

**METRO SELF
STORAGE**

**JACARANDA PLACE
APARTMENTS**



**TSC TRACTOR
SUPPLY CO**

OFFERING MEMORANDUM

Entitled Self Storage Development Site

1185 KINGS HWY

Port Charlotte, FL 33980

PRESENTED BY:

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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

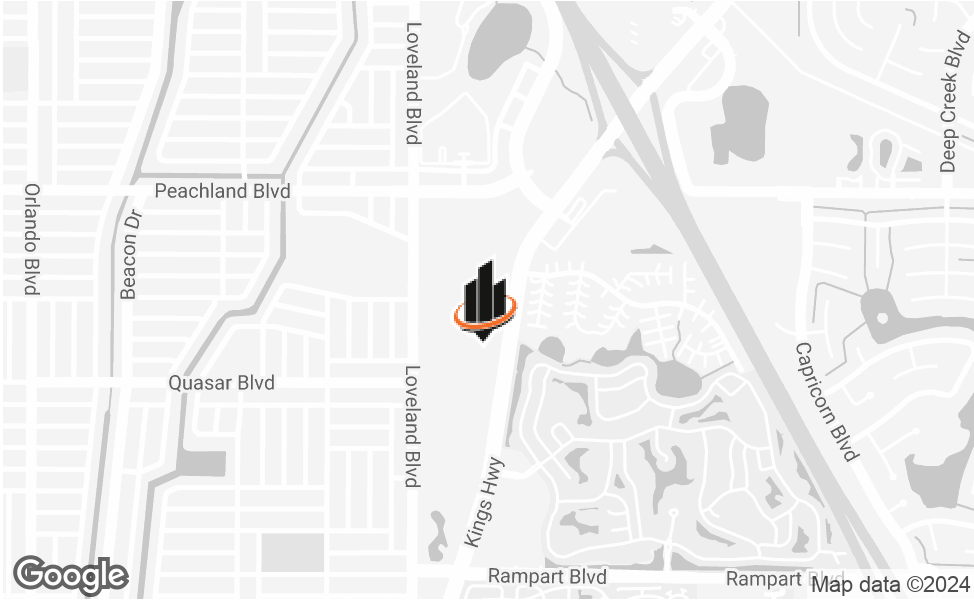
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1

Property Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,950,000
LOT SIZE:	114,455 SF
PRICE / SF:	\$17.03
ZONING:	PD
MARKET:	Charlotte County
SUBMARKET:	SW Florida
APN:	402307151004
VIDEO:	View Here

PROPERTY OVERVIEW

Entitled for up to 122,053 SF of Climate-Controlled Self-Storage in the thriving Port Charlotte area. Its location in Port Charlotte provides access to vital transportation routes, contributing to seamless logistics and distribution processes. With its recent construction and versatile zoning, this property stands as an attractive asset for investors seeking a strategic foothold in the self storage market.

PROPERTY HIGHLIGHTS

- Entitled for up to 122,053 SF of climate-controlled self storage
- Convenient access to transportation routes for logistical efficiency
- Proximity to major highways and transportation hubs for seamless connectivity

ADDITIONAL PHOTOS

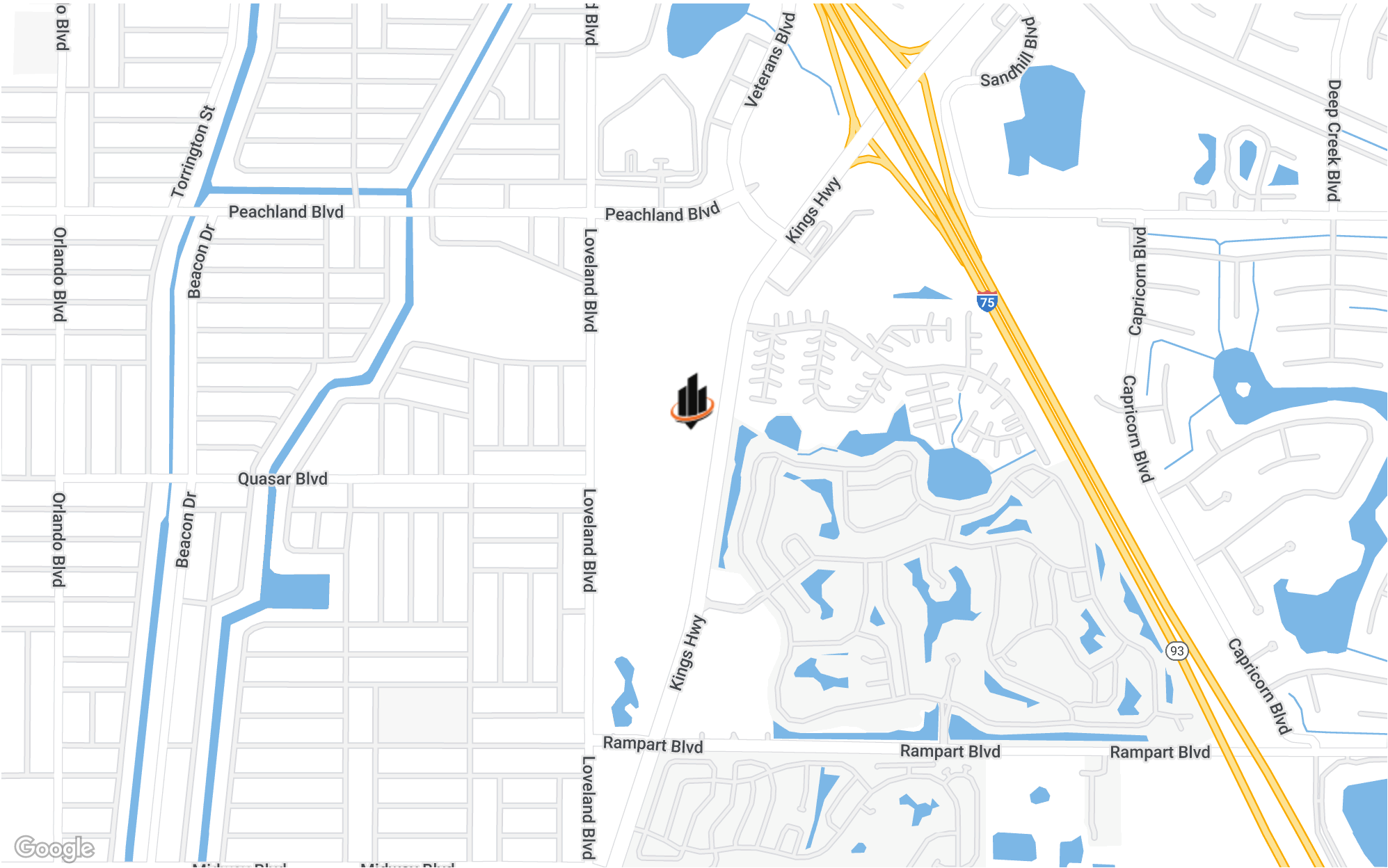




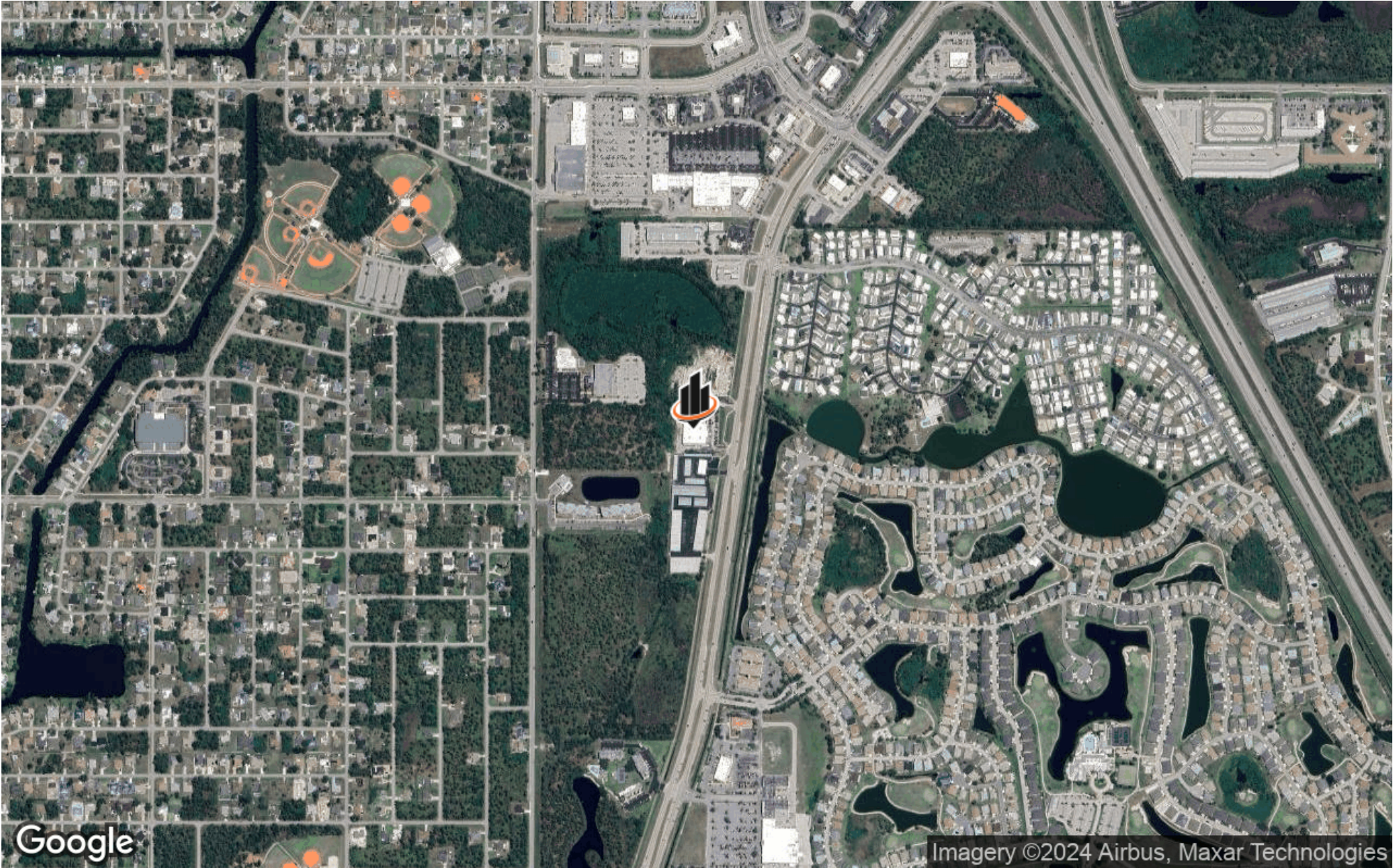
SECTION 2

Location Information

LOCATION MAP

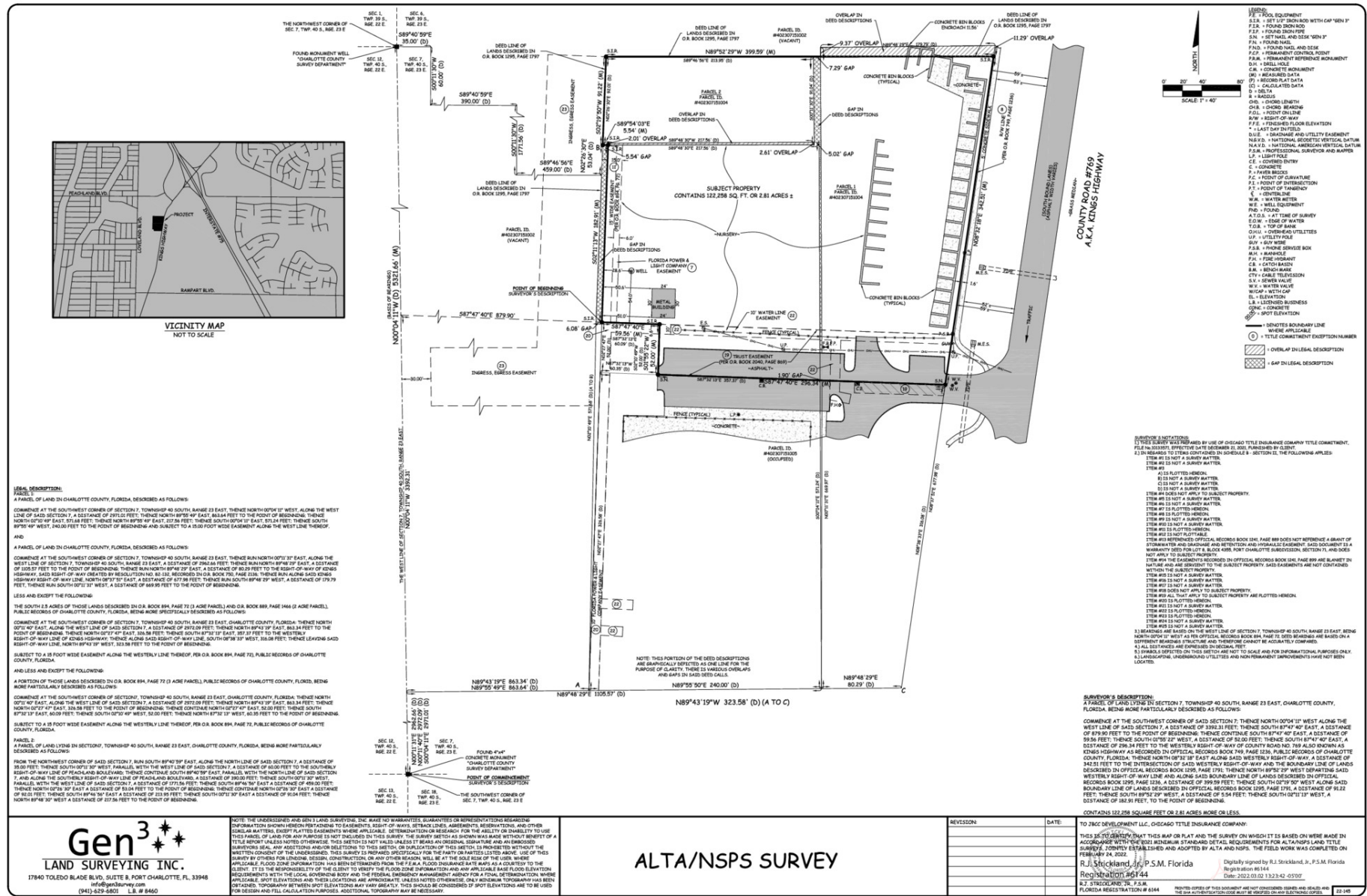


AERIAL MAP



ENTITLED SELF STORAGE DEVELOPMENT SITE | 1185 Kings Hwy Port Charlotte, FL 33980

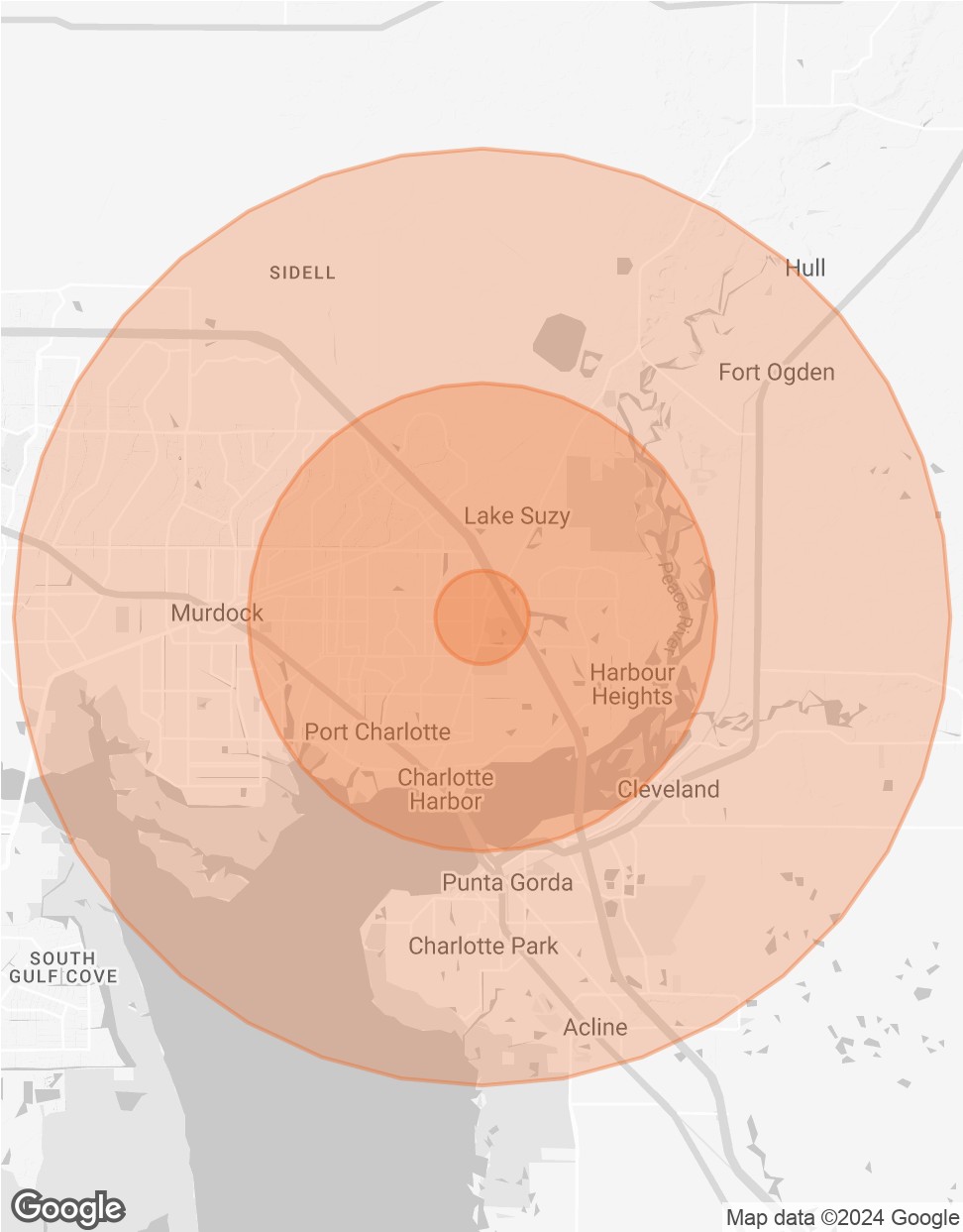
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	6,151	83,753	168,152
AVERAGE AGE	59.7	55.1	54.2
AVERAGE AGE (MALE)	55.5	51.6	52.0
AVERAGE AGE (FEMALE)	61.7	56.5	54.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,410	42,641	84,707
# OF PERSONS PER HH	1.8	2.0	2.0
AVERAGE HH INCOME	\$63,587	\$56,808	\$60,571
AVERAGE HOUSE VALUE	\$194,699	\$196,780	\$220,318

2020 American Community Survey (ACS)



ADVISOR BIO 1



MIKE MIGONE CCIM

Senior Investment Advisor

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PROFESSIONAL BACKGROUND

Mike Migone, a Senior Investment Advisor for SVN | Commercial Advisory Group, has essentially grown up in the real estate industry, thanks to his father who was a successful Broker in Miami, Florida for decades. Mike’s professionalism, integrity and passion for commercial real estate, has consistently made him a Top Advisor. He ranked 1st in sales in the State of Florida in 2019 and 9th in the World for SVN and 10th in 2021 in the State and 33rd Internationally. With extensive experience in listing and selling several commercial asset types, his specialties include the acquisition and development of multi-family properties, where he excels in site identification and the assessment of deal structuring and cost analysis. He was designated a Certified Land Specialist by SVN with over \$100 Million Dollars in total land sales volume. With an equally strong track record in medical office, retail, and land for all facets of development. Garnered by his CCIM designation; his advanced financial and market analysis and keen sense of investment approach, has led to a loyal client roster. Mike grew up in Miami and relocated to Sarasota in 1991 He and his wife Cindy, enjoy the arts and are proud supporters /volunteers of several organizations. Exploring the area parks with their pup and spending time with their family is something titled, as priceless.

EDUCATION

Associates Degree in Business Administration at Broward College. CCIM 2008

MEMBERSHIPS

CCIM, GRI, Suncoast Community Church

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ADVISOR BIO 2



RYAN MCDONALD

Advisor

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PROFESSIONAL BACKGROUND

Ryan McDonald serves as an Advisor for SVN | Commercial Advisory Group, with a focus on office, retail and land acquisition for national multifamily developers. He also has experience in wholesaling property and rental investment properties. Ryan has started and sold businesses of his own. He has also assisted partners and clients launch their businesses from inception and has worked with them through grand opening and into expansion. Being intimately familiar with all aspects of business ownership allows Ryan to approach his clients’ needs from a unique and practical perspective. Born and raised in Sarasota, Ryan graduated Flagler College in St. Augustine with a BA in Business Administration. With his Grandfather having been a custom home builder and his grandmother owning her own real estate brokerage (Erdin Realty), real estate is engrained in his roots. In his spare time, Ryan serves on the Board of Directors for Save Our Y (formal known as Sarasota Family YMCA). He is also a youth archery coach for Community Day School, and enjoys golfing, shooting, fishing and time on the water.

EDUCATION

Flagler College
BA in Business Administration

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ADVISOR BIO 3



MARY K O'MALLEY, CCIM

Associate Advisor

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PROFESSIONAL BACKGROUND

Mary joined SVN Commercial Advisory Group in Sarasota in September 2020. Originally from the Maryland/DC area, Mary brings over 10 years of work experience in the marketing and sales fields while specializing in buying/selling of self storage facilities on the west coast Florida area. Mary previously was a part of a national self storage brokerage team that closed \$5 billion plus of self storage transactions over a 10 year period. Mary has attended several national self storage conferences & is a member of the National Self Storage Association and Florida Self Storage Association.

Mary attended Lebanon Valley College in Annville, PA. where she earned a Bachelors of Science degree in Business Administration. Mary completed the Negotiation Programme through the London School of Economics where she learned important negotiating skills in order to better serve her clients. Most recently, Mary earned her CCIM designation in April 2023. Mary seeks to deliver the best real estate experience to her commercial clients and share her industry knowledge by becoming a resource for them as a thought leadership expert on self storage. In that regard, Mary is the Florida West Coast representative for the SVN National Self Storage team, an elite group of commercial real estate advisors within SVN specializing in the self storage sector.

EDUCATION

B.S. Business Administration, Lebanon Valley College
Negotiation Programme, London School of Economics

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