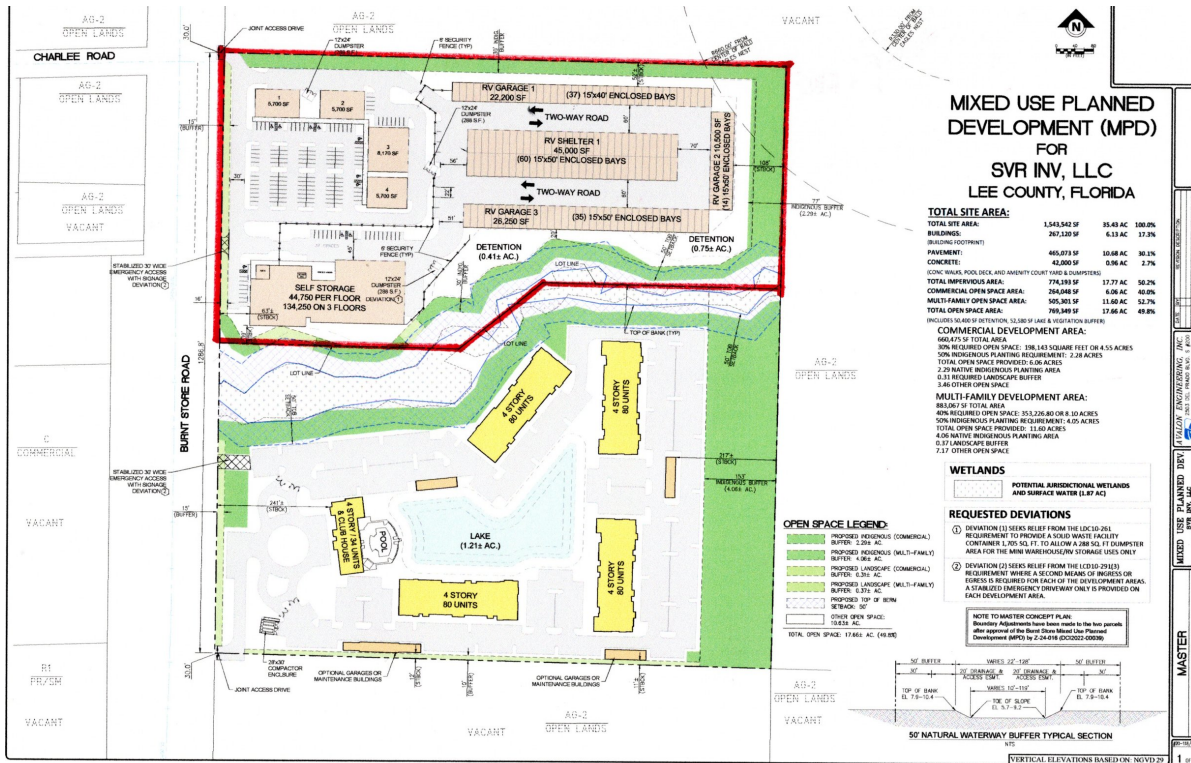




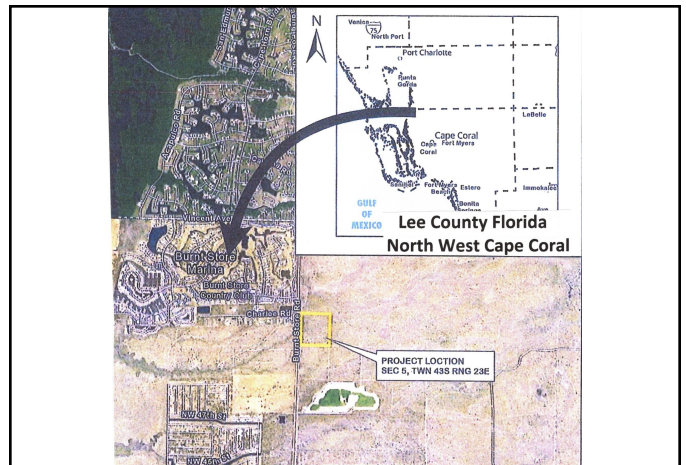
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 6208 Whiskey Creek Drive • Fort Myers, FL 33919 • 239-939-0033 (Phone)



15.87 Acre Multiuse Self Storage + Outparcel Commercial Climate Controlled Self Storage Warehouse Site 134,000' 146 15' X 50' and 40' Enclosed or Outside Storage Bays Burnt Store Multi Use Self Storage



No wetlands, out of the flood plain.
 Water Sewer, Electric Cable
 Storage inside and outside. Gates
 allowed. Many Commercial uses,
 doctors office, drug store, car wash
 liquor store restaurants fast food's





RARCO
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Burnt Store Multi Use Self Storage Project Information

Contact: Steven Weisberg 239-939-0033

Date: 2023

Growth Rate: 15% for last three years

PROPERTY DESCRIPTION:

Address: 4933 Burnt Store Rd N.

Size in Acres: 15+

Frontage: 500+

Average Depth: 1250

Natural Elevation: 10.5' to 12.5'

Flood Zone: X Out of the Flood Plain

Map Number: 12071C0070G

LISTING DATA:

Offering Price: \$5,600,000

YOUR PERSONAL NOTES:

LAND USE INFORMATION:

Zoning: Commercial Mixed Use

Ordinance #: DCI 2022-00039

Land Use Category: Central Urban

TAX INFORMATION:

STRAP Number: 05-43-23-00-00003.0000

UTILITIES:

Water: Yes

Line Size: 16"

Capacity: Yes

Sanitary Sewer: Yes

Line Size: 10"FM

Capacity: Yes

Franchise Dist.: Charlotte County

Power Company: LCEC

Fire District: Burnt Store Area Fire Protection

Drainage District: SFWMD

Comments:

PRIMARY ACCESS: Burnt Store Road

Primary Access: 2

Right of Way:

Road Ownership: Lee County

Class: Arterial

Service Level: B

Traffic Count: 13400

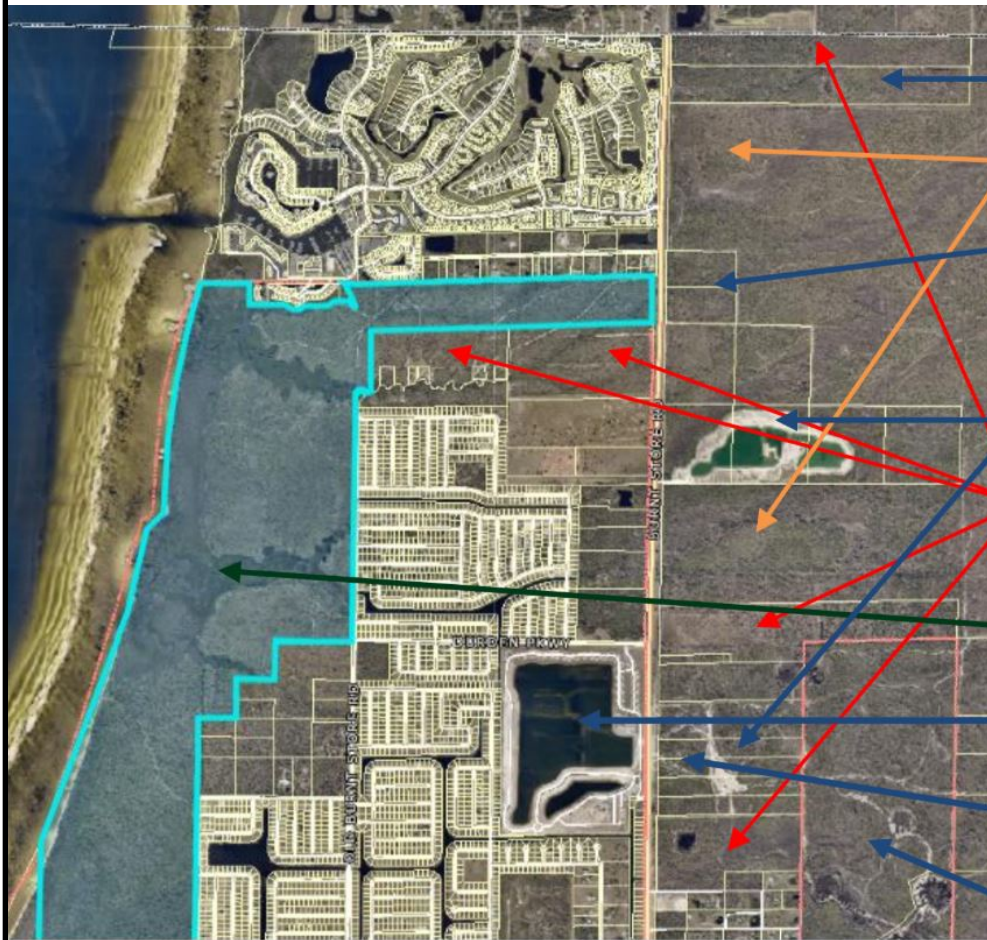
Information Last Updated 10/01/2025

The information herein is believed to be true and correct but is not warranted by the Broker.

This offering is subject to prior sale, price change or withdrawal without notice.



Burnt Store Multi Use Self Storage Project Information



Privately owned

Yucca Pens

SVR LLC (1)

Future
Mixed Use

Lee County

CHPSP

Tranquility

LCEC

Hudson Creek

Map 2 – Charlotte Harbor Preserve S.P. and Other nearby Parcels

Information Last Updated 10/01/2025

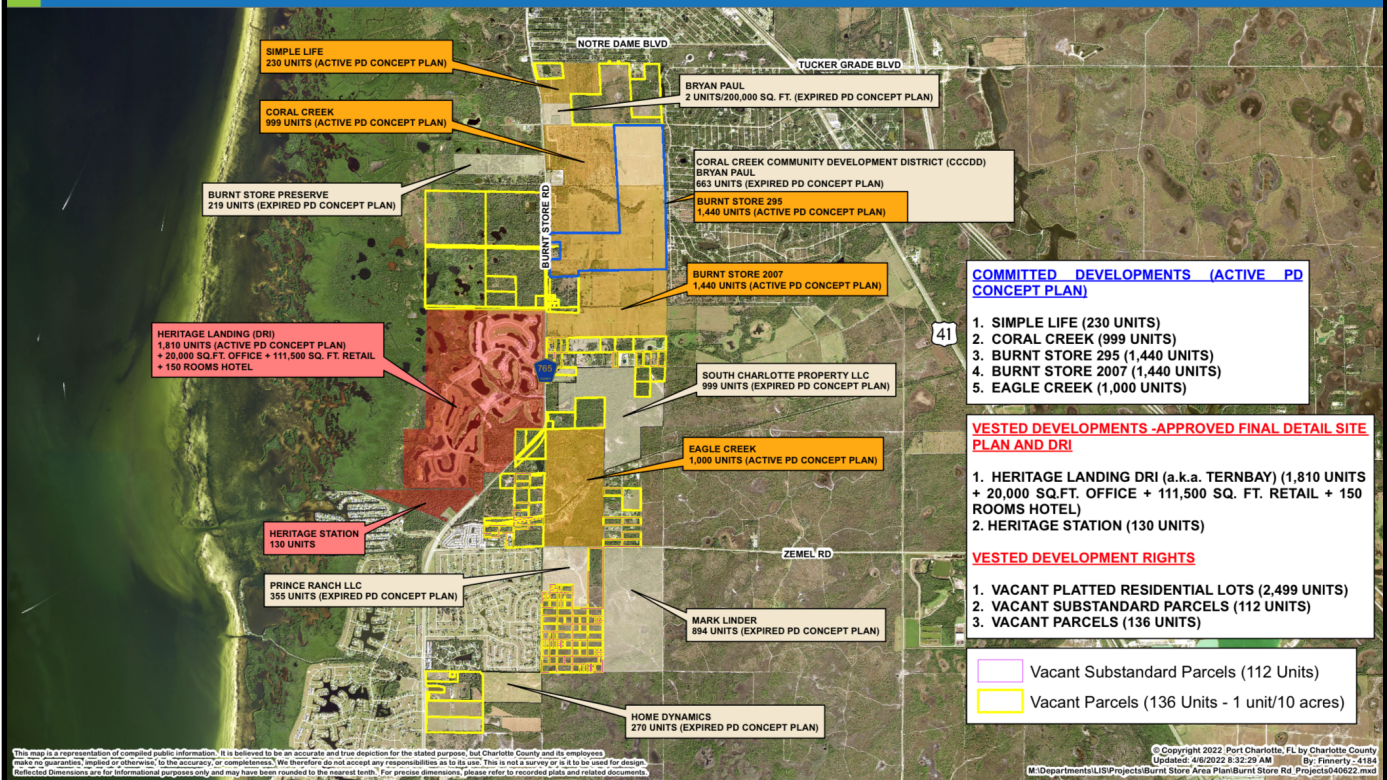
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Burnt Store Multi Use Self Storage Project Information

CHARLOTTE COUNTY

PLANNED DEVELOPMENTS (PDs) WITHIN THE BURNT STORE AREA PLAN



Information Last Updated 10/01/2025

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Burnt Store Multi Use Self Storage Project Information



Developments North of The Site

Information Last Updated 10/01/2025

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Burnt Store Multi Use Self Storage Project Information



Hudson Creek Under Construction

Information Last Updated 10/01/2025

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