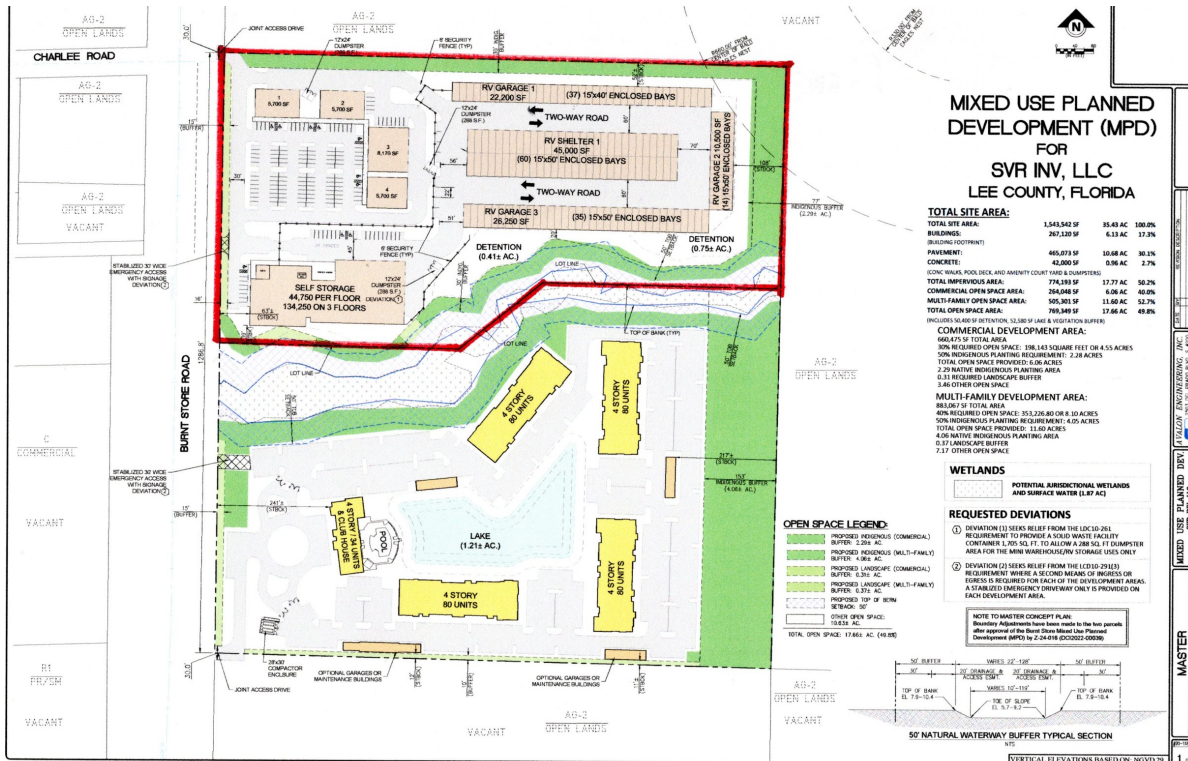
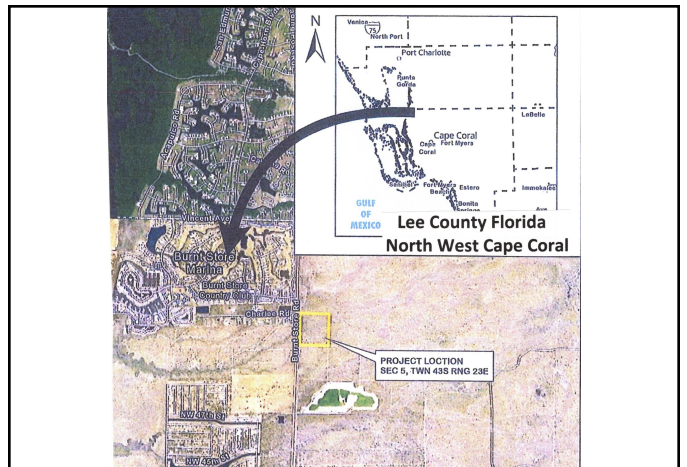




# 17 Acre Multiuse Self Storage Commercial Climate Controlled Self Storage Warehouse Site 134,000' 146 15 X 50 Enclosed or Outside Storage Bays Burnt Store Multi Use Self Storage



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





Developers • Brokers • Investment Consultants  
Web Site: www.rarco.com • Email: rarco@msn.com  
6208 Whiskey Creek Drive • Fort Myers, FL 33919 • 239-939-0033 (Phone)



## 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: 17+**

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: \$5,500,000

**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

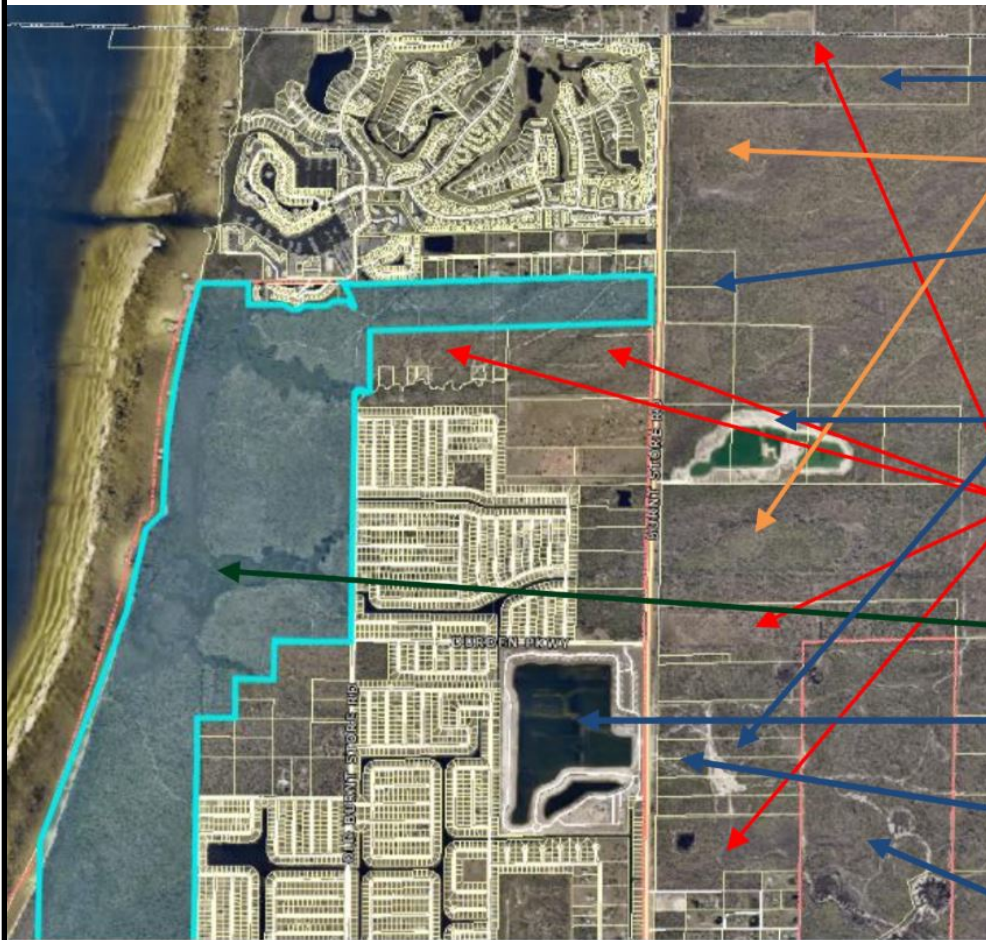
Traffic Count: 13400

Information Last Updated 03/23/2025

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



# Burnt Store Multi Use Self Storage Project Information

## CHARLOTTE COUNTY

PLANNED DEVELOPMENTS (PDs) WITHIN THE BURNT STORE AREA PLAN

