

# APPROVED STORAGE FACILITY

4.81 ± ACRES | PERMIT READY LAND



## FOR SALE

DAVIS BOULEVARD, NAPLES, FL, 34104



- PRICE:** \$2,300,000
- LOCATION:** Just west of the signalized intersection at Davis Boulevard and Radio Road
- SIZE:** 4.81± Acres
- BUILDING SIZE:** 104,564± SF Gross Building Area  
80,102± SF Rentable Building Area
- # OF UNITS:** 763
- ZONING:** C4 - Commercial (Collier County)
- PARCEL #:** 00399600302

### APPROVED SELF STORAGE FACILITY

Davis Boulevard recently underwent a six-lane expansion project that included extensive underground utility upgrades. The property has access from both Davis Boulevard and Radio Road. Site to be delivered with approved Site Development Plan and building permit for a proposed self storage facility with 763 units.

### CONTACT

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# APPROVED STORAGE FACILITY

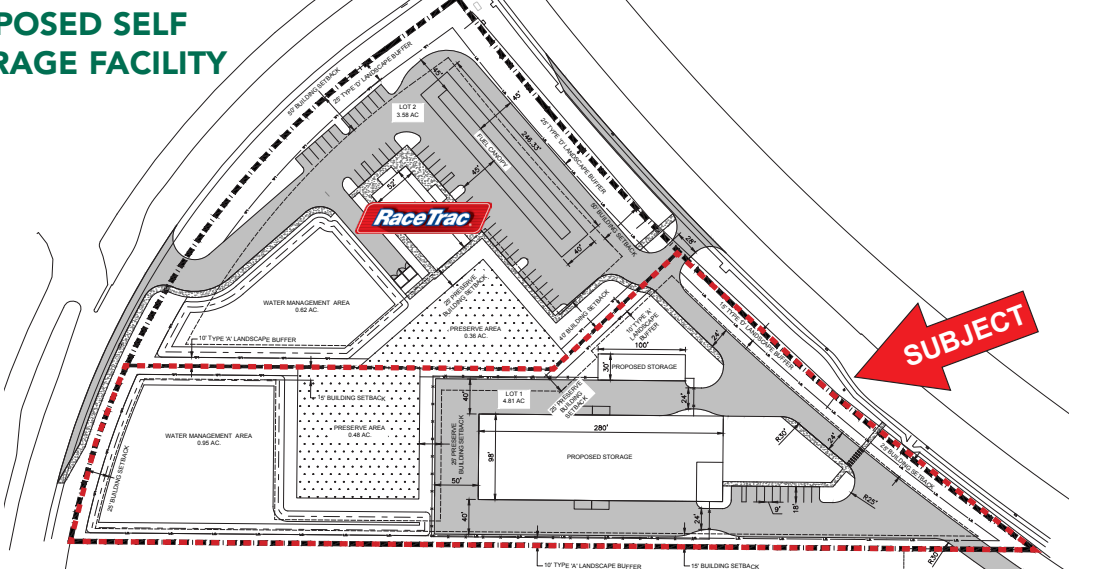
## 4.81 ± ACRES | PERMIT READY LAND

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## PROPOSED SELF STORAGE FACILITY



## HIGHLIGHTS

- Signalized intersection
- Located on Davis Boulevard, newly expanded to six lanes
- Davis Boulevard access easement agreement in place with neighbor to the west
- 270 Lineal feet of frontage on Davis Boulevard
- 220 Lineal feet of frontage on Radio Road
- Easy access to I-75



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2017 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	9,869	55,700	112,578
EST. HOUSEHOLDS	4,124	21,914	44,902
EST. AVERAGE HOUSEHOLD INCOME	\$63,104	\$68,320	\$74,251

TRAFFIC COUNTS (2016)	22,633 AADT (Davis Boulevard) 12,318 AADT (Radio Road)		
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