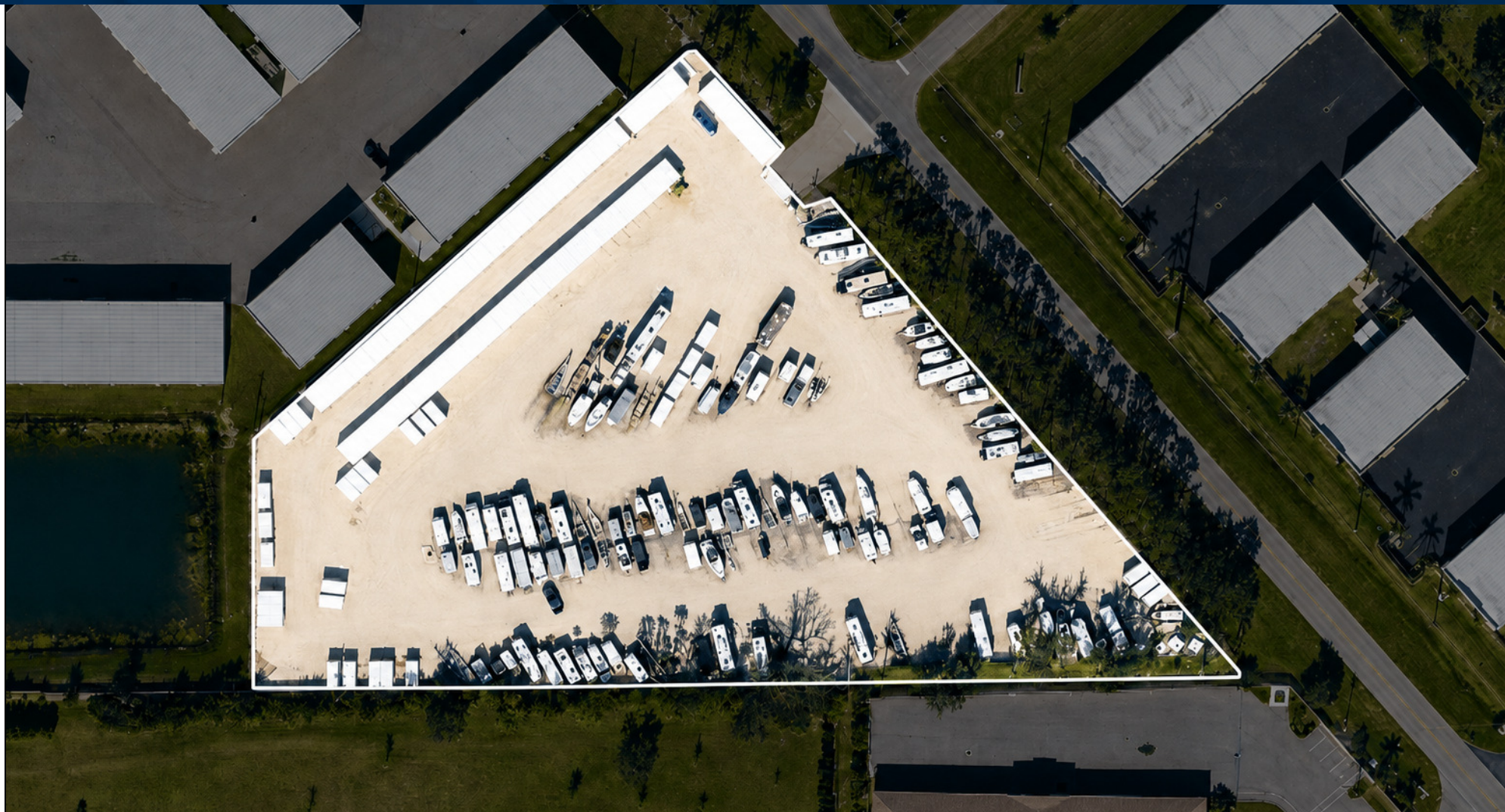


STORAGEPUP OF PUNTA GORDA

3701 Taylor Rd, Punta Gorda, FL 33950

Marcus & Millichap



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01



EXECUTIVE SUMMARY

Offering Summary
Investment Highlights
Regional Map
Local Map

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OFFERING SUMMARY

3701 TAYLOR RD



Listing Price
\$4,500,000



NOI
\$470,307



of Units
209 (On-Site)
240 (Mobile)

FINANCIAL

Listing Price	\$4,500,000
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OPERATIONAL

ON-SITE SELF STORAGE

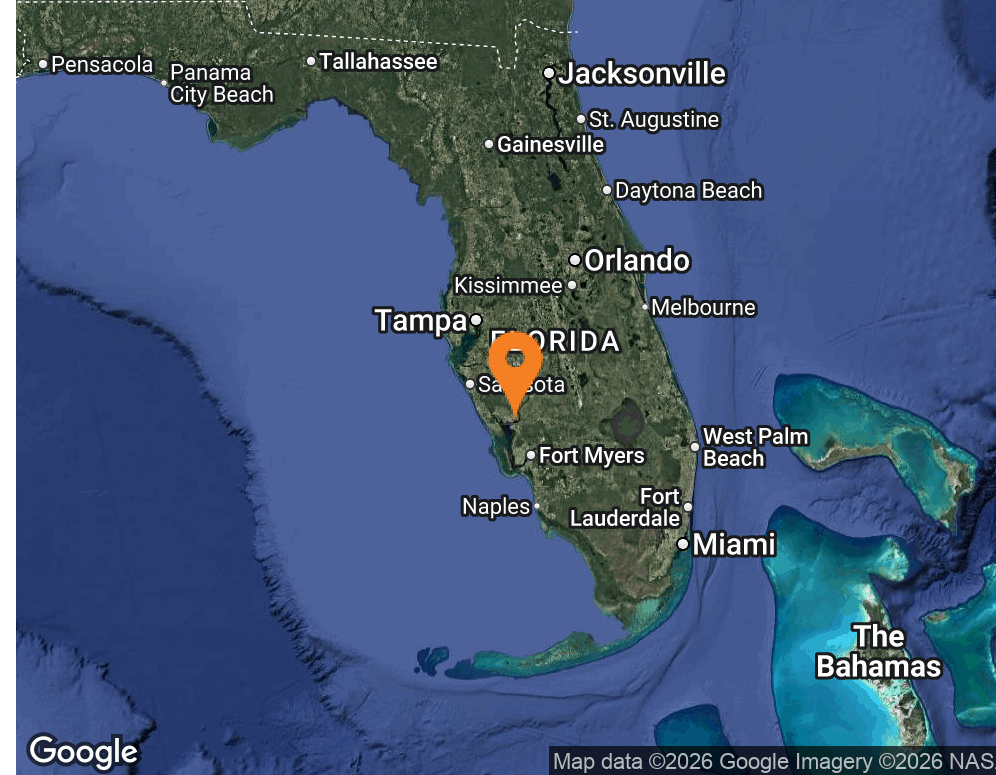
# of Units	209
Rentable SF	69,087 SF
Operating Income	\$119,011 (2025)
Physical Occupancy	77%

MOBILE STORAGE

# of Units	240
Rentable SF	30,848 SF
Operating Income	\$351,296 (2025)
Physical Occupancy	97.5%

PROPERTY

Lot Size	4.17 Acres (181,645 SF)
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STORAGEPUP OF PUNTA GORDA

3701 Taylor Rd, Punta Gorda, FL 33950

INVESTMENT OVERVIEW

StoragePUP of Punta Gorda is a self storage business situated on a 4.17-acre lot within the Charlotte County submarket. Currently, the business consists of 209 on-site units and 240 mobile only units. The subject property is situated between the I-75 and US-41. The Punta Gorda airport is located within a 10 minute drive and is less than four miles away.

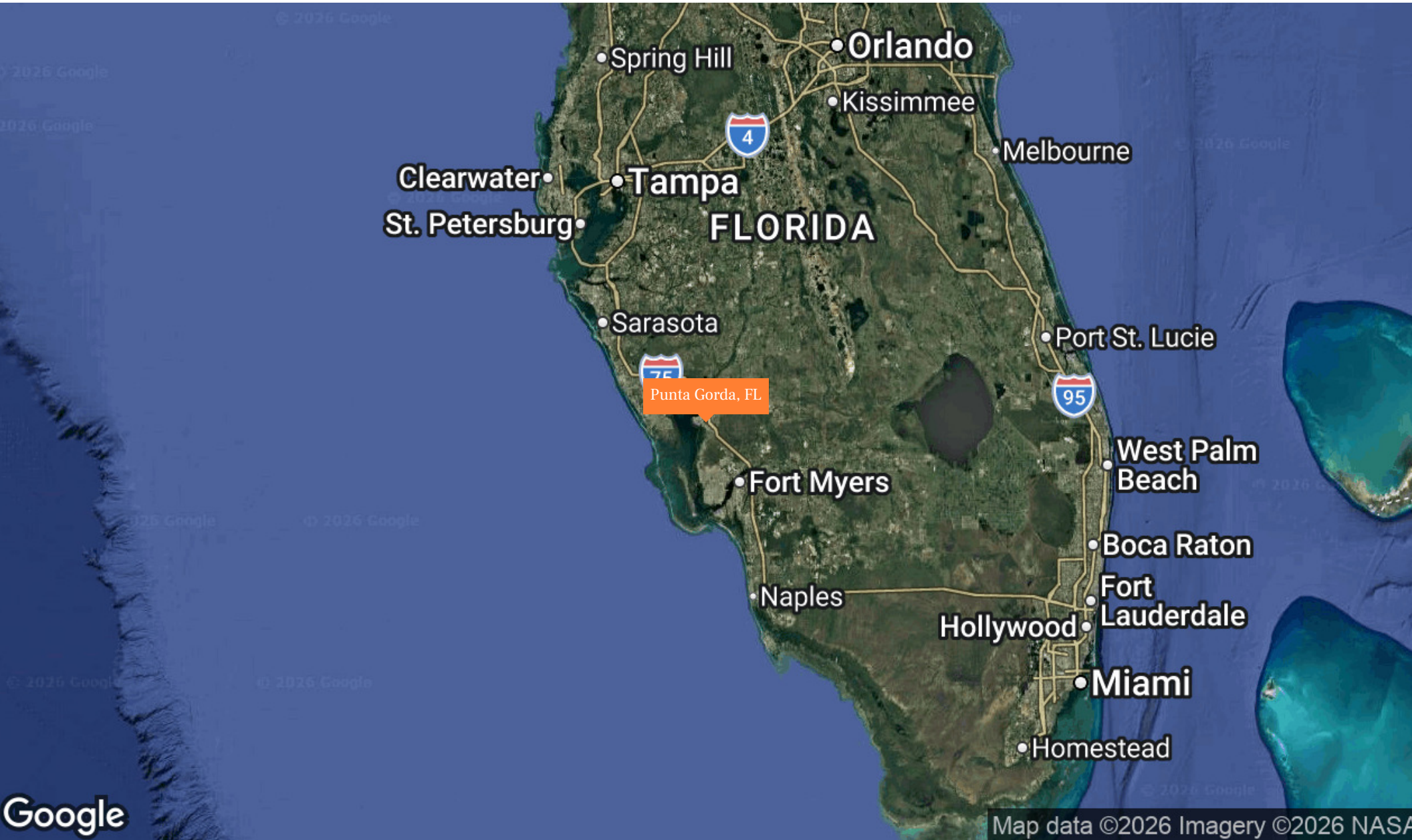
The business generated approximately \$470,307 in annual net operating income in 2025, presenting investors with a stabilized, cash-flowing opportunity. Unlike traditional storage facilities, the business utilizes portable storage containers that can be delivered directly to customers (mobile units), allowing tenants to load items at their home or job site and store off site. This model provides additional convenience for users and expands the potential customer base.

Notably, the asset features a significant amount of outdoor RV/Boat parking. In 2025 alone, this revenue stream generated gross revenue totaling \$140,975.

The mobile storage concept allows the facility to serve multiple use cases beyond traditional storage demand, including residential moves, home renovations, contractor equipment storage, and business inventory overflow. Located in Punta Gorda within the growing Southwest Florida market, the property also benefits from strong regional accessibility near major transportation corridors, supporting continued demand for flexible storage solutions in the area.

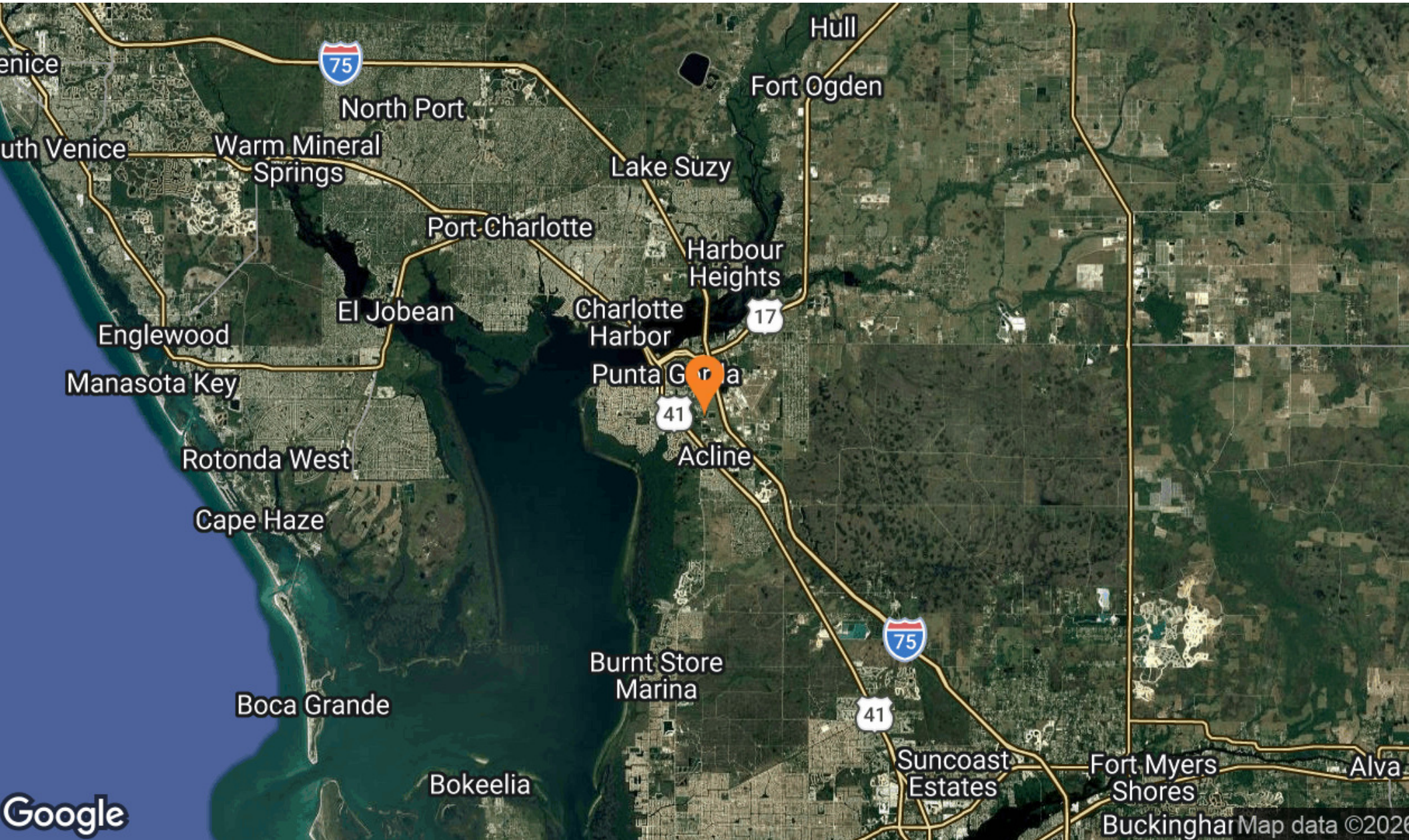
STORAGEPUP OF PUNTA GORDA

REGIONAL MAP



STORAGEPUP OF PUNTA GORDA

LOCAL MAP



SECTION 2

02

ON-SITE SELF STORAGE OCCUPANCY STATISTICS + P&L

StoragePUP_of_Punta_Gorda_-_Occupancy_Statistics_(2).pdf
PG_Self_PL_.pdf

Marcus & Millichap

Occupancy Statistics

Monday, April 13, 2026

L008 - StoragePUP of Punta Gorda, 3701 Taylor Road, Punta Gorda FL 33950

TEL: 941-347-8176

Unit Type: Parking

		Units					Monthly Rent							Occupancy			
Size	Area	Total Area	Occupied	Vacant	Unrentable	Total Units	Standard Rate	Gross Potential	Gross Occupied	Actual Occupied	VACC	VARC	VCOMP	Income	Units	Area	Economic Occupancy
5x18	90.0	90.0	0	0	1	1	45.00	45	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%
11x10	110.0	110.0	0	0	1	1	60.00	60	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%
11x15	165.0	990.0	3	1	2	6	85.00	510	255	219	85	36	0	85.9%	50.0%	50.0%	42.9%
11x20	220.0	220.0	1	0	0	1	70.00	70	70	70	0	0	0	100.0%	100.0%	100.0%	100.0%
11x20	220.0	4,620.0	19	1	1	21	95.00	1,995	1,805	1,714	95	91	0	95.0%	90.5%	90.5%	85.9%
11x25	275.0	5,500.0	15	0	5	20	104.00	2,080	1,560	1,431	0	129	0	91.7%	75.0%	75.0%	68.8%
11x30	330.0	7,920.0	20	2	2	24	109.00	2,616	2,180	2,149	218	31	0	98.6%	83.3%	83.3%	82.1%
11x35	385.0	8,470.0	18	1	3	22	114.00	2,508	2,052	2,066	114	-14	0	100.7%	81.8%	81.8%	82.4%
11x40	440.0	20,680.0	39	3	5	47	119.00	5,593	4,641	4,300	357	341	0	92.7%	83.0%	83.0%	76.9%
12x40	480.0	480.0	1	0	0	1	124.00	124	124	114	0	10	0	91.9%	100.0%	100.0%	91.9%
11x45	495.0	1,485.0	2	0	1	3	124.00	372	248	234	0	14	0	94.4%	66.7%	66.7%	62.9%
12x45	540.0	540.0	1	0	0	1	129.00	129	129	125	0	4	0	96.9%	100.0%	100.0%	96.9%
11x50	550.0	1,650.0	2	0	1	3	134.00	402	268	237	0	31	0	88.3%	66.7%	66.7%	58.9%
11x55	605.0	605.0	0	0	1	1	139.00	139	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%
18x35	630.0	630.0	1	0	0	1	185.00	185	185	165	0	20	0	89.2%	100.0%	100.0%	89.2%
11x60	660.0	2,640.0	2	0	2	4	144.00	576	288	264	0	24	0	91.5%	50.0%	50.0%	45.8%
11x70	770.0	1,540.0	0	0	2	2	154.00	308	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%
11x75	825.0	825.0	0	0	1	1	159.00	159	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%
11x80	880.0	880.0	0	0	1	1	159.00	159	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%
11x90	990.0	990.0	0	0	1	1	159.00	159	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%
30x35	1,050.0	1,050.0	0	0	1	1	315.00	315	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%
11x100	1,100.0	1,100.0	0	0	1	1	169.00	169	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%
		63,015.0	124	8	32	164		18,673	13,805	13,087	869	718	0	94.8%	75.6%	71.0%	70.1%

Occupied Area	44,770.0
Vacant Area	2,750.0
Unrentable Area	15,495.0
Total Area	63,015.0

	<u>Occupied</u>	<u>Vacant</u>	<u>Unrentable</u>	<u>Total</u>
Average Area/Unit	361.0	343.8	484.2	384.2
Average Rent/Unit	105.54	108.63	124.97	113.86
Average Rent/Area	0.29	0.32	0.26	0.30

Occupancy Statistics

Monday, April 13, 2026

L008 - StoragePUP of Punta Gorda, 3701 Taylor Road, Punta Gorda FL 33950

TEL: 941-347-8176

Unit Type: Parking - Short Term

Units						Monthly Rent									Occupancy			
Size	Area	Total Area	Occupied	Vacant	Unrentable	Total Units	Standard Rate	Gross Potential	Gross Occupied	Actual Occupied	VACC	VARC	VCOMP	Income	Units	Area	Economic Occupancy	
9x20	180.0	1,080.0	0	0	6	6	79.00	474	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%	
		1,080.0	0	0	6	6		474	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%	
			Occupied Area			0.0			<u>Occupied</u>		<u>Vacant</u>	<u>Unrentable</u>	<u>Total</u>					
			Vacant Area			0.0			Average Area/Unit		0.0	0.0	180.0	180.0				
			Unrentable Area			1,080.0			Average Rent/Unit		0.00	0.00	79.00	79.00				
			Total Area			1,080.0			Average Rent/Area		0.00	0.00	0.44	0.44				

Unit Type: Self Storage CoolPUP

Units						Monthly Rent									Occupancy			
Size	Area	Total Area	Occupied	Vacant	Unrentable	Total Units	Standard Rate	Gross Potential	Gross Occupied	Actual Occupied	VACC	VARC	VCOMP	Income	Units	Area	Economic Occupancy	
8x16	128.0	2,816.0	20	1	1	22	139.00	3,058	2,780	2,430	139	350	0	87.4%	90.9%	90.9%	79.5%	
		2,816.0	20	1	1	22		3,058	2,780	2,430	139	350	0	87.4%	90.9%	90.9%	79.5%	
			Occupied Area			2,560.0			<u>Occupied</u>		<u>Vacant</u>	<u>Unrentable</u>	<u>Total</u>					
			Vacant Area			128.0			Average Area/Unit		128.0	128.0	128.0	128.0				
			Unrentable Area			128.0			Average Rent/Unit		121.50	139.00	139.00	139.00				
			Total Area			2,816.0			Average Rent/Area		0.95	1.09	1.09	1.09				

Unit Type: Self Storage Office CoolPUP

Units						Monthly Rent									Occupancy			
Size	Area	Total Area	Occupied	Vacant	Unrentable	Total Units	Standard Rate	Gross Potential	Gross Occupied	Actual Occupied	VACC	VARC	VCOMP	Income	Units	Area	Economic Occupancy	
8x16	128.0	128.0	1	0	0	1	149.00	149	149	149	0	0	0	100.0%	100.0%	100.0%	100.0%	
		128.0	1	0	0	1		149	149	149	0	0	0	100.0%	100.0%	100.0%	100.0%	
			Occupied Area			128.0			<u>Occupied</u>		<u>Vacant</u>	<u>Unrentable</u>	<u>Total</u>					
			Vacant Area			0.0			Average Area/Unit		128.0	0.0	0.0	128.0				
			Unrentable Area			0.0			Average Rent/Unit		149.00	0.00	0.00	149.00				
			Total Area			128.0			Average Rent/Area		1.16	0.00	0.00	1.16				

Occupancy Statistics

Monday, April 13, 2026

L008 - StoragePUP of Punta Gorda, 3701 Taylor Road, Punta Gorda FL 33950 TEL: 941-347-8176

Unit Type: Self Storage PUP

Units			Monthly Rent										Occupancy					
Size	Area	Total Area	Occupied	Vacant	Unrentable	Total Units	Standard Rate	Gross Potential	Gross Occupied	Actual Occupied	VACC	VARC	VCOMP	Income	Units	Area	Economic Occupancy	
8x16	128.0	2,048.0	16	0	0	16	99.00	1,584	1,584	1,476	0	108	0	93.2%	100.0%	100.0%	93.2%	
		2,048.0	16	0	0	16		1,584	1,584	1,476	0	108	0	93.2%	100.0%	100.0%	93.2%	
			Occupied Area			2,048.0					<u>Occupied</u>			<u>Vacant</u>	<u>Unrentable</u>	<u>Total</u>		
			Vacant Area			0.0					128.0			0.0	0.0	128.0		
			Unrentable Area			0.0					92.25			0.00	0.00	99.00		
			Total Area			2,048.0					0.72			0.00	0.00	0.77		

Occupancy Statistics

Monday, April 13, 2026

L008 - StoragePUP of Punta Gorda, 3701 Taylor Road, Punta Gorda FL 33950

TEL: 941-347-8176

Current Tenants	0-30 Days	31-60 Days	61-90 Days	91-180 Days	181-360 Days	1-2 Years	2-3 Years	3+ Years
Occupied Units	6	5	7	16	45	45	24	13
Percentage of Occupied Units	3.7	3.1	4.3	9.9	27.9	27.9	14.9	8.1
Average Rent/Unit	107.00	107.20	117.00	114.44	113.07	115.29	114.83	112.15
Average Area/Unit	366.7	300.6	346.1	386.1	305.1	249.4	308.8	372.3

Past Tenants	0-30 Days	31-60 Days	61-90 Days	91-180 Days	181-360 Days	1-2 Years	2-3 Years	3+ Years
Occupied Units	1	3	9	25	43	147	145	702
Percentage of Occupied Units	0.1	0.3	0.8	2.3	4.0	13.7	13.5	65.3
Average Rent/Unit	119.00	109.33	115.22	113.44	110.26	111.45	114.66	111.22
Average Area/Unit	440.0	348.3	421.7	376.3	320.6	311.4	332.8	402.4

Size	Area	Total Area	Occupied	Vacant	Unrentable	Total Units	Standard Rate	Gross Potential	Gross Occupied	Actual Occupied	VACC	VARC	VCOMP	Income	Units	Area	Economic Occupancy
Total		69,087.0	161	9	39	209		23,938	18,318	17,142	1,008	1,176	0	93.6%	77.0%	71.7%	71.6%
							% of Total	Per Area			Occupied	Vacant	Unrentable		Total		
	Gross Potential Rates	(1)			23,938	100.0%	0.35		Units	161	9	39	209				
	Gross Unrentable Unit Rates				4,612	19.3%	0.28		% of Units	77.0%	4.3%	18.7%	100.0%				
	Gross Vacant Unit Rates				1,008	4.2%	0.35		Area	49,506.0	2,878.0	16,703.0	69,087.0				
	Gross Occupied Unit Rates				18,318	76.5%	0.37		% of Area	71.7%	4.2%	24.2%	100.0%				
	Gross Complimentary Unit R	(2)			0	0.0%	0.00		Standard Rate	18,318.00	1,008.00	4,612.00	23,938.00				
	Actual Occupied Unit Rates	(3)			17,142	71.6%	0.35		% of Standard Rate	76.5%	4.2%	19.3%	100.0%				
	Occupied Rate Variance	(4)			1,176	4.9%	0.02		Average Area/Unit	307.49	319.8	428.3	330.6				
									Average Rent/Unit	106.47	112.00	118.26	114.54				
									Average Rent/Area	0.35	0.35	0.28	0.35				

Explanation

Rental rates and vacancies represent a snapshot of this site as of the report date. All standard rates are monthly.

(1) Gross Potential Rates = Snapshot of standard rates of all units, including unrentable

(2) Complimentary Units are occupied with rental rate 0.

(3) Actual Occupied Rates = the tenants' rental rates, excluding complimentary units

(4) Occupied Rate Variance = the difference between standard and rental rates, excluding complimentary units

VACC - Vacancy Cost = Gross Vacant Unit Rates

VARC - Cost of Rental Rate Variance (excluding complimentary units)

VCOMP - Cost of Complimentary Units

Occupancy

Income - Actual occupied rates as a % of the Gross Occupied Rates

Economic Occupancy - Actual occupied rates as a % of the Gross Potential Rates

	YTD Self 2025	Jan 26	% of Rev	Feb 26	% of Rev	YTD Self 2026	% of Rev
Income							
47400 · Rental Revenue - Self (RV, Boat)	\$140,975.38	13,181.73	75.96%	13,588.57	77.25%	\$26,770.30	76.61%
47400 · Rental Revenue - Mobile PUP's		0.00	0.00%	0.00	0.00%	\$0.00	0.00%
47400 · Rental Revenue - Mobile CoolPUP's		0.00	0.00%	0.00	0.00%	\$0.00	0.00%
47400 · Rental Revenue - Self Storage PUP's	\$20,518.28	1,308.00	7.54%	1,235.00	7.02%	\$2,543.00	7.28%
47400 · Rental Revenue - Self Storage CoolPUP's	\$37,300.49	2,862.85	16.50%	2,766.10	15.73%	\$5,628.95	16.11%
47550 · Mobile Unit Lot Rent		0.00	0.00%	0.00	0.00%	\$0.00	0.00%
Total Income	198,794.15	17,352.58	100.00%	17,589.67	100.00%	34,942.25	100.00%
Indirect Revenue/(Expenses)							
47600 · Late Fee Revenue	1,200.37	120.00	0.69%	60.00	0.34%	180.00	0.52%
47650 · Service Fee Income	280.00	70.00	0.40%	0.00	0.00%	70.00	0.20%
47700 · Other Revenue-NSF Fees	(25.00)	0.00	0.00%	75.00	0.43%	75.00	0.21%
47900 · Admin Fee	3,220.00	320.00	1.84%	100.00	0.57%	420.00	1.20%
47950 · Insurance Prem Income-Safelease 70%	8,568.66	681.69	3.93%	614.40	3.49%	1,296.09	3.71%
50500 · Payment Processing Fees	(357.50)	(34.50)	-0.20%	(36.50)	-0.21%	(71.00)	-0.20%
50505 · Credit Card Fees	(651.84)	(57.41)	-0.33%	(50.22)	-0.29%	(107.63)	-0.31%
67503 · Delivery Fees		0.00	0.00%	0.00	0.00%	0.00	0.00%
67504 · Pickup Fees		0.00	0.00%	0.00	0.00%	0.00	0.00%
67505 · Moving Expense		0.00	0.00%	0.00	0.00%	0.00	0.00%
67507 · Auction/Overlocking Exp	392.76	0.00	0.00%	0.00	0.00%	0.00	0.00%
Total Indirect Revenue/(Expenses)	12,627.45	1,099.78	6.34%	762.68	4.34%	1,862.46	5.33%
Gross Profit	211,421.60	18,452.36	106.34%	18,352.35	104.34%	36,804.71	105.33%
Operating Expenses							
60501 · Business Licenses & Permits	378.92	32.25	0.19%	32.22	0.18%	64.47	0.18%
61001 · Dues and Subscriptions	1,443.70	110.69	0.64%	118.69	0.67%	229.38	0.66%
61700 · Computer & Website Expense	9,756.13	646.38	3.72%	646.38	3.67%	1,292.76	3.70%
62601 · 3rd Party Collection Expense	1,020.00	91.80	0.53%	91.80	0.52%	183.60	0.53%
62800 · Other Supplies	1,558.18	0.00	0.00%	0.00	0.00%	0.00	0.00%
63001 · Marketing & Advertising	12,919.28	396.28	2.28%	388.28	2.21%	784.56	2.25%
63300 · Insurance Expense	5,249.45	278.27	1.60%	299.65	1.70%	577.92	1.65%
67200 · Repairs/Maintenance	20,506.71	971.18	5.60%	500.00	2.84%	1,471.18	4.21%
68000 · Property Tax	25,045.76	2230.95	12.86%	2230.95	12.68%	4,461.90	12.77%
68100 · Telephone Expense	386.35	32.27	0.19%	36.55	0.21%	68.82	0.20%
68600 · Utilities	13,048.35	608.99	3.51%	538.62	3.06%	1,147.61	3.28%
68701 · Bad Debt Expense	1,097.18	2.01	0.01%	28.14	0.16%	30.15	0.09%
Total Operating Expense	92,410.01	5,401.07	31.13%	4,911.28	27.92%	10,312.35	29.51%
Operating Income	119,011.59	13,051.29	75.21%	13,441.07	76.41%	26,492.36	75.82%

SECTION 3

03

MOBILE STORAGE OCCUPANCY STATISTICS + P&L

PG_Mobile_Occupancy_Updated_.pdf
PG_Mobile_PL_25.pdf
PG_Mobile_PL_26.pdf

Marcus & Millichap

Unit Type	Width	Length	Unit Size	Area	Total Area	Occupied	Vacant	Unrentable	Total Units	Rate	Gross Potential	Gross Occupied	Actual Occupied	VACC	VARC
PG-Mobile CoolPUP	8	16	8x16	128	4480	32	3	0	35	199	6965	6368	6011	597	158
PG-Mobile CoolPUP 20 OL	8	16	8x16	128	128	1	0	0	1	199	199	199	189	0	10
PG-Mobile CoolPUP 20 OL	8	20	8x20	160	160	1	0	0	1	259	259	259	239	0	20
PG-Mobile CoolPUP Storage OL	8	16	8x16	128	2176	17	0	0	17	199	3383	3383	3223	0	160
PG-Mobile Office CoolPUP	8	16	8x16	128	2816	21	0	1	22	199	4378	4179	4072	0	107
PG-Mobile Office CoolPUP OL	8	16	8x16	128	1536	12	0	0	12	199	2388	2388	2268	0	120
PG-MobilePUP Storage	8	16	8x16	128	9600	73	1	1	75	179	13425	13067	13737	179	-670
PG-MobilePUP Storage	8	20	8x20	160	480	3	0	0	3	229	687	687	658	0	29
PG-MobilePUP Storage On Lot	8	16	8x16	128	9472	74	0	0	74	179	13246	13246	13966	0	-720
					30848	234	4	2	240		44930	43776	44363		

	YTD Mobile 2025
Income	
47400 · Rental Revenue - Self (RV, Boat)	
47400 · Rental Revenue - Mobile PUP's	\$273,507.76
47400 · Rental Revenue - Mobile CoolPUP's	\$38,728.24
47400 · Rental Revenue - Self Storage PUP's	
47400 · Rental Revenue - Self Storage CoolPUP's	
47550 · Mobile Unit Lot Rent	
Total Income	312,236.00
Indirect Revenue/(Expenses)	
47600 · Late Fee Revenue	824.70
47650 · Service Fee Income	27,012.82
47700 · Other Revenue-NSF Fees	60.00
47900 · Admin Fee	6,600.00
47950 · Insurance Prem Income-Safelease 70%	
50500 · Payment Processing Fees	(155.00)
50505 · Credit Card Fees	(1,753.50)
67503 · Delivery Fees	672.46
67504 · Pickup Fees	12,578.04
67505 · Moving Expense	(1,042.10)
67507 · Auction/Overlocking Exp	
Total Indirect Revenue/(Expenses)	44,797.42
Gross Profit	357,033.42
Operating Expenses	
60501 · Business Licenses & Permits	751.87
61001 · Dues and Subscriptions	
61700 · Computer & Website Expense	266.28
62601 · 3rd Party Collection Expense	60.13
62800 · Other Supplies	315.48
63001 · Marketing & Advertising	486.85
63300 · Insurance Expense	
67200 · Repairs/Maintenance	2,337.81
68000 · Property Tax	
68100 · Telephone Expense	201.55
68600 · Utilities	
68701 · Bad Debt Expense	1,317.47
Total Operating Expense	5,737.44
Operating Income	351,295.98

				Jan 26	Feb 26	2026 YTD
Ordinary Income/Expense						
	Income					
	47000 - Rental Revenue Income					
		47400 - Rental Income-Mobile Only		40,371.89	38,793.04	79,164.93
	Total 47000 - Rental Revenue Income			40,371.89	38,793.04	79,164.93
	48000 - Indirect Revenues/Expenses					
		47600 - Late Fees Income		48.90	82.80	131.70
		47650 - Service Fee Income		5,597.49	5,745.84	11,343.33
		47700 - NSF Fee Income		0.00	-20.00	-20.00
		47900 - Admin Fee Income		580.00	480.00	1,060.00
		50500 - Processing Fees-ACH		-31.00	-53.50	-84.50
		50505 - CC FEES		-218.95	-1,256.10	-1,475.05
		67503 - Delivery Expense		-409.00	-1,312.50	-1,721.50
		67504 - Pickup Expense		-312.00	92.00	-220.00
		67505 - Move Expense		-370.00	-919.50	-1,289.50
	Total 48000 - Indirect Revenues/Expenses			4,885.44	2,839.04	7,724.48
	Total Income			45,257.33	41,632.08	86,889.41
	Gross Profit			45,257.33	41,632.08	86,889.41
	Expense					
		60301 - Accounting & Legal Expense		0.00	0.00	0.00
		60450 - Mobile Unit Lot Rent		0.00	0.00	0.00
		60501 - Business Licenses & Permits		16.49	28.05	44.54
		61700 - Computer and Internet Expenses		46.42	46.42	92.84
		62601 - 3rd Party Collection Exp		10.81	10.81	21.62
		62800 - Other Supplies		0.00	0.00	0.00
		64900 - Office Supplies		0.00	0.00	0.00
		67200 - Repairs and Maintenance		130.00	0.00	130.00
		68100 - Telephone Expense		32.27	36.57	68.84
		68701 - Bad Debt Expense		11.60	-12.94	-1.34
	Total Expense			247.59	108.91	356.50
	Net Ordinary Income			45,009.74	41,523.17	86,532.91

SECTION 4

04

MARKET OVERVIEW

Market Overview

Marcus & Millichap

STORAGEPUP OF PUNTA GORDA

MARKET OVERVIEW

FORT MYERS

Warm winter temperatures and an abundance of attractions draw millions of visitors to Fort Myers each year. The Fort Myers metro, encompassing all of Lee County, is roughly 125 miles south of Tampa and 140 miles west of Fort Lauderdale. The local economy is heavily influenced by tourism and its large retiree population. Roughly 30 percent of the total resident base is in the age 65-plus cohort. The metro's current population is anticipated to see substantial growth, exceeding 902,000 by 2029.

ECONOMY

- Florida Gulf Coast University and Nova Southeastern University provide the local economy with a broad base of educated workers.
- With miles of beaches, Fort Myers and the surrounding area is continually ranked as a top gulf coast travel spot, funneling tourism dollars into the local economy.
- The education, health care and social assistance services, along with the retail trade sector, are the largest sources of employment, accounting for roughly one-third of jobs.

QUICK FACTS



POPULATION
840K
Growth 2024-2029*
7.5%



HOUSEHOLDS
355K
Growth 2024-2029*
7.5%

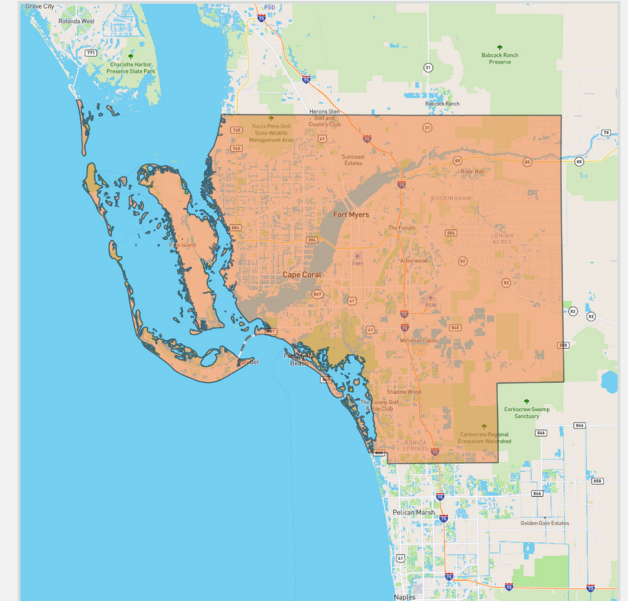


MEDIAN AGE
48.0
U.S. Median:
39.0



MEDIAN HOUSEHOLD INCOME
\$78,800
U.S. Median:
\$76,100

* Forecast



METRO HIGHLIGHTS



HEALTH CARE EMPLOYERS

The largest employer is Lee Health, with more than 14,000 workers employed through the organization's many locations in the region.



MAJOR RETAILERS

Regional and national retailers, such as Publix, Winn-Dixie, Walmart and Home Depot, support tens of thousands of jobs in Lee County.



PROFESSIONAL BASEBALL

The metro is home to spring training facilities for the Boston Red Sox and Minnesota Twins, drawing tourists from New England and the Midwest.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

SECTION 5

05

DEMOGRAPHICS

Demographics
Broker of Record

Marcus & Millichap

STORAGEPUP OF PUNTA GORDA

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	1,086	29,680	45,422
2025 Estimate			
Total Population	980	27,590	42,391
2020 Census			
Total Population	769	23,404	36,379
2010 Census			
Total Population	619	20,026	31,355
Daytime Population			
2025 Estimate	1,048	34,638	49,159
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	624	14,794	22,318
2025 Estimate			
Total Households	554	13,684	20,786
Average (Mean) Household Size	2.1	2.0	2.0
2020 Census			
Total Households	419	11,565	17,863
2010 Census			
Total Households	347	9,742	15,110

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$250,000 or More	12.1%	6.1%	6.3%
\$200,000-\$249,999	5.2%	2.9%	2.9%
\$150,000-\$199,999	6.3%	7.0%	7.1%
\$125,000-\$149,999	19.5%	9.9%	9.5%
\$100,000-\$124,999	11.9%	10.0%	10.3%
\$75,000-\$99,999	12.0%	14.3%	14.7%
\$50,000-\$74,999	12.7%	16.3%	16.8%
\$35,000-\$49,999	6.3%	11.1%	10.6%
\$25,000-\$34,999	5.8%	7.3%	7.3%
\$15,000-\$24,999	4.3%	7.5%	7.4%
Under \$15,000	3.8%	7.7%	7.1%
Average Household Income	\$130,123	\$98,296	\$99,054
Median Household Income	\$107,061	\$78,050	\$79,080
Per Capita Income	\$58,998	\$48,657	\$49,103

STORAGEPUP OF PUNTA GORDA

DEMOGRAPHICS

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate	980	27,590	42,391
0 to 4 Years	1.6%	2.1%	2.1%
5 to 14 Years	4.7%	5.0%	5.1%
15 to 17 Years	1.6%	1.8%	1.8%
18 to 19 Years	1.1%	1.0%	1.0%
20 to 24 Years	3.3%	2.9%	2.9%
25 to 29 Years	3.3%	2.9%	2.9%
30 to 34 Years	4.7%	3.5%	3.3%
35 to 39 Years	4.2%	3.3%	3.3%
40 to 49 Years	9.0%	6.9%	6.8%
50 to 59 Years	11.7%	11.4%	11.7%
60 to 64 Years	9.5%	10.0%	10.2%
65 to 69 Years	12.3%	12.0%	12.1%
70 to 74 Years	12.2%	12.7%	12.3%
75 to 79 Years	10.2%	11.4%	11.3%
80 to 84 Years	6.8%	7.4%	7.3%
Age 85+	3.8%	5.8%	5.8%
Median Age	58.0	61.0	61.0

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2025 Estimate Population Age 25+	859	24,061	36,918
Elementary (0-8)	0.4%	1.2%	1.3%
Some High School (9-11)	5.2%	5.3%	5.0%
High School Graduate (12)	20.7%	28.4%	27.8%
Some College (13-15)	32.4%	26.0%	25.2%
Associate Degree Only	8.2%	9.8%	10.1%
Bachelor's Degree Only	21.4%	18.5%	18.8%
Graduate Degree	11.7%	10.8%	11.7%
HOUSING UNITS			
Occupied Units			
2030 Projection	733	19,103	28,706
2025 Estimate	652	17,691	26,768
Owner Occupied	376	11,144	17,244
Renter Occupied	62	2,411	3,555
Vacant	98	4,008	5,983
Persons in Units			
2025 Estimate Total Occupied Units	554	13,684	20,786
1 Person Units	23.6%	30.5%	29.8%
2 Person Units	56.7%	53.3%	53.4%
3 Person Units	9.2%	8.0%	8.7%
4 Person Units	7.0%	5.5%	5.5%
5 Person Units	2.2%	1.5%	1.4%
6+ Person Units	1.3%	1.1%	1.1%

STORAGEPUP OF PUNTA GORDA

DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 42,391. The population has changed by 35.20 percent since 2010. It is estimated that the population in your area will be 45,422 five years from now, which represents a change of 7.2 percent from the current year. The current population is 49.2 percent male and 50.8 percent female. The median age of the population in your area is 61.0, compared with the U.S. average, which is 40.0. The population density in your area is 540 people per square mile.



HOUSEHOLDS

There are currently 20,786 households in your selected geography. The number of households has changed by 37.56 percent since 2010. It is estimated that the number of households in your area will be 22,318 five years from now, which represents a change of 7.4 percent from the current year. The average household size in your area is 2.0 people.



INCOME

In 2025, the median household income for your selected geography is \$79,080, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 81.96 percent since 2010. It is estimated that the median household income in your area will be \$90,371 five years from now, which represents a change of 14.3 percent from the current year.

The current year per capita income in your area is \$49,103, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$99,054, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 14,046 people in your selected area were employed. The 2010 Census revealed that 64.8 percent of employees are in white-collar occupations in this geography, and 15.7 percent are in blue-collar occupations. In 2025, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 23.00 minutes.



HOUSING

The median housing value in your area was \$428,705 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 12,271.00 owner-occupied housing units and 2,839.00 renter-occupied housing units in your area.



EDUCATION

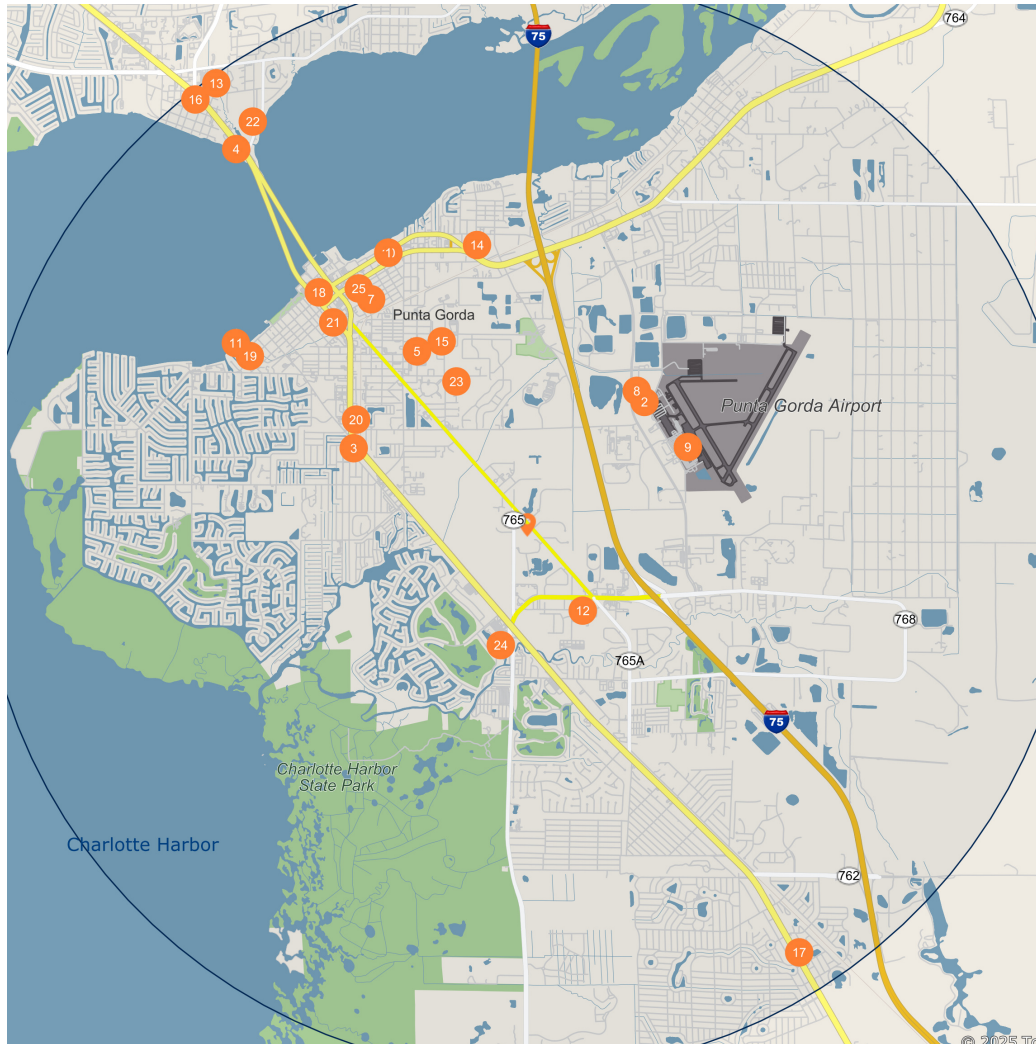
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 29.6 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 10.1 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 14.4 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.8 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 38.5 percent in the selected area compared with the 19.6 percent in the U.S.

STORAGEPUP OF PUNTA GORDA

DEMOGRAPHICS



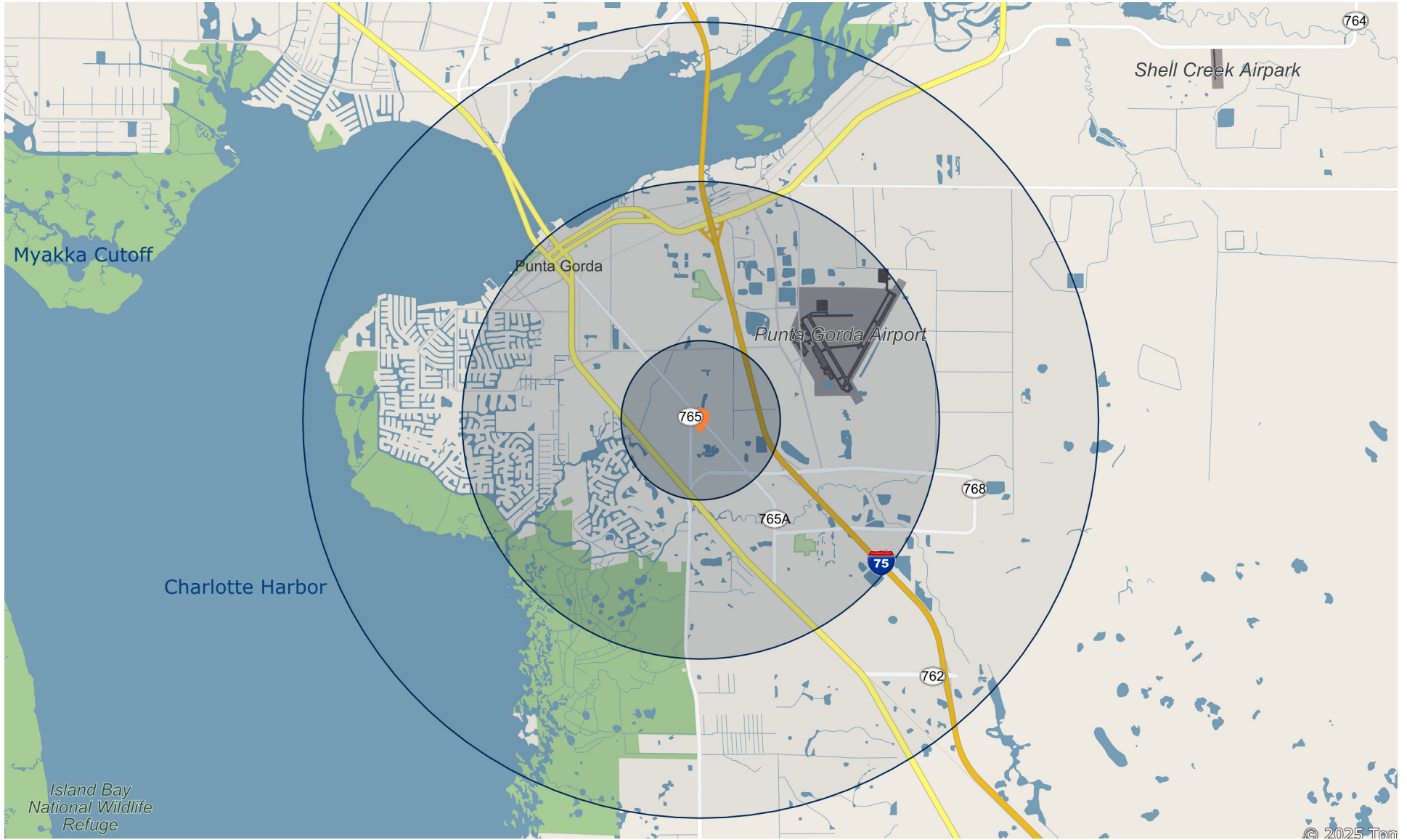
Major Employers

Employees

1	Punta Gorda Hma Inc-H M A	680
2	County of Charlotte-Charlotte County Sheriffs Off	600
3	Eye Health Fort Myers Inc-	576
4	Sunseeker Resorts Inc-	442
5	School Bd Charlotte Cnty Fla-Charlotte High School	380
6	School Bd Charlotte Cnty Fla-Navy Jrotc	380
7	School Bd Charlotte Cnty Fla-Baker Pre-K Center	380
8	Allegiant Air LLC-	291
9	Allegiant Air LLC-Allegiant Air Stores	291
10	Adventist Hlth Systm/Snbelt In-	185
11	Smugglers Enterprises Inc-Harpoon Harrys	185
12	Walmart Inc-Walmart	183
13	Ambitrans Medical Trnspt Inc-	180
14	Traylor Industrial LLC-	175
15	Charlotte County Pub Schools-Punta Gorda Middle School	160
16	P B & G Foods Inc-KFC	152
17	Wheat Durko & Richter Inc-Fountain Pools & Wtr Features	150
18	Old Punta Gorda Inc-Kreative KS	149
19	Merrill Lynch Prce Fnner Smith-Merrill Lynch	130
20	Publix Super Markets Inc-Publix 00266	114
21	Ark-La-Tex Financial Svcs LLC-	95
22	Florida Sunseeker Inc-Sunseeker Resort Charlotte Hbr	93
23	Charltte Bhvoral Hlth Care Inc-Desoto Psychiatric Services	90
24	Publix Super Markets Inc-Publix	90
25	Florida Power & Light Company-FPL	82

STORAGEPUP OF PUNTA GORDA

DEMOGRAPHICS



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3701 TAYLOR RD

BROKER OF RECORD

RYAN NEE

Florida Broker of Record

5900 N Andrews Ave., Ste. 100

Fort Lauderdale, FL 33309

P: (954) 245-3400

Lic #: BK3154667


Marcus & Millichap

3701 TAYLOR RD

EXCLUSIVELY LISTED BY

BEN TASHAKORIAN

Executive Managing Director Investments
San Diego Del Mar
Direct: 858.373.3176
Ben.Tashakorian@marcusmillichap.com
CalDRE #01333884

ETHAN COSTA

Associate Investments
San Diego Del Mar
Direct: 858.373.3161
Ethan.Costa@marcusmillichap.com
CalDRE #02239620

RYAN M. WILLIAMS

Associate Investments
San Diego Del Mar
Direct: 858.373.3107
Ryan.Williams@marcusmillichap.com
CalDRE #02165201



Marcus & Millichap