



O F F E R I N G M E M O R A N D U M

ACE'S SELF STORAGE

12644 PALM BEACH BLVD,
FORT MYERS, FL



PRESENTED BY
GRANDSTONE
INVESTMENT
SALES

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SECTION 1

INVESTMENT OVERVIEW

ACE'S SELF STORAGE



OFFERING SUMMARY

ACE'S SELF STORAGE | 12644 PALM BEACH BOULEVARD, FORT MYERS, FL

PURCHASE PRICE \$4,750,000

PRICE PER RENTABLE SQUARE FOOT \$202.38

CURRENT PHYSICAL OCCUPANCY 91.40%

CURRENT ECONOMIC OCCUPANCY 95.27%

CURRENT CAP RATE 5.44%

YEAR 1 CAP RATE 5.88%

YEAR 2 CAP RATE 6.13%

YEAR 3 CAP RATE 6.39%

YEAR 4 CAP RATE 6.63%

YEAR 5 CAP RATE 6.88%

NET RENTABLE SQUARE FEET 23,471

LOT SIZE 1.66

YEAR BUILT/RENOVATED 2001

Grandstone Investment Sales is pleased to present Ace’s Self Storage, a well-established self-storage facility located along Palm Beach Boulevard in Fort Myers, Florida, a core coastal market supported by long-term population growth and a diversified employment base. The property benefits from strong visibility and convenient access along a primary east-west corridor, serving both residential neighborhoods and commercial users throughout the trade area.

The property features a diversified unit mix with a meaningful climate-controlled component, allowing ownership to serve a broad customer base while maintaining pricing flexibility across unit sizes. Historical performance demonstrates the asset’s ability to operate at high occupancy levels, and current operations indicate additional opportunity through improved revenue management, tenant insurance adoption, and continued optimization of existing unit rates.

Ace’s Self Storage benefits from its location within a dense, infill submarket of Fort Myers, where existing storage supply is limited and new development is constrained by zoning, land availability, and rising construction costs. The surrounding trade area is characterized by steady household growth, increasing incomes, and a strong renter profile, all of which support sustained demand for self-storage. Nearby facilities include a mix of older product and newly delivered institutional assets, positioning Ace’s to capture demand from both value-oriented and convenience-driven customers.



INVESTMENT HIGHLIGHTS

PRICING & VALUATION

- PRICE: \$4,750,000
- IN-PLACE CAP RATE: 5.44%
- PRICE PER RENTABLE SQUARE FOOT: \$202

PROPERTY OVERVIEW

- NET RENTABLE SQUARE FEET: 23,471 SF
- TOTAL UNIT COUNT: 211 UNITS, INCLUDING 18 OUTDOOR PARKING SPACES
- FIVE-MILE POPULATION: 39,879
- SQUARE FEET PER CAPITA (FIVE-MILE RADIUS): 6.91

OCCUPANCY & PERFORMANCE

- CURRENT PHYSICAL OCCUPANCY: APPROXIMATELY 91%
- CURRENT ECONOMIC OCCUPANCY: APPROXIMATELY 96%
- HISTORICAL OCCUPANCY HAS EXCEEDED 95%

MARKET & LOCATION HIGHLIGHTS

- INFILL FORT MYERS LOCATION ALONG PALM BEACH BOULEVARD
- STRONG VISIBILITY AND ACCESSIBILITY FROM A MAJOR ARTERIAL CORRIDOR
- COASTAL FLORIDA MARKET BENEFITING FROM POPULATION GROWTH AND IN-MIGRATION
- DIVERSE EMPLOYMENT BASE INCLUDING HEALTHCARE, GOVERNMENT, RETAIL, AND SERVICES

MANAGEMENT & OPERATIONAL UPSIDE

- LOW-INTENSITY OPERATING PROFILE WITH AN EFFICIENT EXPENSE STRUCTURE
- SCALABLE PLATFORM SUITABLE FOR PROFESSIONAL THIRD-PARTY OR REGIONAL OPERATORS
- FUTURE UPSIDE DRIVEN BY LEASE-UP, RATE GROWTH, AND OPERATIONAL EFFICIENCIES
- NO DEVELOPMENT OR EXPANSION REQUIRED TO ACHIEVE PROJECTED RETURNS

S I T E D E S C R I P T I O N

TRAFFIC COUNT	26,400
COUNTY	LEE COUNTY
NON CLIMATE UNITS	122
CLIMATE CONTROLLED UNITS	89
TOTAL NUMBER OF UNITS	211
UNCOVERED PARKING SPACES	18
UNIT SIZES	5X5-15X15
NRSF	23,471
ONSITE MANAGERS APARTMENT	NO
# OF ACRES	1.66
# OF BUILDINGS	2 + OFFICE
YEAR BUILT	2001
ZONING	C-1 (COMMERCIAL-1)
PARCEL NUMBER(S)	30-43-26-01-00009.0470
# OF STORIES	BUILDING A – 2 STORIES BUILDING B – 1 STORY
# OF ELEVATORS / STAIRWELLS / ETC.	1 LIFT ELEVATOR
FOUNDATION	CONCRETE
FRAMING	METAL
EXTERIOR	BLOCK/METAL
ROOF TYPE	METAL BUILDINGS A & B ; OFFICE ASPHALT SHINGLE/METAL (NEW IN 2023)
FENCING TYPE	ALUMINUM, DECORATIVE FENCE – 6'
# OF ENTRIES	1 PRIMARY (2 OTHERS LOCKED AND NOT USED)
TYPE OF GATE	ENTRY GATE – SLIDING ELECTRONIC GATE EXIT GATE – SWINGING ELECTRONIC GATE
MANAGEMENT SOFTWARE	SITE LINK
SECURITY SYSTEMS	YES – SUMMIT FIRE AND SECURITY
FLOOD ZONE X	B BUILDING ONLY
SIGNAGE	25' LED MARQUEE SIGNAGAE; LED RED LETTER'S ON OFFICE BUILDING; (UPDATED 2023)

TOTAL NUMBER OF UNITS

211

NET RENTABLE SQUARE FEET

23,471

UNIT SIZES

5x5-
15x15

PROPERTY IMAGES



ACE'S SELF STORAGE | 12644 PALM BEACH BOULEVARD, FORT MYERS, FL

FACILITY NAME	ADDRESS	DISTANCE	CLIMATE CONTROL	NRSF 1-MILE	NRSF 3-MILE	NRSF 5-MILE	
Ace's Self Storage	12644 Palm Beach Blvd, Fort Myers, FL 33905	★	Yes	23,471	-	-	
Great American Storage of Fort Myers	2984 Storage Bay Dr, Fort Myers, FL 33905	0.53	Yes	53,340	-	-	
Storage King USA	11351 Palm Beach Blvd, Fort Myers, FL 33905	1.46	Yes	-	29,488	-	
Self storage	5700 Cypress Woods Resort Dr, Fort Myers, FL 33905	3.93	No	-	-	85,000	
The Lock Up Self Storage	17845 Curry Preserve Dr, Punta Gorda, FL 33982	4.63	Yes	-	-	75,764	
				TOTAL EXISTING SUPPLY	76,811	106,299	267,063
2023 POPULATION 1-MILE 4,506 3-MILE 16,759 5-MILE 39,879				SQ FT PER PERSON	17.05	6.34	6.70



SECTION 2

FINANCIAL ANALYSIS

ACE'S SELF STORAGE



CLIMATE CONTROLLED (CC):

UNIT SIZE	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME	YEAR 5 PROJ. MO. RENT/UNIT	YEAR 5 PROJ. ANNUAL INCOME
5.0 x 5.0	4	25	100	\$85.00	\$340	\$4,080	\$103.32	\$4,959
5.0 x 10.0	26	50	1,300	\$115.00	\$2,990	\$35,880	\$139.79	\$43,614
5.0 x 15.0	18	75	1,350	\$140.00	\$2,520	\$30,240	\$170.18	\$36,758
10.0 x 10.0	22	100	2,200	\$185.00	\$4,070	\$48,840	\$224.88	\$59,367
10.0 x 15.0	19	150	2,850	\$245.00	\$4,655	\$55,860	\$297.81	\$67,901
TOTAL CC:	89	88	7,800	\$163.76	\$14,575	\$174,900	\$199.06	\$212,600

NON-CLIMATE CONTROLLED (NCC):

UNIT SIZE	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME	YEAR 5 PROJ. MO. RENT/UNIT	YEAR 5 PROJ. ANNUAL INCOME
5.0 x 5.0	7	25	175	\$72.00	\$504	\$6,048	\$87.52	\$7,352
5.0 x 8.0	2	40	80	\$78.00	\$156	\$1,872	\$94.81	\$2,276
5.0 x 10.0	7	50	350	\$95.00	\$665	\$7,980	\$115.48	\$9,700
6.0 x 10.0	1	60	60	\$100.00	\$100	\$1,200	\$121.55	\$1,459
8.0 x 8.0	4	64	256	\$110.00	\$440	\$5,280	\$133.71	\$6,418
5.0 x 15.0	4	75	300	\$115.00	\$460	\$5,520	\$139.79	\$6,710
10.0 x 10.0	20	100	2,000	\$147.00	\$2,940	\$35,280	\$178.69	\$42,885
7.5 x 15.0	4	113	450	\$133.00	\$532	\$6,384	\$161.67	\$7,760
10.0 x 15.0	52	150	7,800	\$165.00	\$8,580	\$102,960	\$200.57	\$125,153
10.0 x 17.5	1	175	175	\$160.00	\$160	\$1,920	\$194.49	\$2,334
10.0 x 20.0	19	200	3,800	\$210.00	\$3,990	\$47,880	\$255.27	\$58,201
15.0 x 15.0	1	225	225	\$225.00	\$225	\$2,700	\$273.50	\$3,282
TOTAL NCC:	122	128	15,671	\$153.70	\$18,752	\$225,024	\$186.84	\$273,528

UNCOVERED PARKING:

UNIT SIZE	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME	YEAR 5 PROJ. MO. RENT/UNIT	YEAR 5 PROJ. ANNUAL INCOME
10.0 x 12.0	17	-	-	\$68.00	\$1,156	\$13,872	\$82.66	\$16,862
12.0 x 12.0	1	-	-	\$68.00	\$68	\$816	\$82.66	\$992
TOTAL Uncovered Parking:	18	-	-	\$68.00	\$1,224	\$14,688	\$82.66	\$17,854

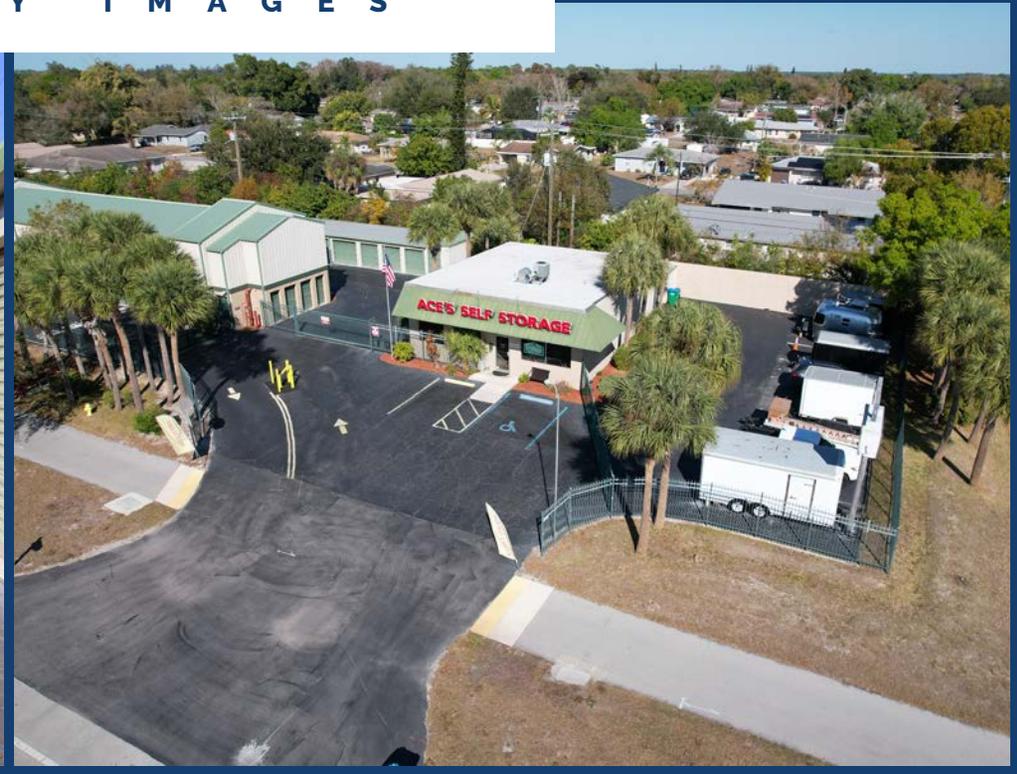
GRAND TOTAL 229 102 23,471 \$150.88 \$34,551 \$414,612 \$183.40 \$503,981

I N C O M E & E X P E N S E S

	ACTUALS CURRENT		YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5	
GROSS POTENTIAL RENT	\$414,612		\$447,781		\$461,214		\$475,051		\$489,302		\$503,981	
PHYSICAL VACANCY	(35,657)	8.6%	(22,389)	5.0%	(23,061)	5.0%	(23,753)	5.0%	(24,465)	5.0%	(25,199)	5.0%
ECONOMIC VACANCY	16,036	-3.9%	(11,195)	2.5%	(11,530)	2.5%	(11,876)	2.5%	(12,233)	2.5%	(12,600)	2.5%
TOTAL VACANCY	(19,621)		(33,584)		(34,591)		(35,629)		(36,698)		(37,799)	
VACANCY %	4.7%		7.5%		7.5%		7.5%		7.5%		7.5%	
EFFECTIVE RENTAL INCOME	\$394,991		\$414,197		\$426,623		\$439,422		\$452,605		\$466,183	
LATE, LETTER, & NSF FEES	4,705		5,003		5,153		5,308		5,467		5,631	
ADMINISTRATION FEES	708		722		737		751		766		782	
TENANT INSURANCE	0		5,091		7,636		10,181		11,878		13,575	
MERCHANDISE SALES	717		731		746		761		776		792	
TOTAL OTHER INCOME	\$6,130		\$11,547		\$14,272		\$17,001		\$18,888		\$20,780	
EFFECTIVE GROSS INCOME (EGI)	\$401,121		\$425,745		\$440,895		\$456,423		\$471,492		\$486,962	
PROPERTY TAXES	33,732		38,792		39,568		40,359		41,166		41,989	
INSURANCE	11,987		12,227		12,471		12,721		12,975		13,235	
UTILITIES & TRASH	11,850		12,087		12,329		12,576		12,827		13,084	
REPAIRS & MAINTENANCE	9,757		9,952		10,151		10,354		10,561		10,772	
ADVERTISING	2,500		2,550		2,601		2,653		2,706		2,760	
SALARIES, TAXES, & BENEFITS	25,000		25,500		26,010		26,530		27,061		27,602	
MANAGEMENT FEE	20,167		21,287		22,045		22,821		23,575		24,348	
OFFICE SUPPLIES & POSTAGE	9,237		9,422		9,610		9,803		9,999		10,199	
BANK & CREDIT CARD FEES	11,035		6,812		7,054		7,303		7,544		7,791	
TELEPHONE & INTERNET	4,459		4,548		4,639		4,731		4,826		4,923	
LANDSCAPING	3,000		3,060		3,121		3,184		3,247		3,312	
TOTAL EXPENSES	\$142,723		\$146,237		\$149,599		\$153,034		\$156,487		\$160,015	
% OF EGI	35.6%		34.3%		33.9%		33.5%		33.2%		32.9%	
NET OPERATING INCOME (NOI)	\$258,398		\$279,508		\$291,296		\$303,389		\$315,005		\$326,947	
OPERATING MARGIN %	64.4%		65.7%		66.1%		66.5%		66.8%		67.1%	

1. RE Taxes are based on the current assessed value of \$2,318,550; Taxes increased 15% to hedge risk of reassessment
 2. Income based on 2025 actual. 3. Expenses based on 2025 actual; Advertising & Salary adjusted to reflect industry standard
 4. A management fee is added to expenses based on 5% of the gross income

PROPERTY IMAGES



S E C T I O N 3

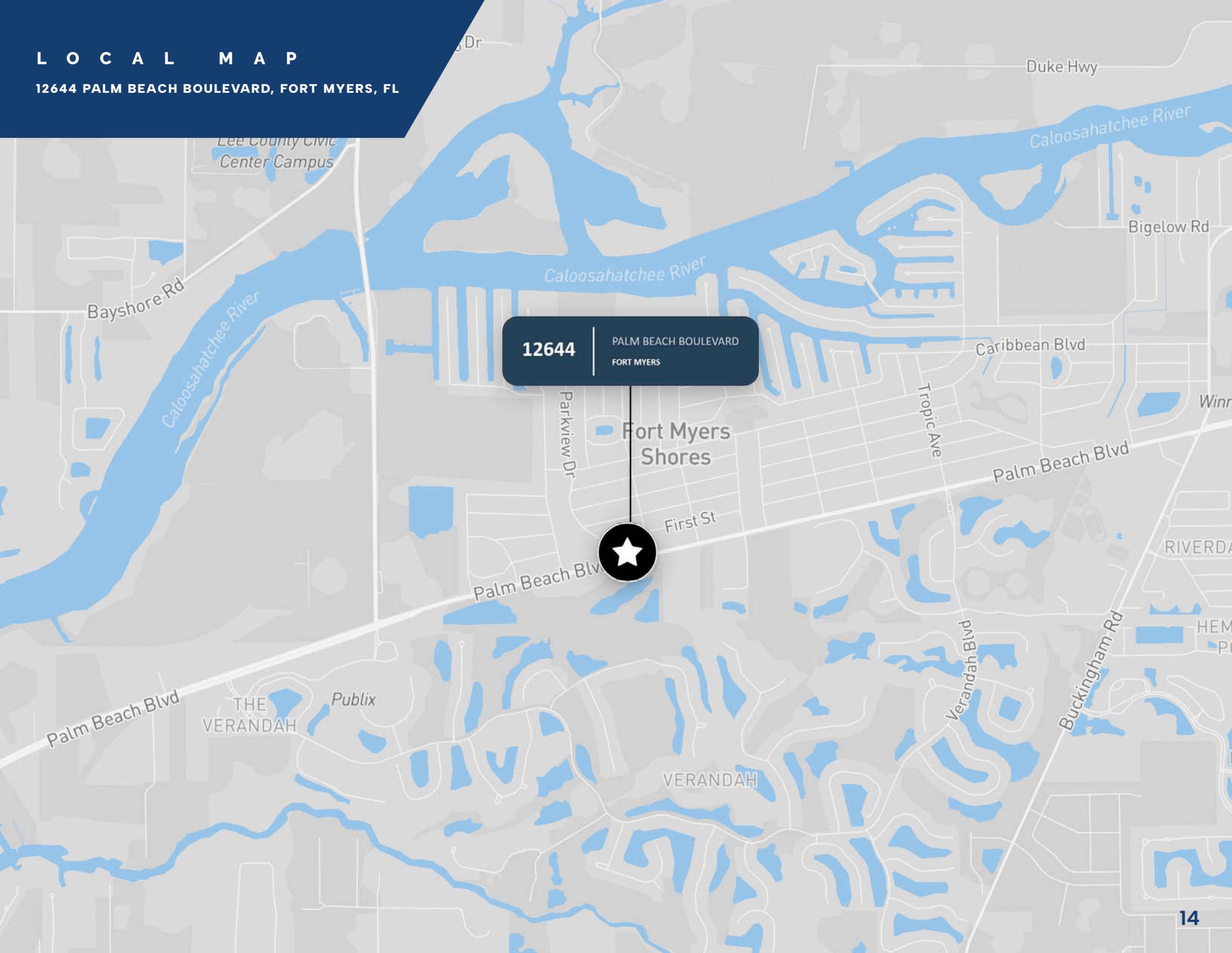
PROPERTY INFORMATION

ACE'S SELF STORAGE



LOCAL MAP

12644 PALM BEACH BOULEVARD, FORT MYERS, FL



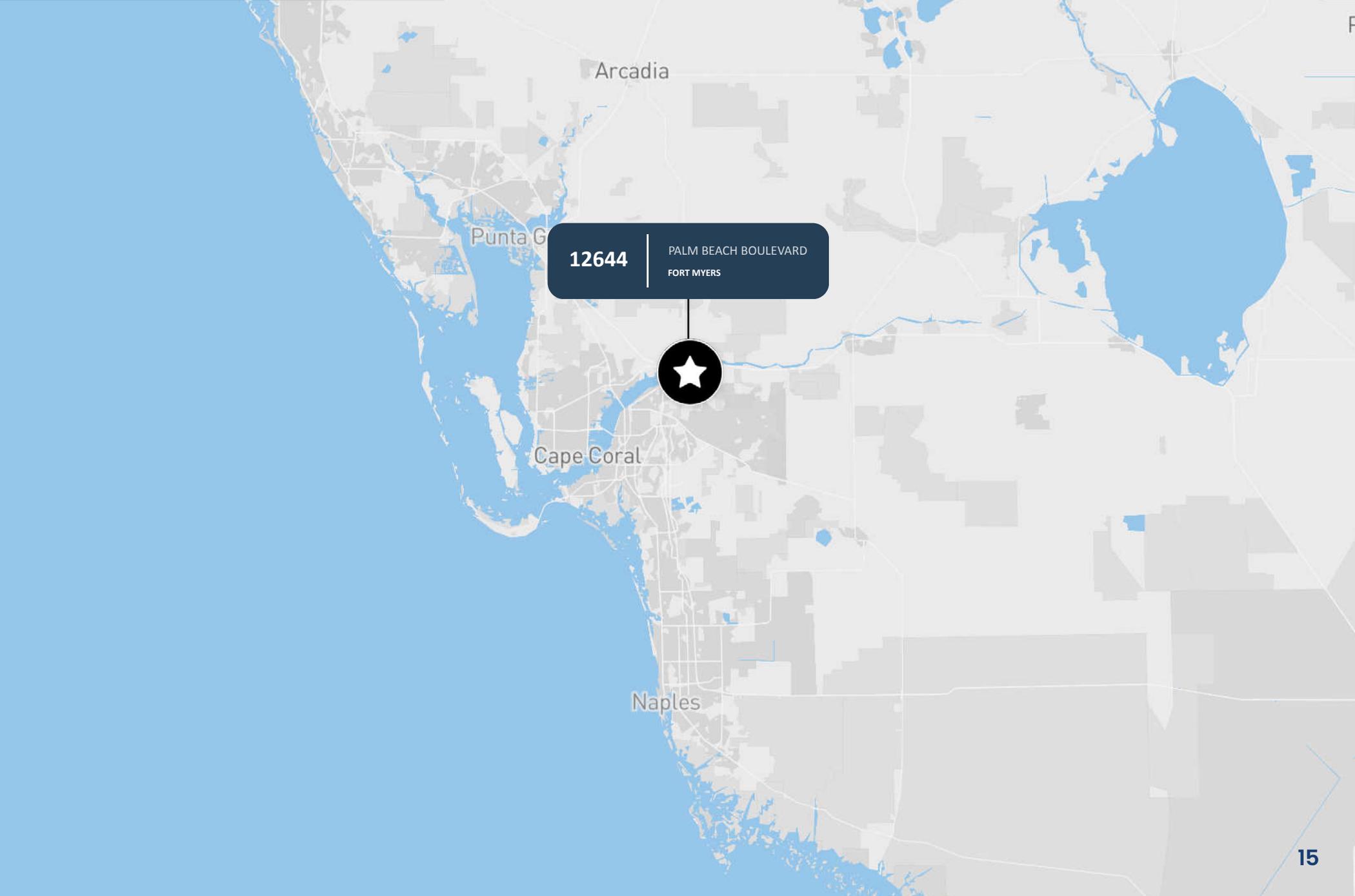
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PALM BEACH BOULEVARD
FORT MYERS



R E G I O N A L M A P

12644 PALM BEACH BOULEVARD, FORT MYERS, FL



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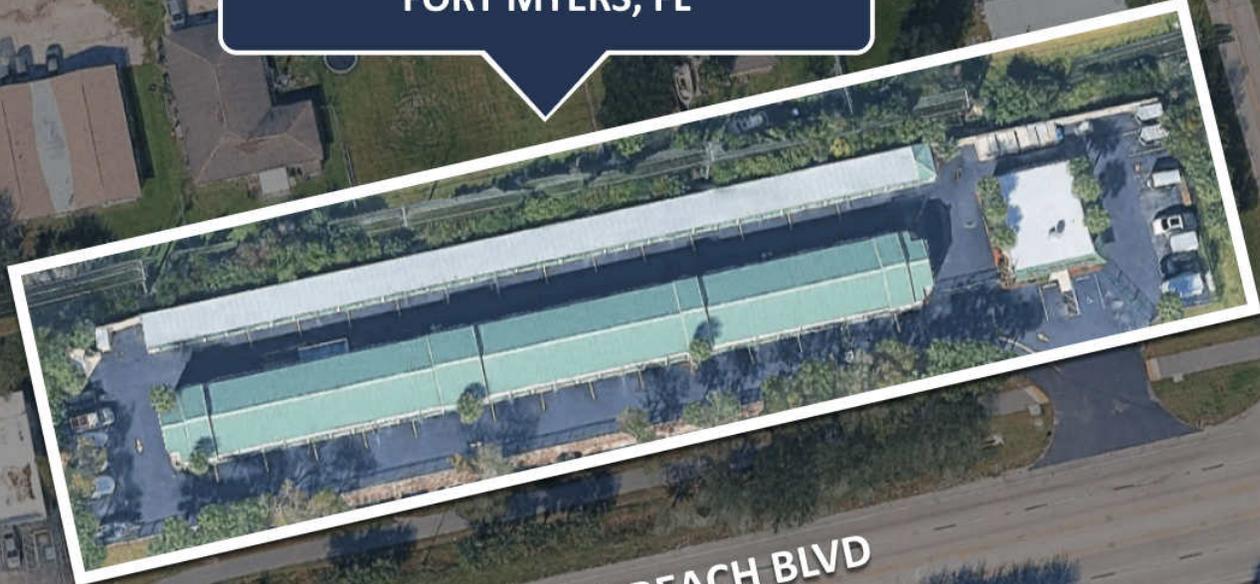
PALM BEACH BOULEVARD
FORT MYERS



P A R C E L O U T L I N E

12644 PALM BEACH BOULEVARD, FORT MYERS, FL

ACE'S SELF STORAGE
12644 PALM BEACH BOULEVARD,
FORT MYERS, FL



PARKVIEW DR

FIRST ST

PARKER AVE

PALM BEACH BLVD



SECTION 4

RENT COMPARABLES

ACE'S SELF STORAGE





The Lock Up Self Storage
 17845 Curry Preserve Dr, Punta Gorda, FL 33982

NRSF **75,764** CC Avg Rent/SF **\$2.02**
 NCC Avg Rent/SF **\$--**



Great American Storage of Fort Myers
 2984 Storage Bay Dr, Fort Myers, FL 33905

NRSF **53,340** CC Avg Rent/SF **\$2.42**
 NCC Avg Rent/SF **\$--**



Ace's Self Storage
 12644 Palm Beach Boulevard

NRSF **24,172** CC Avg Rent/SF **\$1.93**
 NCC Avg Rent/SF **\$1.38**



CubeSmart Self Storage
 4514 Palm Beach Blvd, Fort Myers, FL 33905

NRSF **13,208** CC Avg Rent/SF **\$0.74**
 NCC Avg Rent/SF **\$0.86**



Storage King USA
 11351 Palm Beach Blvd, Fort Myers, FL 33905

NRSF **29,488** CC Avg Rent/SF **\$1.15**
 NCC Avg Rent/SF **\$1.60**



Ace's Self Storage

12644 Palm Beach Blvd,
Fort Myers, FL 33905

NSRF	23,471
YEAR BUILT	2001
DISTANCE	★

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 CC	\$115	\$2.30
10X10 CC	\$185	\$1.85
10X15 CC	\$245	\$1.63
10X20 CC	\$--	\$--
AVERAGE:		\$1.93
5X10 NCC	\$95	\$1.90
10X10 NCC	\$147	\$1.47
10X15 NCC	\$165	\$1.10
10X20 NCC	\$210	\$1.05
AVERAGE:		\$1.38



Great American Storage of Fort Myers

2984 Storage Bay Dr,
Fort Myers, FL 33905

NSRF	53,340
YEAR BUILT	2025
DISTANCE	0.5

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 CC	\$180	\$3.60
10X10 CC	\$239	\$2.39
10X15 CC	\$299	\$1.99
10X20 CC	\$339	\$1.70
AVERAGE:		\$2.42
5X10 NCC	\$--	\$--
10X10 NCC	\$--	\$--
10X15 NCC	\$--	\$--
10X20 NCC	\$--	\$--
AVERAGE:		\$--



Storage King USA

11351 Palm Beach Blvd,
Fort Myers, FL 33905

NSRF	29,488
YEAR BUILT	2004-2019
DISTANCE	1.5

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 CC	\$53	\$1.06
10X10 CC	\$109	\$1.09
10X15 CC	\$195	\$1.30
10X20 CC	\$228	\$1.14
AVERAGE:		\$1.15
5X10 NCC	\$--	\$--
10X10 NCC	\$--	\$--
10X15 NCC	\$240	\$1.60
10X20 NCC	\$--	\$--
AVERAGE:		\$1.60



The Lock Up Self Storage

17845 Curry Preserve Dr,
Punta Gorda, FL 33982

NSRF	75,764
YEAR BUILT	2025
DISTANCE	4.6

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 CC	\$119	\$2.38
10X10 CC	\$191	\$1.91
10X15 CC	\$289	\$1.93
10X20 CC	\$369	\$1.85
AVERAGE:		\$2.02
5X10 NCC	\$--	\$--
10X10 NCC	\$--	\$--
10X15 NCC	\$--	\$--
10X20 NCC	\$--	\$--
AVERAGE:		\$--



CubeSmart Self Storage

4514 Palm Beach Blvd,
Fort Myers, FL 33905

NSRF	13,208
YEAR BUILT	1960-1983
DISTANCE	5.1

UNIT TYPE	RENT/UNIT	AVG RENT/SF
7X10 CC	\$78	\$1.11
8X10 CC	\$87	\$1.09
8X16 CC	\$98	\$0.77
10X20 CC	\$0	\$0.00
AVERAGE:		\$0.74
6X10 NCC	\$42	\$0.70
10X10 NCC	\$99	\$0.99
10X15 NCC	\$123	\$0.82
10X20 NCC	\$184	\$0.92
AVERAGE:		\$0.86

SECTION 5

DEMOGRAPHIC ANALYSIS

ACE'S SELF STORAGE



WELCOME TO

Fort Myers, FL



ECONOMIC DRIVERS



TOURISM & HOSPITALITY

Beaches, resorts, restaurants, and seasonal visitors generate significant revenue and support thousands of local service industry jobs.



HEALTHCARE & MEDICAL SERVICES

Regional hospitals, specialty clinics, and expanding senior care facilities drive steady employment and long-term economic stability.



REAL ESTATE & CONSTRUCTION

Ongoing residential development and commercial projects fuel job growth in construction, property management, and real estate services.



RETAIL & CONSUMER SERVICES

Shopping centers, local boutiques, and national retailers provide employment while serving both residents and tourists year-round.



EDUCATION & RESEARCH INSTITUTIONS

Florida Gulf Coast University and local school systems create professional jobs and stimulate surrounding business activity.



MARINE & BOATING INDUSTRY

Marinas, boat sales, marine services, and waterfront recreation businesses contribute strongly to the coastal economy.

Fort Myers, Florida is a vibrant city on the Gulf Coast known for its sunny weather, beautiful beaches, and growing population. The local economy supports diverse employment opportunities, with major industries including health care and social assistance, retail trade, and construction providing thousands of jobs to residents. Employment in the Fort Myers area has been expanding in sectors like professional and business services as well as education and health services, and private-sector job growth has been evident in recent state labor data. Job seekers in the region can find opportunities in healthcare, hospitality, technology, and government jobs, with tools like local career centers and online hiring systems helping connect applicants to positions.



2025 POPULATION

1-MILE	3-MILE	5-MILE
4,638	17,069	40,880



2025 HOUSEHOLDS

1-MILE	3-MILE	5-MILE
2,030	7,396	15,942



2025 AVERAGE INCOME

1-MILE	3-MILE	5-MILE
\$81,360	\$96,230	\$93,511



2030 POPULATION

1-MILE	3-MILE	5-MILE
4,912	18,068	43,271



2025-30 ANNUAL AVG GROWTH

1-MILE	3-MILE	5-MILE
30	108	233



2030 AVERAGE INCOME

1-MILE	3-MILE	5-MILE
\$89,544	\$106,958	\$105,008

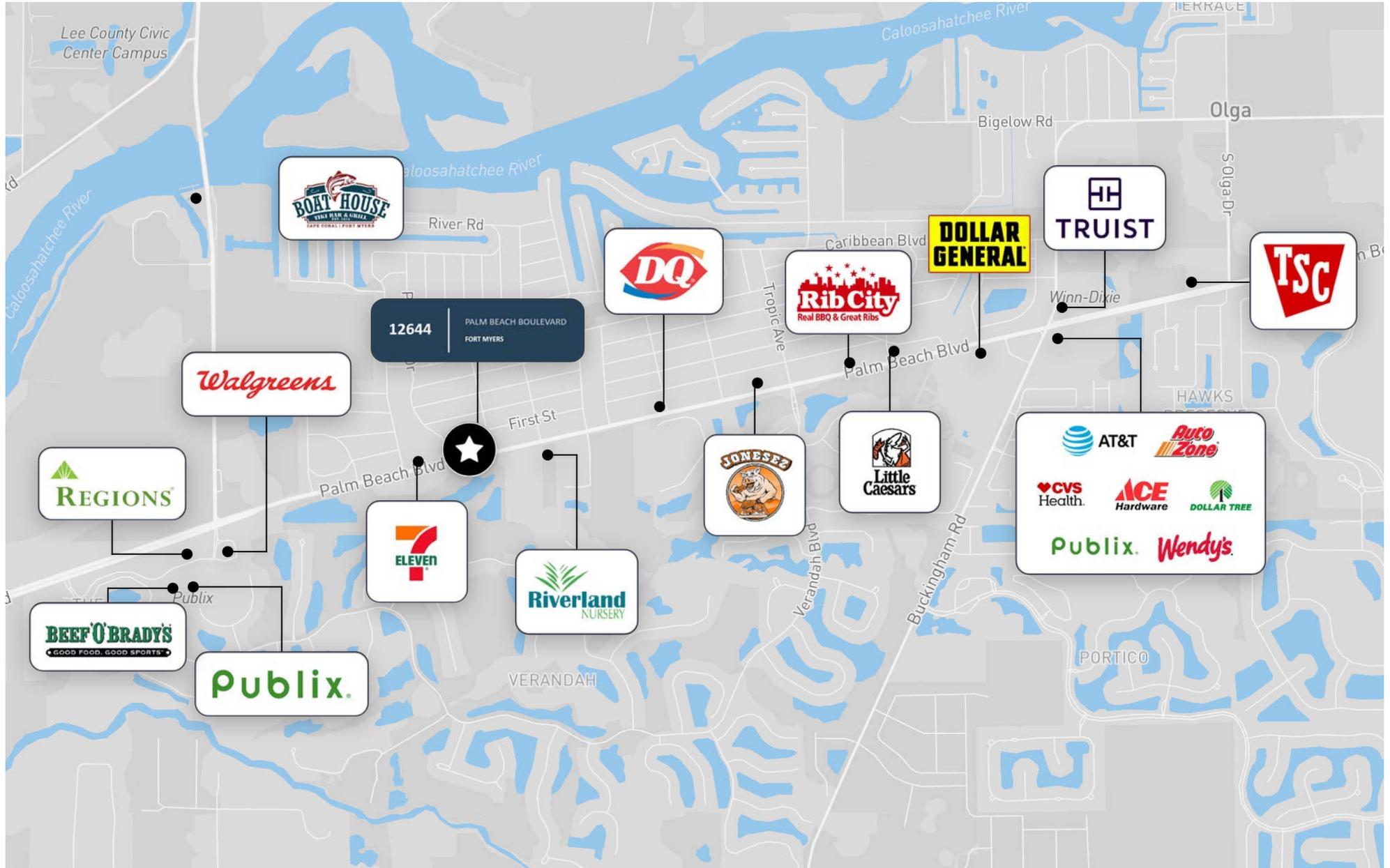


*DATA COLLECTED BY YARDI MATRIX & TRACTIQ. ALL DATA WITHIN 3-5 MILE RADIUS OF THE SUBJECT.

PROPERTY IMAGES



AMENITIES MAP





The employment landscape around 12644 Palm Beach Blvd, Fort Myers, FL, is anchored by a mix of primary healthcare, education, retail, and government sector employers, reflecting a balanced and resilient local economy. Key industry representation includes healthcare, with Lee Memorial Hospital and NCH North Naples Hospital providing significant medical services and stable employment, alongside Millennium Physician Group’s regional operations. The School District of Lee County and Lee County Administration collectively employ thousands, ensuring the sustained presence of government and education in the job market. Chico’s, headquartered in nearby Fort Myers, adds retail sector strength and supports local business diversity. Proximity to key transportation routes such as State Road 80 and I-75 enhances regional connectivity for both employees and businesses. Overall, this concentration of established public and private sector employers has historically contributed to employment stability in the area and positions Fort Myers as an economically resilient market with continued demand for residential and commercial properties.

Employer	Industry	Employees	Distance
Lee Health	Healthcare	17,000	10.4 mi
Lee County School District	Education	12,000	6.7 mi
Chico's FAS, Inc.	Retail (Apparel Headquarters)	9,800	12.7 mi
Lee County Government	Government	9,400	8.9 mi
Millennium Physician Group	Healthcare	5,000	34.8 mi
NCH Healthcare System	Healthcare	4,300	35.7 mi

ACE'S SELF STORAGE

EXCLUSIVELY LISTED BY:



MOSHE TABBOUCHE

Senior Associate

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LEAD AGENT



MEIR D. PERLMUTER

CEO & Founder | Headquarters

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GRANDSTONE
STORAGE INVESTMENT SALES

