

SALE

9150 SOUTHEAST CO ROAD 221

Hampton, FL 32044



PROPERTY DESCRIPTION

Situated on ± 2.71 acres in Bradford County, this income-producing self-storage asset currently consists of 28 total income streams, including 27 traditional storage units and a 24'x12' FDOT-registered billboard.

The existing facility contains approximately 2,784 \pm SF (3,000 SF base/actual) and was constructed in 1987. The property offers immediate cash flow with substantial expansion upside.

Fully approved plans allow for:

- Four (4) additional storage buildings
- 26,800 SF of new storage development
- 206 additional storage units (110 climate-controlled + 96 standard)
- 8,500 SF of covered boat/RV parking (15–17 spaces)

At full buildout, the project scales to approximately:

- 37,688 SF total building area
- 246 total storage units

This offering presents a rare opportunity to acquire an operating asset with shovel-ready expansion in place.

PROPERTY HIGHLIGHTS

- 28 Existing Income Streams (27 Units + Billboard)
- 246 Units at Full Buildout
- Fully Approved Expansion Plans in Place
- 26,800 SF Additional Storage Planned
- 8,500 SF Covered Boat/RV Parking Expansion
- 2.71 \pm Acres with Outdoor Storage Potential
- Below-Market Rents Provide Immediate Upside
- 27,960 AADT on U.S. 301
- Strategic Location Between Gainesville & Jacksonville

OFFERING SUMMARY

Sale Price:	\$649,000
Building Size:	3,000 SF
Current Units:	28

Eric Maimo
(904) 537-6443

Adam Lanteigne
(904) 584-7777



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

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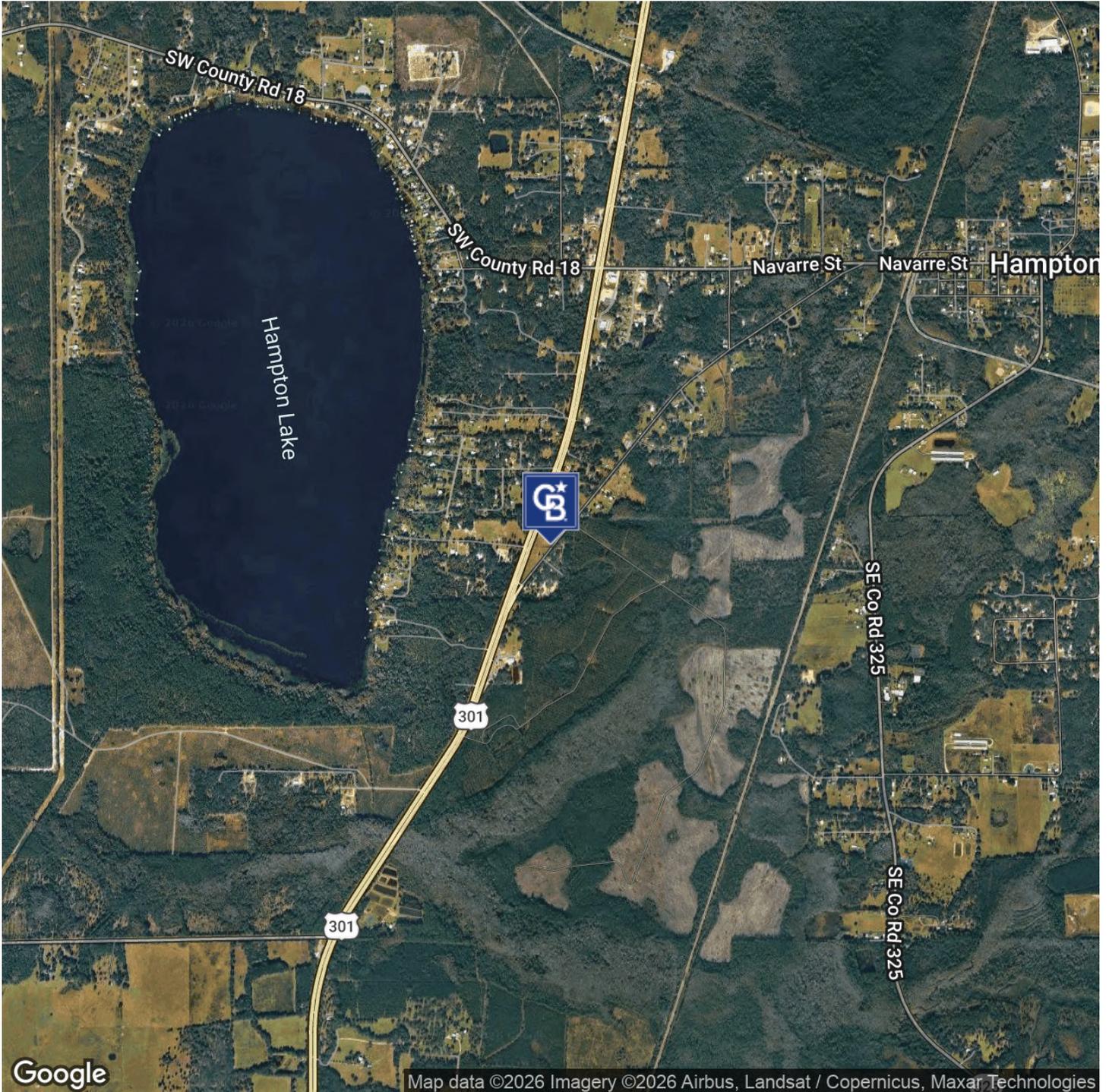


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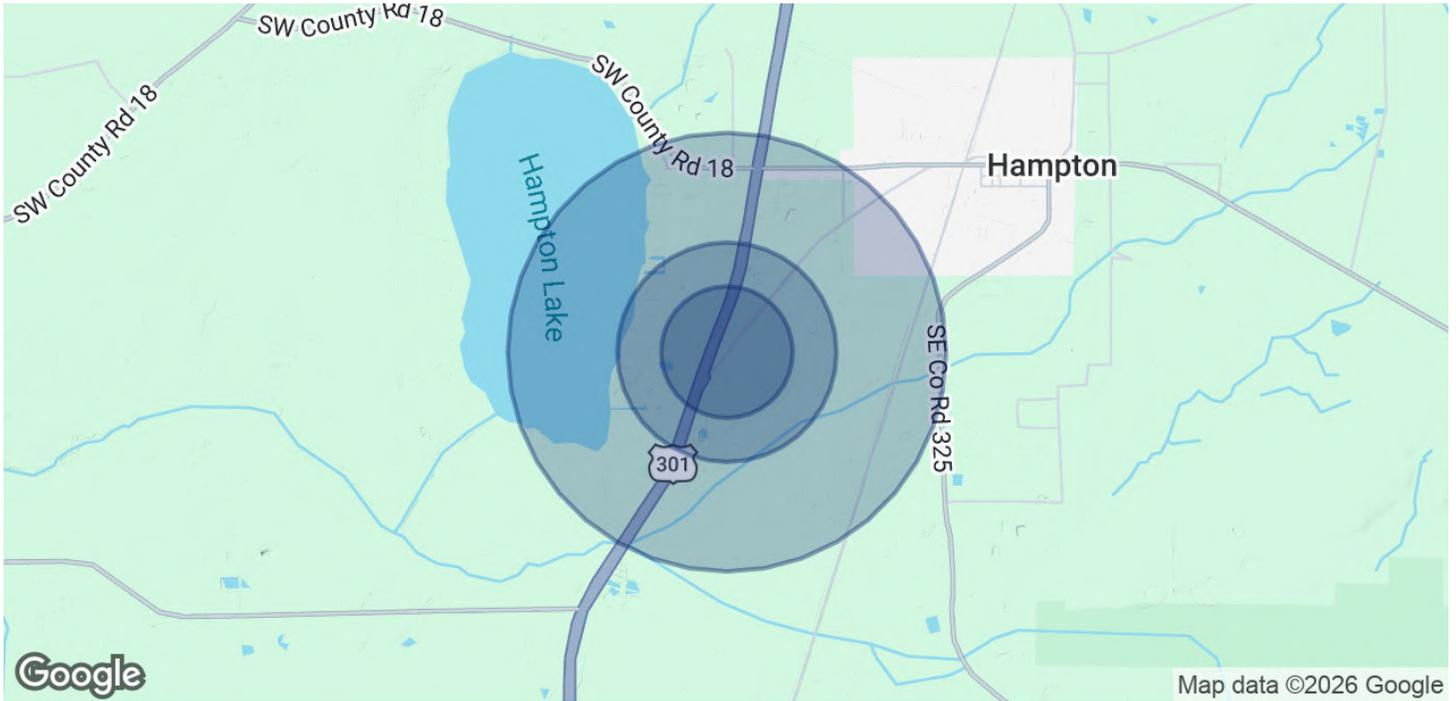


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	49	103	341
Average Age	42	43	43
Average Age (Male)	41	41	41
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	19	40	132
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$69,746	\$69,746	\$69,723
Average House Value	\$240,141	\$240,141	\$239,618

Demographics data derived from AlphaMap

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