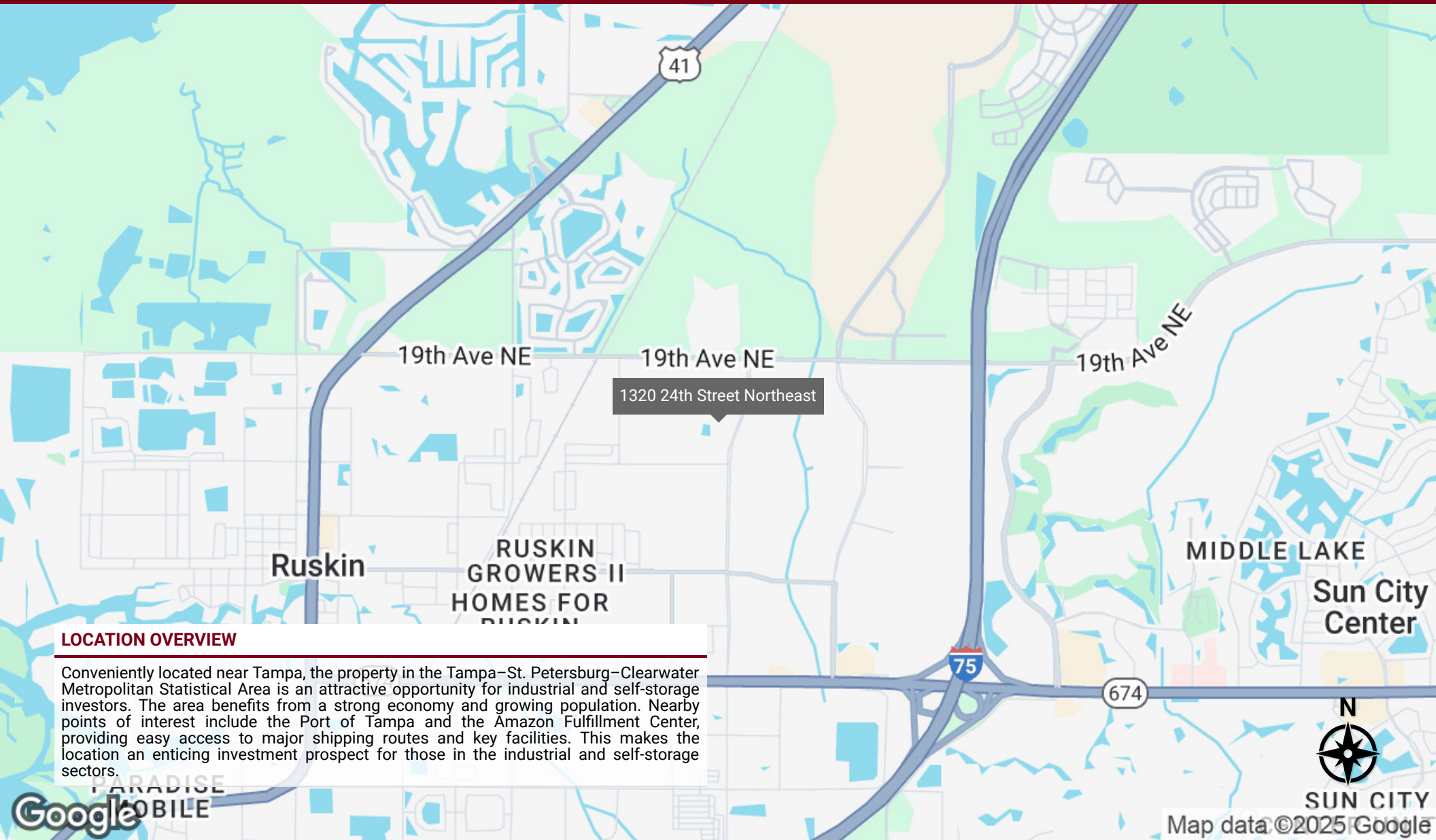
863.608.1231  
jkvreeland@gmail.com



# South Shore Self-Storage Redevelopment & Retail

FOR SALE

1320 24TH STREET NORTHEAST, RUSKIN, FL 33570



## LOCATION OVERVIEW

Conveniently located near Tampa, the property in the Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area is an attractive opportunity for industrial and self-storage investors. The area benefits from a strong economy and growing population. Nearby points of interest include the Port of Tampa and the Amazon Fulfillment Center, providing easy access to major shipping routes and key facilities. This makes the location an enticing investment prospect for those in the industrial and self-storage sectors.

**JIM STEINBAUER, SIOR**

863.670.2561  
jim@steinbauer.com

**KYLE VREELAND**

863.608.1231  
jkvreland@gmail.com





# South Shore Self-Storage Redevelopment & Retail

FOR SALE

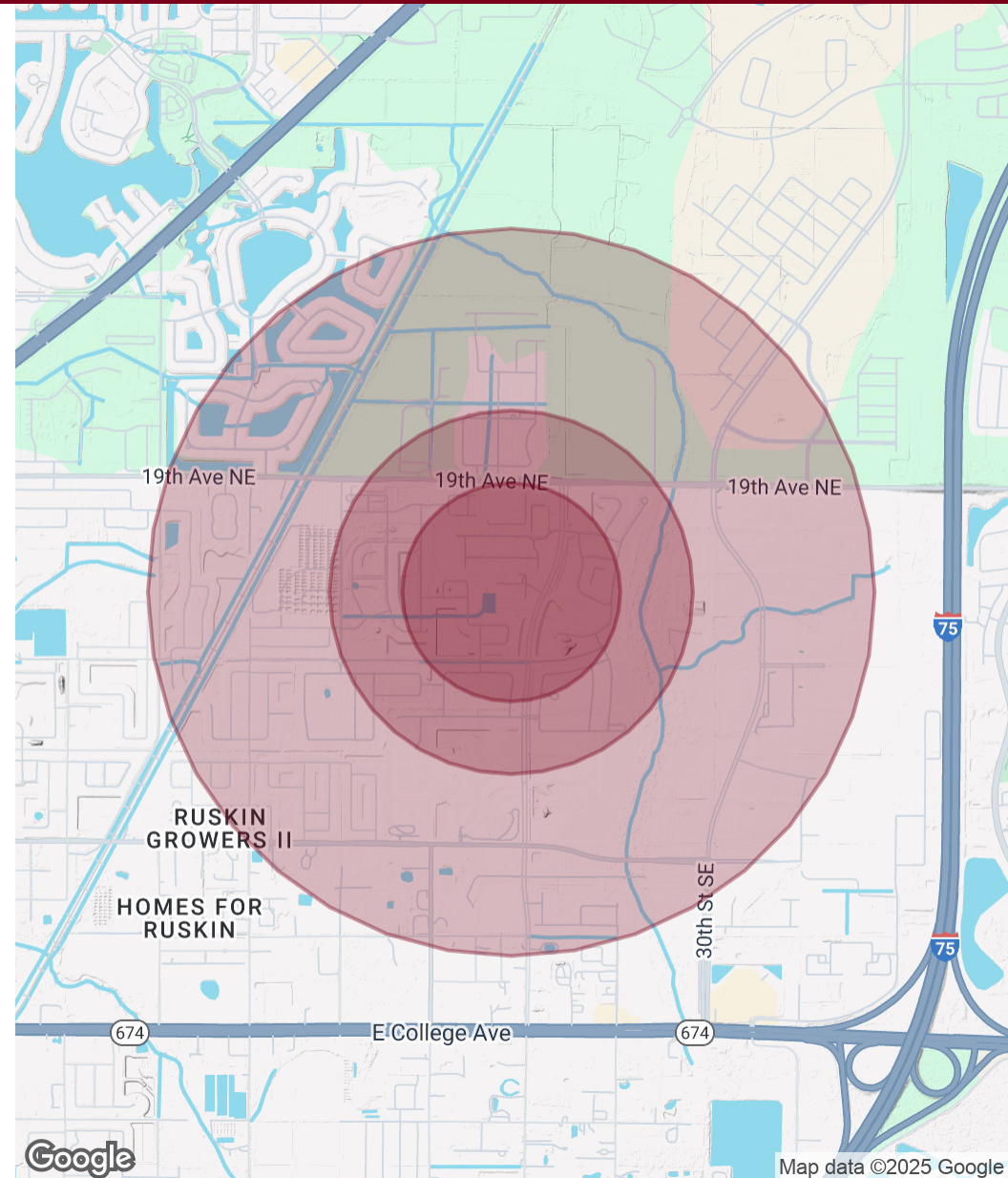
1320 24TH STREET NORTHEAST, RUSKIN, FL 33570

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	677	3,325	8,032
Average Age	33	34	34
Average Age (Male)	33	33	34
Average Age (Female)	34	34	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	202	1,004	2,529
# of Persons per HH	3.4	3.3	3.2
Average HH Income	\$105,830	\$105,976	\$106,801
Average House Value	\$306,362	\$311,222	\$334,372

Demographics data derived from AlphaMap



**JIM STEINBAUER, SIOR**

863.670.2561  
jim@steinbauer.com

**KYLE VREELAND**

863.608.1231  
jkvreland@gmail.com

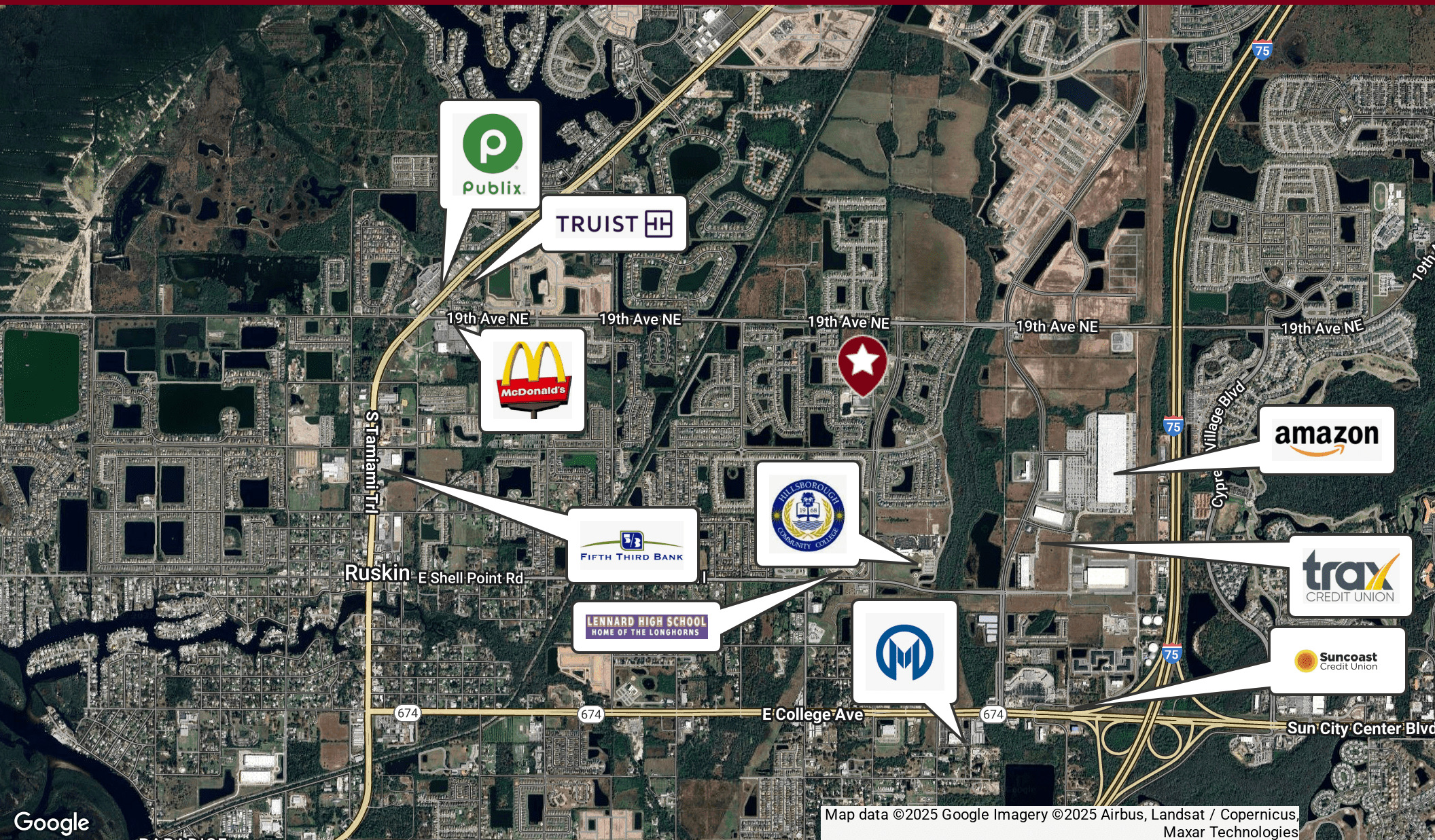




# South Shore Self-Storage Redevelopment & Retail

1320 24TH STREET NORTHEAST, RUSKIN, FL 33570

FOR SALE



**JIM STEINBAUER, SIOR**

863.670.2561  
jim@steinbauer.com

**KYLE VRELAND**

863.608.1231  
jkvreland@gmail.com



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies



**FOR SALE**

863.608.1231  
jkvreeland@gmail.com





# South Shore Self-Storage Redevelopment & Retail

1320 24TH STREET NORTHEAST, RUSKIN, FL 33570

FOR SALE



**JIM STEINBAUER, SIOR**

863.670.2561  
jim@steinbauer.com

**KYLE VREELAND**

863.608.1231  
jkvreland@gmail.com





# South Shore Self-Storage Redevelopment & Retail

FOR SALE

1320 24TH STREET NORTHEAST, RUSKIN, FL 33570



**JIM STEINBAUER, SIOR**

jim@steinbauer.com

Direct: 863.670.2561

## PROFESSIONAL BACKGROUND

Jim Steinbauer, SIOR has been engaged full time in Commercial, Industrial & Development Land Real Estate Brokerage Business since 1984. Jim is a member of the Society of Industrial & Office Realtors (SIOR) where he holds the prestigious designation of Specialist, Industrial and Office Real Estate. Out of the millions of real estate sales people worldwide only about 4,000 have qualified for this designation. For over 41 years, Jim has been one of the top producing commercial real estate salespeople in Florida. His expertise includes the areas of Asset Sales and Acquisitions, Lease Negotiations, Investment Sales, Site Selection, Asset Property Management, Buyer/Tenant Representation, Consultation and Expert Witness services.

Jim is a member of the Society of Industrial & Office Realtors where he served as the Florida Chapter President in 2012 and on the Board of Directors from 2009-2013. He is a Realtor member of the Lakeland Realtors and served as President in 2016 and on their BOD from 2011 to 2017. Jim was also instrumental in assisting and coordinating the sale of the associations former Headquarters and the purchase and development of their new headquarters across from Hollis Gardens in Downtown Lakeland. He has been a member of the National Association of Realtors and the Florida Realtors since 1984. He is a member of the Rotary Club of Lakeland South, Florida Farm Bureau and Historic Lake Morton Neighborhood Association where he served as President in 2009, 2010 and 2011.

Partial Client List includes: Budget Rent-A-Car, Dial Corporation, Dobbs International Airline Caterers, Marcone Appliance Parts Center, Batteries Plus Bulbs, Marriott Corporation, Lennox A/C, Ryder Aviation Services, Advance Discount Auto Parts, Greyhound, Michelin Tires, AMF Bowling Centers, Shoppes of Christina, Private Investors & Owners and many others.

Jim earned a BBA in Marketing from Florida International University in Miami. He played NCAA Division 1 baseball at Jacksonville University, Jacksonville Florida.

Jim and his wife, Jill reside in the Historic Lake Morton area of Downtown Lakeland. They have three adult children, Joe, Jay, and Jamie and 3 grandsons.

## EDUCATION

Florida International University, Jacksonville University, Society of Industrial & Office Realtors and dozens of other commercial, industrial, investment and development land real estate

**Steinbauer Associates Inc.**  
6700 S Florida Avenue, Suite 35  
Lakeland, FL 33813  
863.647.1661

**JIM STEINBAUER, SIOR**

863.670.2561

jim@steinbauer.com

**KYLE VREELAND**

863.608.1231

jkvreeland@gmail.com



# South Shore Self-Storage Redevelopment & Retail

FOR SALE

1320 24TH STREET NORTHEAST, RUSKIN, FL 33570



## KYLE VREELAND

jkvreeland@gmail.com

Direct: 863.608.1231

## PROFESSIONAL BACKGROUND

J. Kyle Vreeland is a highly skilled and successful real estate professional, with a diverse background and expertise in all facets of commercial property acquisition and development. He is a licensed commercial Realtor, developer consultant, grad. architect/designer, general contracting manager, and licensed commercial insurance agent. Kyle's focus is on commercial development, construction, and sales. His experience spans over \$500 M in transaction, design, and management.

In 1994-1996, Kyle received his Bachelor of Science in Architecture from Florida Agricultural & Mechanical University, followed by post-graduate studies in Masters in Architect at the University of South Florida from 2000-2002. He also holds an AA in Architecture from Hillsborough Community College and attended Georgia Southern University in 1990-1992.

As a commercial Realtor, Kyle has been recognized for his accomplishments. In 2011, he was named National Emerging Broker Rookie of the Year for Coldwell Banker Commercial Real Estate. He has also received multiple awards for his outstanding sales performance, including Top Sales Producer Awards in 2011, 2013, 2016, and 2018. In 2014, Kyle was honored with the Lakeland Realtors Presidential Distinction Award, and the following year, he was named Lakeland Realtors Realtor of the Year.

**Steinbauer Associates Inc.**  
6700 S Florida Avenue, Suite 35  
Lakeland, FL 33813  
863.647.1661

## JIM STEINBAUER, SIOR

863.670.2561  
jim@steinbauer.com

## KYLE VREELAND

863.608.1231  
jkvreeland@gmail.com

