CANOPY
COMMUNITY STORAGE

RV | BOAT STORAGE COMING SOON!

PHASE 1 - SITE PLAN

PHASE 1 AVAILABLE NOW

PROPERTY DESCRIPTION

Premier Commercial Group is proud to present the newest RV and Boat storage located in the Canopy Community in Tallahassee, Florida! The finished project will contain 16 large spots (15' x 50') and 44 small spots (15' x 30').

The remaining 4 to 5 acres are for currently for Sale with shovel ready, permits in hand to developer, allotting for 60 - 70 Boar & RV storage slips. Developer is selling the land with 6 reservations already in hand.

PROPERTY HIGHLIGHTS

- Very high barrier of entry for competitors, will be the first in the area
- Within minutes of an I-10 interchange, making it easily accessible from all parts of town
- Surrounded by dozens of gas stations as well as national and local food chains
- Compact gravel parking with personal assigned spot
- Securer fenced facility with gate access

OFFERING SUMMARY

Sale Rate:	$499,000
Number of Units:	60 to 70
Available Lot:	~ 4 to 5 acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,335	54,661	120,731
Total Population	4,671	117,219	267,297
Average HH Income	$68,225	$78,864	$68,297

TRACY WATERS
850.545.2282
twaters@teampcg.com

PREMIER COMMERCIAL GROUP
4708 Capital Circle NW, Tallahassee, FL 32303
850.933.5899 | teampcg.com
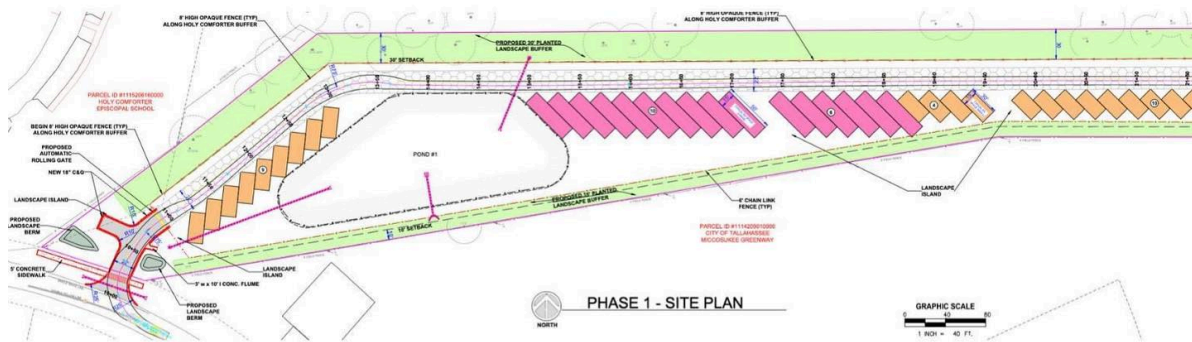
CANOPY STORAGE

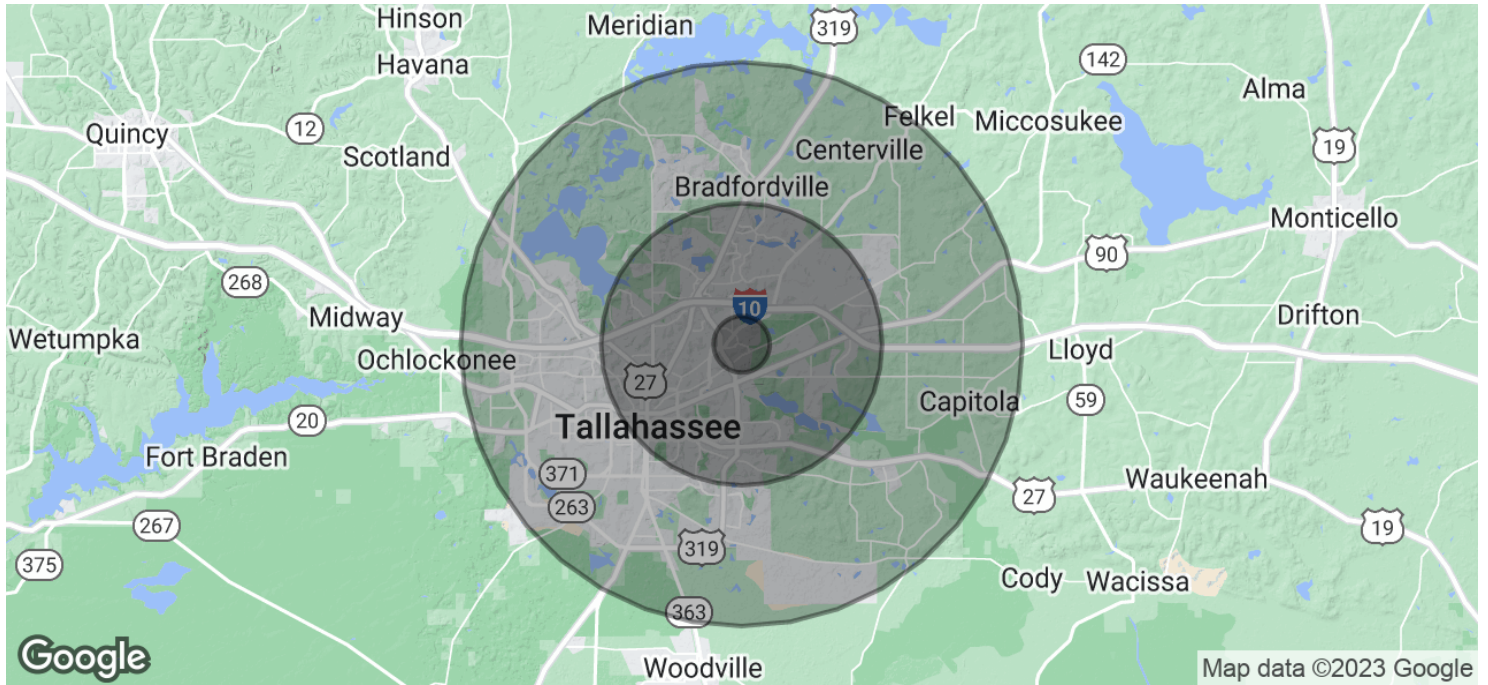0 Fleischmann Rd, Tallahassee, FL 32308

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,671	117,219	267,297
Average Age	49.2	38.0	35.1
Average Age (Male)	40.1	35.9	33.9
Average Age (Female)	52.5	39.8	36.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,335	54,661	120,731
# of Persons per HH	2.0	2.1	2.2
Average HH Income	$68,225	$78,864	$68,297
Average House Value	$181,958	$232,242	$188,067

* Demographic data derived from 2020 ACS - US Census

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