



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

STORAGE AMERICA

1145 CAPRICORN BOULEVARD
PORT CHARLOTTE, FL



PRESENTED BY
GRANDSTONE
INVESTMENT
SALES

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SECTION 1

INVESTMENT OVERVIEW

STORAGE AMERICA



OFFERING SUMMARY

STORAGE AMERICA | 1145 CAPRICORN BOULEVARD, PORT CHARLOTTE, FL

PURCHASE PRICE \$11,250,000

PRICE PER RENTABLE SQUARE FOOT \$167.45

CURRENT PHYSICAL OCCUPANCY 79.00%

CURRENT ECONOMIC OCCUPANCY 78.26%

CURRENT CAP RATE 4.56%

YEAR 1 CAP RATE 5.88%

YEAR 2 CAP RATE 6.14%

YEAR 3 CAP RATE 6.41%

YEAR 4 CAP RATE 6.66%

YEAR 5 CAP RATE 6.92%

NET RENTABLE SQUARE FEET 67,183

LOT SIZE 5.71

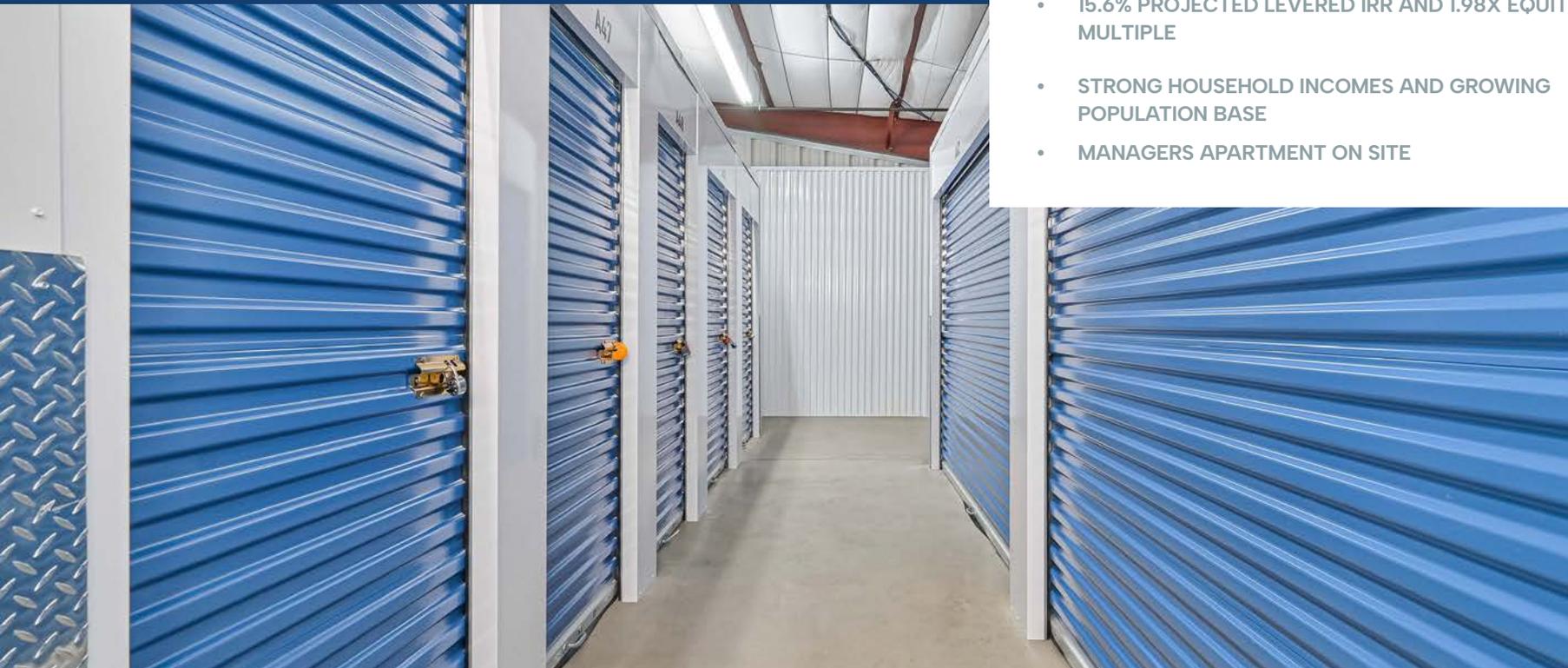
YEAR BUILT/RENOVATED 1988

Grandstone Investment Sales is pleased to exclusively present Storage America, a 647-unit self-storage facility totaling 67,183 NRSF, along with 117 uncovered parking spaces, located in Port Charlotte, Florida. Offered at \$11,250,000 (\$167.45 per NRSF), the property presents a compelling value-add opportunity primarily driven by the implementation of professional third-party management. The facility is currently operating at 79.0% physical occupancy (78.82% economic occupancy); however, it has historically operated at 90%+ occupancy, demonstrating proven stabilization potential within this submarket.

Beyond operational improvements, the property offers future expansion potential. Ownership may elect to reposition or reduce boat/RV parking to increase storage density and enhance overall revenue per square foot. The facility is supported by strong and stable demographics, with a 1-mile average household income of \$97,207 and a median household income of \$70,728. The surrounding population totals 38,151 residents within three miles and 86,307 residents within five miles, providing a solid residential and commercial customer base that underpins long-term storage demand.

INVESTMENT HIGHLIGHTS

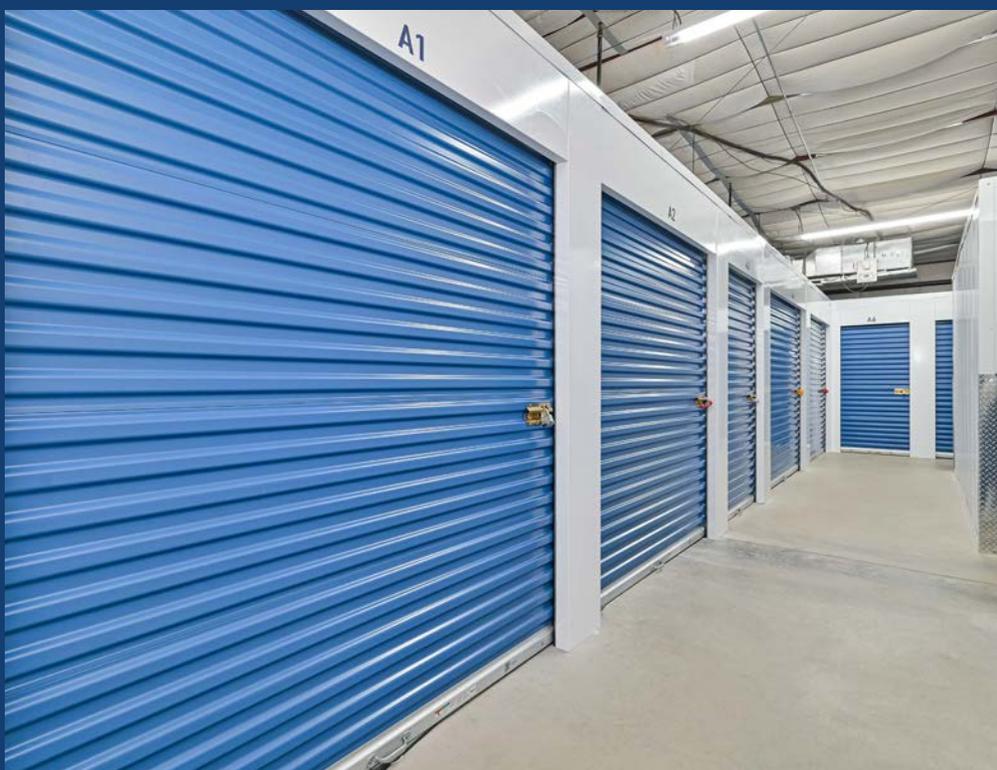
- 647 UNITS + 117 PARKING SPACES
- 67,183 NRSF | BUILT 1988
- ATTRACTIVE BASIS AT \$167.45 PER RENTABLE SQUARE FOOT
- HISTORICALLY 90%+ OCCUPANCY
- IMMEDIATE UPSIDE THROUGH PROFESSIONAL THIRD-PARTY MANAGEMENT
- EXPANSION POTENTIAL AND ABILITY TO REPOSITION RV/BOAT PARKING
- PROJECTED NOI GROWTH FROM \$562K TO \$787K
- 15.6% PROJECTED LEVERED IRR AND 1.98X EQUITY MULTIPLE
- STRONG HOUSEHOLD INCOMES AND GROWING POPULATION BASE
- MANAGERS APARTMENT ON SITE



PROPERTY IMAGES



PROPERTY IMAGES



STORAGE AMERICA | 1145 CAPRICORN BOULEVARD, PORT CHARLOTTE, FL

FACILITY NAME	ADDRESS	DISTANCE	CLIMATE CONTROL	NRSF 1-MILE	NRSF 3-MILE	NRSF 5-MILE	
Storage America	1145 Capricorn Blvd, Port Charlotte, FL 33983	★	Yes	67,183	-	-	
Exit 170 Mini Storage	24751 Sandhill Blvd, Punta Gorda, FL 33983	0.19	Yes	92,150	-	-	
Metro Self Storage	1231 Kings Hwy, Port Charlotte, FL 33980	0.79	Yes	79,972	-	-	
U-Haul Moving & Storage of Port Charlotte	23950 Veterans Blvd, Pt Charlotte, FL 33954	0.80	Yes	62,638	-	-	
Public Storage	2485 Luther Rd, Punta Gorda, FL 33983	1.83	Yes	-	80,239	-	
Charlotte County Self Storage	4201 Whidden Blvd, Port Charlotte, FL 33980	3.46	Yes	-	-	33,369	
People's Choice Storage Punta Gorda 2	23160 Harbor View Rd, Punta Gorda, FL 33980	3.69	No	-	-	27,663	
Extra Space Storage	23215 Harbor View Rd, Port Charlotte, FL 33980	3.73	Yes	-	-	73,850	
Extra Space Storage	4536 S Tamiami Trl, Pt Charlotte, FL 33980	3.91	Yes	-	-	95,298	
Storage Sense - Port Charlotte	23227 Freedom Ave, Pt Charlotte, FL 33980	4.01	Yes	-	-	19,598	
Monster Self Storage Port Charlotte	325 Glancy Ln NE, Pt Charlotte, FL 33952	4.06	Yes	-	-	71,565	
342 N Spring Lake Blvd Self-Storage	342 N Spring Lake Blvd, Port Charlotte, FL 33952	4.52	No	-	-	86,648	
IStorage	6221 Marlympia Way, Punta Gorda, FL 33950	5.01	Yes	-	-	42,095	
				TOTAL EXISTING SUPPLY	301,943	382,182	832,268
2025 POPULATION 1-MILE 6,339 3-MILE 38,151 5-MILE 86,307				SQ FT PER PERSON	47.63	10.02	9.64

5 MILE MULTIFAMILY DEVELOPMENT PIPELINE

FACILITY NAME	ADDRESS	CITY	# OF UNITS	COST	PROJECT STAGE	DISTANCE
Lullwater at Sandhill Boulevard	24750 Sandhill Blvd	Punta Gorda	344	\$120,000,000	Conceptual	0.39
Sunshine Harbor Assisted Living Facility Addition	370 Blarney St	Port Charlotte		\$600,000	Conceptual	1.17
Heritage Lake Park Subdivision	Nuremberg Blvd & Rampart Blvd	Punta Gorda	40	\$15,652,160	Pre-Construction/Negotiated	1.31
Cayman Lakes Phase II	11615 County Rd 769	Arcadia	303	\$118,565,112	Pre-Construction/Negotiated	2.55
Harborview Apartments	24258 Harbor View Rd	Punta Gorda	74	\$28,000,000	Design	3.01
Peace River Landings Residences	Westchester Blvd	Port Charlotte		\$13,000,000	Occupancy	3.35
Melbourne Street Waterfront Building and Restaurant	Melbourne St	Port Charlotte		\$8,000,000	Conceptual	3.88
Tamiami Trail Mixed Use Development	4536 Tamiami Trail	Port Charlotte		\$1,000,000	Design	3.90
Babcock Ranch Community - Phase 2D	Bermont Rd & Babcock Ranch Rd	Port Charlotte	193	\$75,000,000	Conceptual	3.94
Landings at West Port Phase 2	El Jobean Rd & Centennial Blvd	Port Charlotte	90	\$35,000,000	Conceptual	3.94
Tamiami Trail Mixed Use Development	3280 Tamiami Trail	Port Charlotte	791	\$580,000,000	Conceptual	4.00
Sunseeker Resort Phase I	4949 Tamiami Trail	Port Charlotte	180	\$1,000,000,000	Under Construction	4.31

TOTAL NUMBER OF UNITS 2,015

S E C T I O N 2

FINANCIAL ANALYSIS

STORAGE AMERICA



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	27	25	675	\$41.00	\$1,107	\$13,284	\$46.15	\$14,951
5.0 x 5.0	19	25	475	\$60.32	\$1,146	\$13,752	\$67.89	\$15,479
4.0 x 7.0	12	28	336	\$65.47	\$786	\$9,428	\$73.69	\$10,611
5.0 x 7.0	5	35	175	\$75.20	\$376	\$4,512	\$84.64	\$5,078
7.0 x 7.0	2	49	98	\$106.48	\$213	\$2,556	\$119.84	\$2,876
5.0 x 10.0	36	50	1,800	\$60.50	\$2,178	\$26,136	\$68.09	\$29,416
5.0 x 10.0	35	50	1,750	\$102.20	\$3,577	\$42,924	\$115.03	\$48,311
7.0 x 8.0	5	56	280	\$107.33	\$537	\$6,440	\$120.80	\$7,248
7.0 x 10.0	3	70	210	\$142.22	\$427	\$5,120	\$160.07	\$5,763
7.0 x 11.0	1	77	77	\$156.43	\$156	\$1,877	\$176.06	\$2,113
10.0 x 10.0	40	100	4,000	\$191.67	\$7,667	\$92,002	\$215.73	\$103,549
8.0 x 14.0	1	112	112	\$214.67	\$215	\$2,576	\$241.61	\$2,899
10.0 x 14.0	2	140	280	\$195.64	\$391	\$4,695	\$220.19	\$5,285
10.0 x 15.0	42	150	6,300	\$220.19	\$9,248	\$110,976	\$247.83	\$124,904
10.0 x 20.0	13	200	2,600	\$291.59	\$3,791	\$45,488	\$328.19	\$51,197
15.0 x 15.0	9	225	2,025	\$323.04	\$2,907	\$34,888	\$363.58	\$39,267
20.0 x 60.0	2	1200	2,400	\$931.74	\$1,863	\$22,362	\$1,048.68	\$25,168
20.0 x 60.0	1	1200	1,200	\$1,143.74	\$1,144	\$13,725	\$1,287.29	\$15,447
TOTAL CC:	255	97	24,793	\$147.95	\$37,728	\$452,740	\$166.52	\$509,563

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	14	25	350	\$43.96	\$615	\$7,385	\$49.48	\$8,312
5.0 x 10.0	43	50	2,150	\$72.03	\$3,097	\$37,167	\$81.07	\$41,832
10.0 x 10.0	45	100	4,500	\$100.06	\$4,503	\$54,031	\$112.61	\$60,812
10.0 x 11.0	1	110	110	\$111.75	\$112	\$1,341	\$125.78	\$1,509
10.0 x 12.0	4	120	480	\$120.18	\$481	\$5,768	\$135.26	\$6,492
10.0 x 15.0	4	150	600	\$128.67	\$515	\$6,176	\$144.82	\$6,951
10.0 x 20.0	44	200	8,800	\$160.79	\$7,075	\$84,897	\$180.97	\$95,552
10.0 x 25.0	4	250	1,000	\$199.42	\$798	\$9,572	\$224.45	\$10,773
15.0 x 30.0	1	450	450	\$353.81	\$354	\$4,246	\$398.22	\$4,779
15.0 x 40.0	1	600	600	\$0.00	\$0	\$0	\$0.00	\$0
20.0 x 60.0	1	1200	1,200	\$931.74	\$932	\$11,181	\$1,048.68	\$12,584
10.0 x 20.0	48	200	9,600	\$187.87	\$9,018	\$108,214	\$211.45	\$121,796
15.0 x 20.0	1	300	300	\$293.36	\$293	\$3,520	\$330.18	\$3,962
TOTAL NCC:	211	143	30,140	\$131.71	\$27,791	\$333,498	\$148.24	\$375,355

COMMERICAL UNITS:

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 10.0	13	100	1,300	\$108.93	\$1,416	\$16,994	\$122.61	\$19,126
10.0 x 15.0	24	150	3,600	\$132.34	\$3,176	\$38,115	\$148.95	\$42,899
10.0 x 20.0	1	200	200	\$169.67	\$170	\$2,036	\$190.97	\$2,292
10.0 x 20.0	10	200	2,000	\$180.93	\$1,809	\$21,711	\$203.64	\$24,436
10.0 x 25.0	6	250	1,500	\$222.68	\$1,336	\$16,033	\$250.63	\$18,045
10.0 x 30.0	2	300	600	\$262.14	\$524	\$6,291	\$295.04	\$7,081
15.0 x 20.0	1	300	300	\$293.36	\$293	\$3,520	\$330.18	\$3,962
15.0 x 25.0	6	375	2,250	\$334.04	\$2,004	\$24,051	\$375.96	\$27,069
10.0 x 50.0	1	500	500	\$449.61	\$450	\$5,395	\$506.04	\$6,072
TOTAL Commerical Units:	64	191	12,250	\$174.67	\$11,179	\$134,147	\$196.59	\$150,983

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
PO	1	-	-	\$0.00	\$0	\$0	\$0.00	\$0
PARKING 1	2	-	-	\$92.44	\$185	\$2,218	\$104.04	\$2,497
PARKING 2	1	-	-	\$124.39	\$124	\$1,493	\$140.00	\$1,680
P0	1	-	-	\$0.00	\$0	\$0	\$0.00	\$0
PARKING 1	39	-	-	\$94.20	\$3,674	\$44,086	\$106.02	\$49,619
PARKING 2	41	-	-	\$122.36	\$5,017	\$60,203	\$137.72	\$67,759
PARKING 3	4	-	-	\$152.06	\$608	\$7,299	\$171.14	\$8,215
PARKING 4	19	-	-	\$110.67	\$2,103	\$25,232	\$124.56	\$28,399
PARKING 5	1	-	-	\$103.18	\$103	\$1,238	\$116.13	\$1,394
PARKING 6	8	-	-	\$138.23	\$1,106	\$13,270	\$155.58	\$14,936
TOTAL Uncovered Parking:	117	-	-	\$110.43	\$12,920	\$155,040	\$124.29	\$174,499
GRAND TOTAL	647	104	67,183	\$138.51	\$89,619	\$1,075,425	\$155.90	\$1,210,400

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	\$1,075,425		\$1,107,687	\$1,140,918	\$1,175,146	\$1,210,400	\$1,246,712
PHYSICAL VACANCY	(225,839)	21.0%	(83,077)	7.5%	(85,569)	7.5%	(93,503)
ECONOMIC VACANCY	(7,933)	0.7%	(27,692)	2.5%	(28,523)	2.5%	(31,168)
TOTAL VACANCY	(233,772)		(110,769)	(114,092)	(117,515)	(121,040)	(124,671)
VACANCY %	21.7%		10.0%	10.0%	10.0%	10.0%	10.0%
EFFECTIVE RENTAL INCOME	\$841,653		\$996,919	\$1,026,826	\$1,057,631	\$1,089,360	\$1,122,041
LATE, LETTER, & NSF FEES	10,000		11,845	12,200	12,566	12,943	13,331
ADMINISTRATION FEES	2,900		2,958	3,017	3,078	3,139	3,202
TENANT INSURANCE	266		14,004	21,006	28,009	32,677	37,345
MERCHANDISE SALES, NET	981		1,001	1,021	1,041	1,062	1,083
TRUCK INCOME	3,765		3,840	3,917	3,996	4,075	4,157
CELL TOWER INCOME	9,600		9,792	9,988	10,187	10,391	10,599
TOTAL OTHER INCOME	\$27,512		\$43,440	\$51,149	\$58,876	\$64,287	\$69,717
EFFECTIVE GROSS INCOME (EGI)	\$869,165		\$1,040,359	\$1,077,976	\$1,116,507	\$1,153,647	\$1,191,758
PROPERTY TAXES	102,379		117,735	120,090	122,492	124,942	127,441
INSURANCE	51,217		52,241	53,286	54,352	55,439	56,547
UTILITIES & TRASH	40,903		41,721	42,555	43,406	44,274	45,160
REPAIRS & MAINTENANCE	16,687		17,021	17,361	17,709	18,063	18,424
ADVERTISING	5,178		5,282	5,387	5,495	5,605	5,717
SALARIES, TAXES, & BENEFITS	65,000		66,300	67,626	68,979	70,358	71,765
MANAGEMENT FEE	34,767		41,614	43,119	44,660	46,146	47,670
OFFICE SUPPLIES & POSTAGE	3,511		3,581	3,653	3,726	3,800	3,876
BANK & CREDIT CARD FEES	20,860		16,646	17,248	17,864	18,458	19,068
TELEPHONE & INTERNET	9,076		9,258	9,443	9,632	9,824	10,021
LANDSCAPING	7,000		7,140	7,283	7,428	7,577	7,729
TOTAL EXPENSES	\$356,577		\$378,539	\$387,051	\$395,742	\$404,487	\$413,418
% OF EGI	41.0%		36.4%	35.9%	35.4%	35.1%	34.7%
NET OPERATING INCOME (NOI)	\$512,588		\$661,820	\$690,925	\$720,765	\$749,161	\$778,340
OPERATING MARGIN %	59.0%		63.6%	64.1%	64.6%	64.9%	65.3%

1. RE Taxes are based on the current assessment value of \$4,577,921; Taxes increased 15% to hedge risk of reassessment 2. Income based on 2025 actual
3. Expenses based on 2025 actual; Salary, Bank & CC Fees adjusted to reflect industry standard 4. A management fee is added to expenses based on 4% of the gross income

SECTION 3

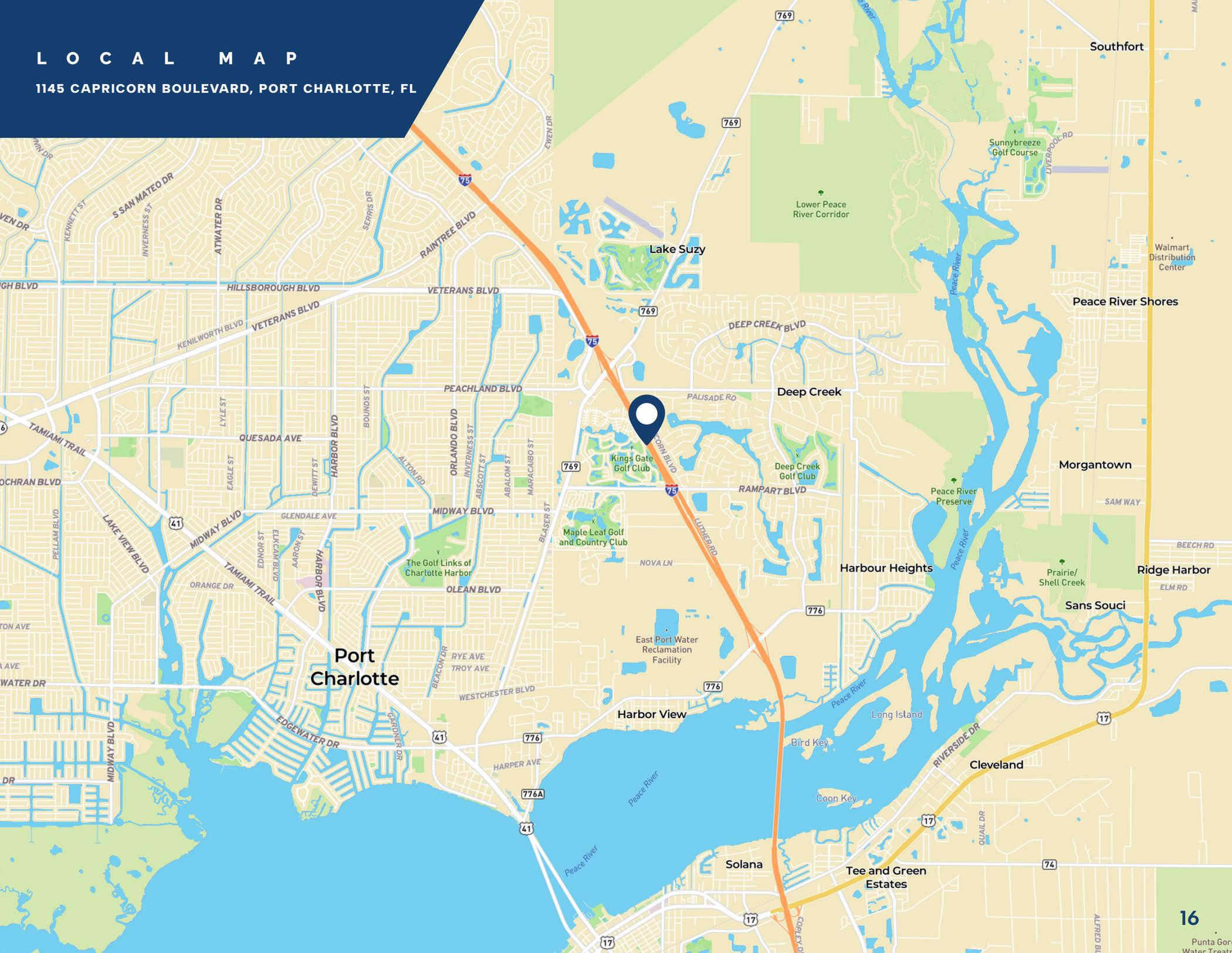
PROPERTY INFORMATION

STORAGE AMERICA



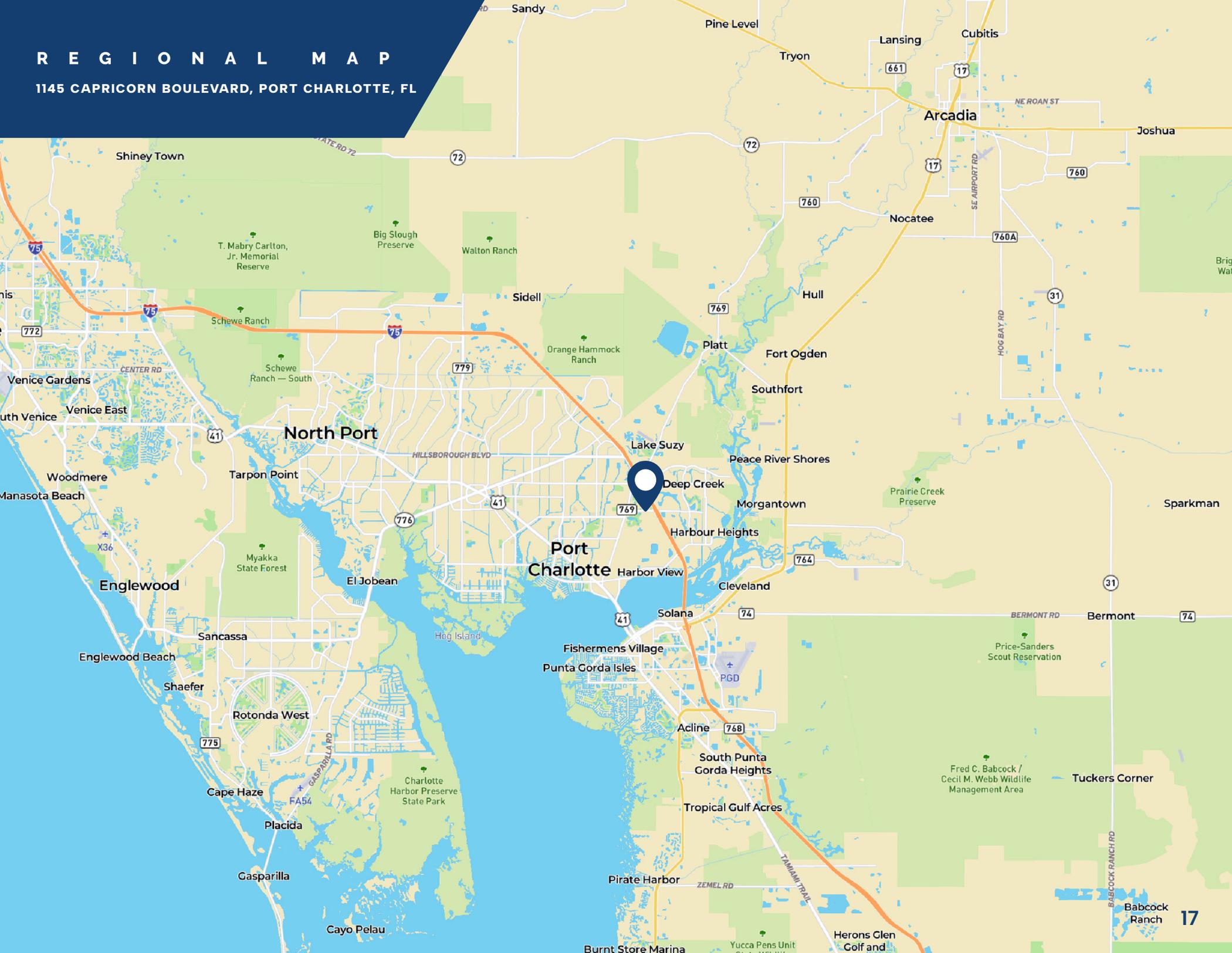
LOCAL MAP

1145 CAPRICORN BOULEVARD, PORT CHARLOTTE, FL



REGIONAL MAP

1145 CAPRICORN BOULEVARD, PORT CHARLOTTE, FL



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

1145 CAPRICORN BOULEVARD, PORT CHARLOTTE, FL

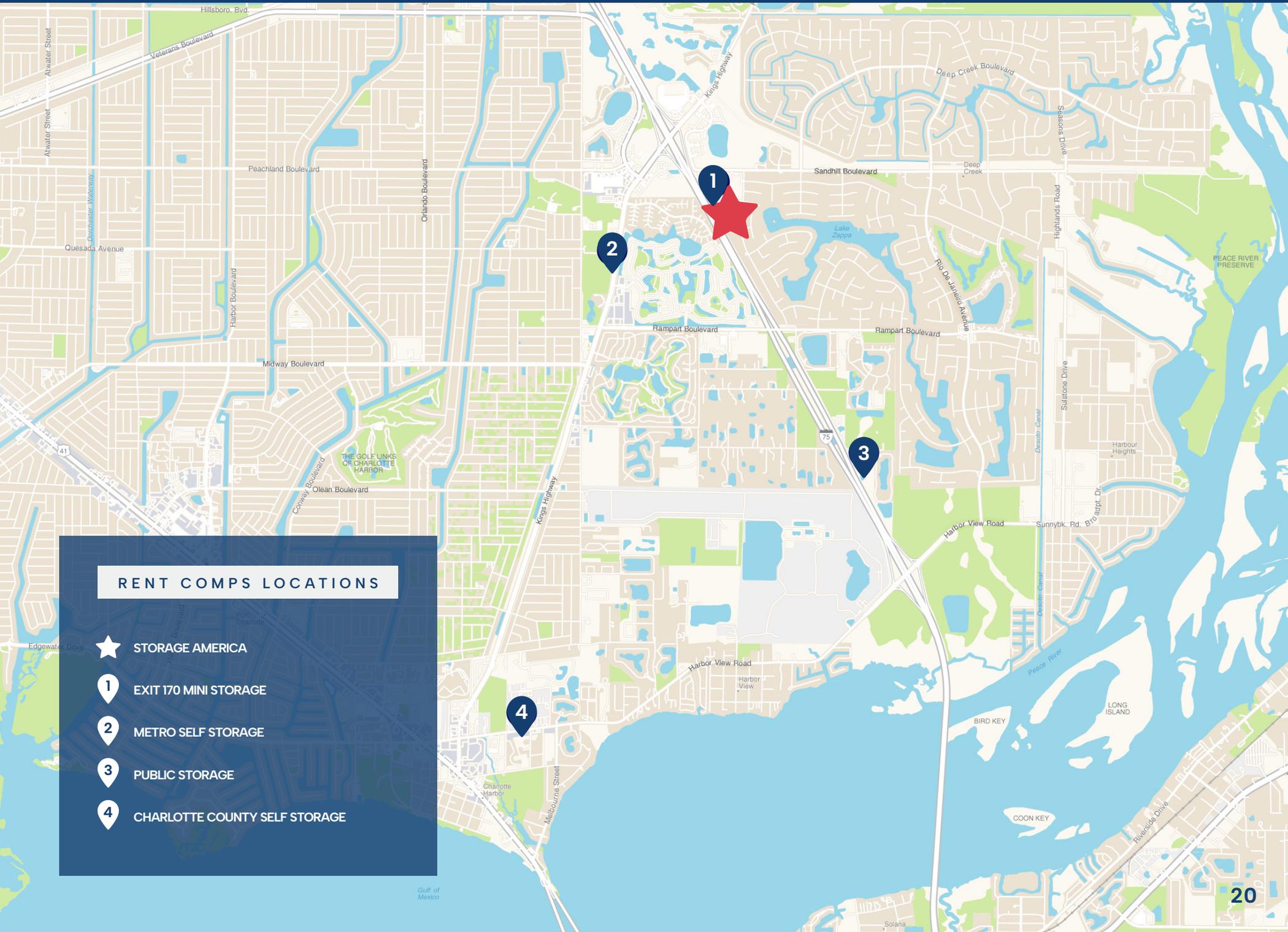


SECTION 4

RENT COMPARABLES

STORAGE AMERICA





RENT COMPS LOCATIONS

- ★ STORAGE AMERICA
- 1 EXIT 170 MINI STORAGE
- 2 METRO SELF STORAGE
- 3 PUBLIC STORAGE
- 4 CHARLOTTE COUNTY SELF STORAGE



Storage America

1145 Capricorn Blvd,
Port Charlotte, FL 33983

NSRF	67,183
YEAR BUILT	1988 -
DISTANCE	★

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 CC	\$102	\$2.04
10X10 CC	\$192	\$1.92
10X15 CC	\$220	\$1.47
10X20 CC	\$292	\$1.46
AVERAGE:	\$1.72	
5X10 NCC	\$72	\$1.44
10X10 NCC	\$100	\$1.00
10X15 NCC	\$129	\$0.86
10X20 NCC	\$161	\$0.80
AVERAGE:	\$1.03	



Exit 170 Mini Storage

24751 Sandhill Blvd,
Punta Gorda, FL 33983

NSRF	92,150
YEAR BUILT	1999
DISTANCE	0.2

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 CC	\$--	\$--
10X10 CC	\$150	\$1.50
10X15 CC	\$200	\$1.33
10X20 CC	\$225	\$1.13
AVERAGE:	\$1.32	
5X10 NCC	\$70	\$1.40
10X10 NCC	\$90	\$0.90
10X15 NCC	\$140	\$0.93
10X20 NCC	\$150	\$0.75
AVERAGE:	\$1.00	



Metro Self Storage

1231 Kings Hwy,
Port Charlotte, FL 33980

NSRF	79,972
YEAR BUILT	1974
DISTANCE	0.8

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 CC	\$75	\$1.50
10X10 CC	\$135	\$1.35
10X15 CC	\$199	\$1.33
10X20 CC	\$401	\$2.01
AVERAGE:	\$1.55	
5X10 NCC	\$109	\$2.18
10X10 NCC	\$119	\$1.19
10X15 NCC	\$239	\$1.59
10X20 NCC	\$259	\$1.30
AVERAGE:	\$1.56	



Public Storage

2485 Luther Rd,
Punta Gorda, FL 33983

NSRF	80,239
YEAR BUILT	2020
DISTANCE	1.8

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 CC	\$47	\$0.94
10X10 CC	\$89	\$0.89
10X15 CC	\$119	\$0.79
10X20 CC	\$170	\$0.85
AVERAGE:	\$0.87	
5X10 NCC	\$41	\$0.82
10X10 NCC	\$55	\$0.55
10X15 NCC	\$--	\$--
10X20 NCC	\$119	\$0.60
AVERAGE:	\$0.66	



Charlotte County Self Storage

4201 Whidden Blvd,
Port Charlotte, FL 33980

NSRF	33,369
YEAR BUILT	1996
DISTANCE	3.5

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 CC	\$90	\$1.80
10X10 CC	\$156	\$1.56
10X15 CC	\$208	\$1.39
10X20 CC	\$--	\$--
AVERAGE:	\$1.58	
5X10 NCC	\$90	\$1.80
10X10 NCC	\$130	\$1.30
10X15 NCC	\$169	\$1.13
10X20 NCC	\$195	\$0.98
AVERAGE:	\$1.30	

S E C T I O N 5

DEMOGRAPHIC ANALYSIS

STORAGE AMERICA



WELCOME TO

Port Charlotte, FL



Port Charlotte, Florida is a coastal community in Charlotte County known for its laid-back Gulf Coast lifestyle, waterfront neighborhoods, and easy access to boating and fishing. The area has a growing healthcare and service sector, with employment opportunities at regional hospitals, clinics, retail centers, and hospitality businesses that support year-round residents and seasonal visitors. Nearby Punta Gorda Airport and regional tourism also contribute jobs in transportation, logistics, and travel services. With continued residential development and population growth, Port Charlotte offers expanding opportunities in construction, real estate, and local small businesses.

ECONOMIC DRIVERS



HEALTHCARE & MEDICAL ASSISTANCE

ShorePoint Health and clinics and care facilities anchor the region, with an aging population driving healthcare job growth.



RETAIL & LOCAL SERVICES

Retail and services support daily needs of residents and visitors. Grocery, home improvement, automotive, and personal services provide stable jobs. Population growth boosts spending and business growth.



CONSTRUCTION & REAL ESTATE DEVELOPMENT

Population growth drives strong housing demand in Southwest Florida. New communities, renovations, and infrastructure create steady jobs. Real estate and home services grow alongside development.



TRANSPORTATION & LOGISTICS

Punta Gorda Airport and highways support travel and freight. Logistics, warehousing, and distribution jobs continue expanding. Transportation supports tourism, retail, and construction supply chains.



MARINE & OUTDOOR RECREATION INDUSTRY

Boating, fishing, and marinas drive the coastal economy. Marine repair, boat sales, charters, and outdoor businesses run year-round. The sector supports tourism and skilled trades.



TOURISM AND HOSPITALITY

Beaches, boating, and Punta Gorda attract seasonal visitors and retirees. Hotels, dining, charters, and entertainment rely on visitor spending. Tourism supports full-time and seasonal service jobs.



2025 POPULATION

1-MILE	3-MILE	5-MILE
6,339	38,151	86,307



2025 HOUSEHOLDS

1-MILE	3-MILE	5-MILE
3,323	17,429	39,662



2025 AVERAGE INCOME

1-MILE	3-MILE	5-MILE
\$97,207	\$80,561	\$74,793



2030 POPULATION

1-MILE	3-MILE	5-MILE
6,512	39,219	88,759



2025-30 ANNUAL AVG GROWTH

1-MILE	3-MILE	5-MILE
35	214	490



2030 AVERAGE INCOME

1-MILE	3-MILE	5-MILE
\$111,045	\$90,458	\$84,606



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

STORAGE AMERICA

EXCLUSIVELY LISTED BY:



MEIR D. PERLMUTER

CEO & Founder | Headquarters

Tel: 862.591.7070

Meir@Grandstoneis.com

License: FL: BK3443325



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