

Elite RV & Boat Storage

CR 25 & Griffin Ave. Lady Lake, FL 32159

Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



For Sale: \$3,500,000

LOCATION HIGHLIGHTS

Located at the lighted intersection of CR-25 and Griffin Ave, across from a planned 288-unit apartment complex. Less than 3 miles from The Villages, one of the fastest growing master-planned communities in the US, providing a large and continually expanding customer base. The surrounding area is predominantly residential, supporting consistent local demand, and is complemented by nearby retailers including Sam's Club, Home Depot, Publix, and the extensive shopping and services corridor along US-441.



LISTING HIGHLIGHTS

- **±8.7 acres total** at the corner of County Road 25 and Griffin Ave.
- **Fully entitled and engineered** for self-storage and RV/boat storage
- **Self-Storage Facility:** ±100,050 SF spread across 3 stories
- **RV/Boat Storage:** 224 covered spaces (13.5' x 34.1'-39.6')
- Will have full access on CR 25 and an exit-only gate on Griffin Ave

2025 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	4,828	31,259	70,492
Median HH Income	\$45,887	\$63,833	\$68,665
Average HH Income	\$58,362	\$80,425	\$88,097

Contact For More Information

Marie Shorey, CCIM

(407) 383-8142

Marie@palkiper.com

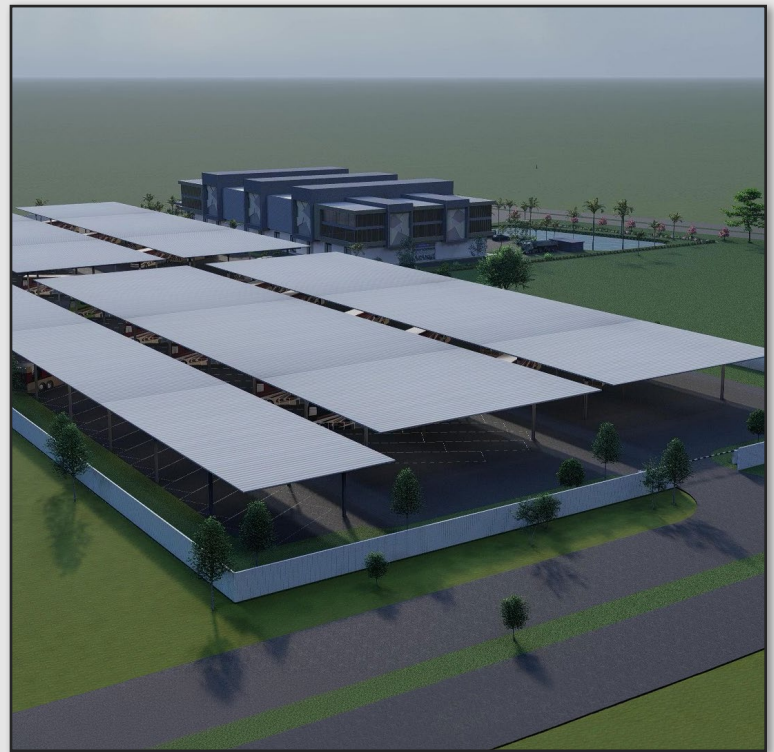
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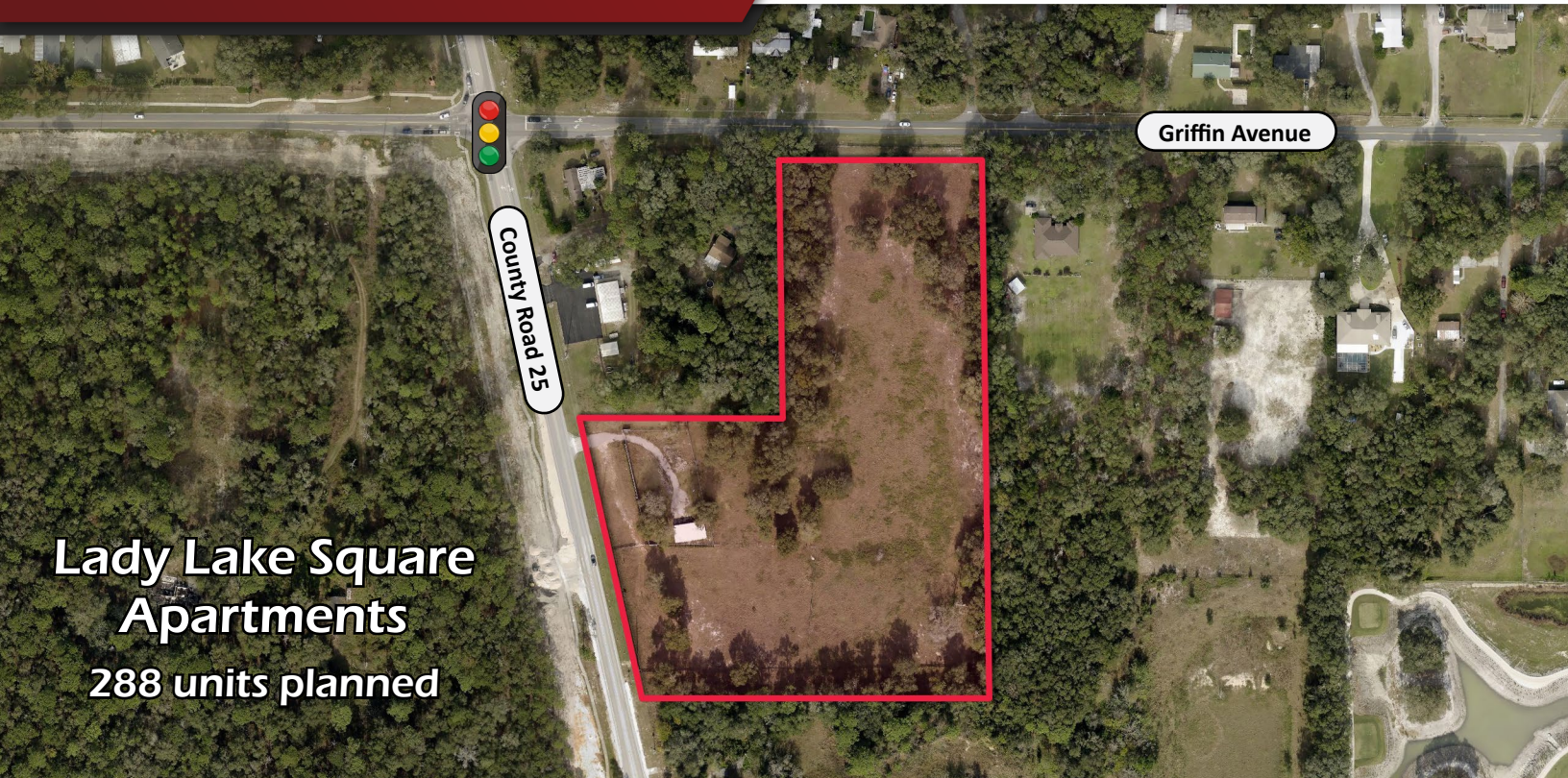
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ELEVATIONS BASED ON
NAVD 88 VERTICAL DATUM
CONVERSION:
NGVD29 - NAVD88 = 0.906'

LEGEND

	CONCRETE
	2.0" HEAVY DUTY ASPHALT
	1.5" ASPHALT PARKING STALLS
	2.0" ASPHALT BOAT / RV SPACES
	2.0" ASPHALT ROCK STORAGE

NOTES:

- ALL ASPHALT DIMENSIONS ARE TO FACE OF CURBS, UNLESS NOTED OTHERWISE.
- ALL RADI ARE 3' UNLESS OTHERWISE SPECIFIED.
- ALL AFFECTED SIDEWALKS, RAMPS AND DRIVEWAYS WILL BE BUILT AND REPAVED TO MEET CURRENT ADA REQUIREMENTS.
- CONTRACTOR SHALL FIELD VERIFY UTILITY POSITIONS OF CONNECTION LOCATION, ELEVATION AND TYPE PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE THE PLANS AND EXISTING FACILITIES.
- ALL EXISTING AREAS TO BE SOBBED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.
- ALL IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO SOUTH (SIDE PROPERTY LINE BEARING N89°17'W) UNLESS OTHERWISE SHOWN.
- ALL "NOTED" AND "NOTES" ARE TO BE SHOWN ON THE COVERAGE AREA OF THIS SET OF CONSTRUCTION DOCUMENTS, SHALL PROVIDE A COPY OF ALL SHEETS HEREIN. THE GENERAL CONTRACTOR SHALL PROVIDE A COPY OF THE CONSTRUCTION SHEETS TO THE ENGINEER FOR REVIEW.

NOTE: HOURS OF OPERATION.

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HOURS OF OPERATION SHALL BE AS FOLLOWS:

- C. UNATTENDED 24HR ACCESS TO THE FACILITIES. ACCESS SHALL BE WITH CODED KEYPAD AND AUTOMATIC HORIZONTAL SLIDING GATE.

NOTE: VEHICLE REGISTRATION.

OWNER SHALL ENSURE ALL RECREATIONAL VEHICLES, BOATS AND/OR OTHER VEHICLES MUST MAINTAIN PROPER REGISTRATION AT ALL TIMES WHILE PARKED WITHIN THE STORAGE FACILITY.

NOTE: MAINTENANCE STANDARDS

OWNER SHALL ENSURE ALL VEHICLES WITHIN THE FACILITY SHALL BE PROPERLY MAINTAINED AS NOT TO EXHIBIT MILDEW, BROKEN WINDOWS, DISCOLORATION OR CRACKING AND/OR CHIPPED PAINT. OWNER SHALL ENSURE ANY COVERS USED IN CONJUNCTION WITH BOAT STORAGE OR OTHER VEHICLES SHALL BE PROPERLY SECURED AND SHALL ALSO BE ABSENT OF TEARS AND MILDEW. THE PROPERTY OWNER SHALL BEAR THE RESPONSIBILITY OF ADHERENCE TO THESE STANDARDS.

SITE DATA TABLE

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF ONE, THREE-STORY SELF STORAGE BUILDING, ON-SITE PARKING, RV & BOAT PARKING AND STORM WATER COLLECTION SYSTEM WITH A POND.

LOCATION & LAND USE

TAX PARCEL #'S: 08-18-24-0150-016-0600, 08-18-24-0150-016-0400,
08-18-24-0150-016-0200, 08-18-24-0150-014-0200

ZONING DISTRICT: PLANNED COMMERCIAL

FUTURE LAND USE: TBD

AREAS

<u>AREAS</u>	<u>PROPOSED (FT²)</u>	<u>ACRES</u>	<u>PERCENT OF TOTAL PROPERTY AREA</u>
LOT:	±379,552	±8.71	100%
IMPERVIOUS:	±233,269	±5.36	61.46%
BUILDING FOOTPRINTS:	±33,350	±0.77	8.79%
PAVEMENT, LOADING, & SIDEWALKS:	±199,919	±4.59	52.67%
PERVIOUS:	±146,283	±3.36	38.54%
FAR:	TOTAL BUILDINGS SF / TOTAL PROPERTY AREA (3) 100,050 / 379,552 = 0.26		
BUILDING HEIGHT:	40'		

PARKING (MINI WAREHOUSES)

PARKING REQUIRED: ONE (1) STALLS PER TWO THOUSAND (2000) SQ FOOT.

PARKING CALCULATION:	100,050 / 2000	50
PROPOSED REGULAR PARKING:	10' x 20'	43
PROPOSED HANDICAP PARKING:	12' x 20'	4
PROPOSED LOADING PARKING:	13.5' x 35'	8

TOTAL PARKING: 55

PROPOSED BOAT/RV SPACES:	13.5' x 34.6'	90
PROPOSED BOAT/RV SPACES:	13.5' x 39.6'	88
PROPOSED BOAT/RV SPACES:	13.5' x 34.1'	46
TOTAL BOAT/RV PARKING:		224

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