



PROPERTY DETAILS

Address:	6195 S Kanner Hwy., Stuart, FL 34994
Year Built:	2006
Total Units:	380
Net Rentable:	54,700 sq. ft.
Acres:	7.74

PROPERTY OVERVIEW

The property is an existing self storage facility comprised of 54,700± square feet of rentable area in 380 self storage units built on a 337,150-square foot parcel of land located at 6195 South Kanner Highway, Stuart, Martin County, FL 34997. The facility was built in 2006 and is generally in average condition. The project contains both drive-up and interior units. Project amenities include surveillance cameras, individual locks, climate control units, keypad entry and on site management as well as an office and apartment for a resident manager. The project also contains specialty storage such as RV storage.

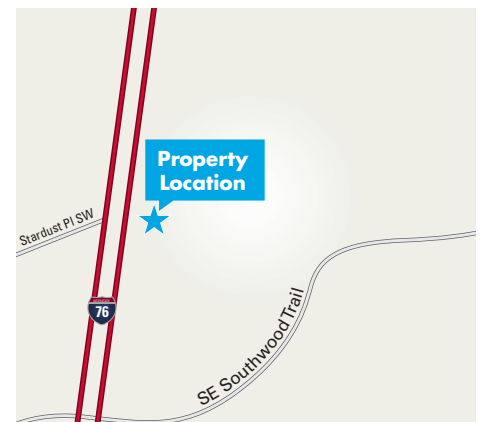
Kanner Highway, the property's frontage road, is the primary street bisecting the neighborhood and is four to six-lanes wide with concrete curbs, sidewalks, and landscaped medians. Other major arterial north/south roadways include North Ocean Boulevard (A1A), and South Federal Highway, both to the east of the subject, both traverse parallel to South Kanner Highway in the subject neighborhood. Interstate 95 is a multi-lane, limited access expressway traversing in a north/south direction from Miami-Dade County up the east coast of the state of Florida. Interstate 95 can be accessed 1.50 miles southwest of the subject at the SW Kanner Highway interchange.

land and single and multi-family developments. The subject is bordered on the north, south, and west by vacant land. To the east is a single family residential development. To the southwest is a multi-family residential development and located further south on Kanner Highway is a retail shopping center.

LOCATION

The property is located in Stuart, within Martin County. More specifically, the subject property is situated along the east side of SE Federal Highway, approximately two and a half miles south of the central business district. South

The property is located in an area that is approximately 50 percent built up with several vacant parcels of land surrounding the subject. There are few retail/commercial developments located along Kanner Highway, the neighborhood is mainly comprised of vacant



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