



HARPER ROAD

ANDREA LANE

2147

**LSI**  
COMPANIES

OFFERING MEMORANDUM

**2147 ANDREA LANE**

18,738± TOTAL SQ. FT. SELF-STORAGE COMPLEX FOR SALE - FORT MYERS, FL

## PROPERTY SUMMARY

**Property Address:** 2147 Andrea Lane  
Fort Myers, FL 33912

**County:** Lee

**Property Type:** Self Storage

**Property Size:** 0.99± Acres

**Building Size:** 18,738± Sq. Ft.  
(2 Buildings - 70 Units)

**Year Built:** 1983

**Construction Type:** Concrete Block

**Zoning:** Commercial (C-2)

**Tax Information:** \$22,561.87 (2025)

**STRAP Number:** 25-45-24-00-00001.0130

LIST PRICE:

**\$2,500,000**

**\$133 PSF**

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## SALES EXECUTIVES



**Sawyer Gregory**  
Sales Associate



**Max Molloy, CCIM**  
Senior Broker Associate



**Alex Henderson, CCIM**  
Senior Broker Associate



### DIRECT ALL OFFERS TO:

**Sawyer Gregory** - [sgregory@lsicompanies.com](mailto:sgregory@lsicompanies.com) | (239) 246-1015

**Alex Henderson, CCIM** - [ahenderson@lsicompanies.com](mailto:ahenderson@lsicompanies.com) | (239) 940-2856

**Max Molloy, CCIM** - [mmolloy@lsicompanies.com](mailto:mmolloy@lsicompanies.com) | (239) 848-2050

### OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

## EXECUTIVE SUMMARY

LSI Companies is pleased to present 2147 Andrea Lane, a 70-unit self-storage complex totaling 18,738 square feet. The property is located off S. Tamiami Trail (US-41) within the Andrea Lane Business Park.

Two concrete block buildings house the indoor storage units and are accompanied by eight dedicated parking spots for rent. The units in each building are demised by breakaway metal walls, allowing for unit combination as needed. Many tenants occupy multiple units.

Each unit is equipped with large overhead doors and access to power. Currently, all rentable units are 100% occupied, with an active word-of-mouth waiting list.

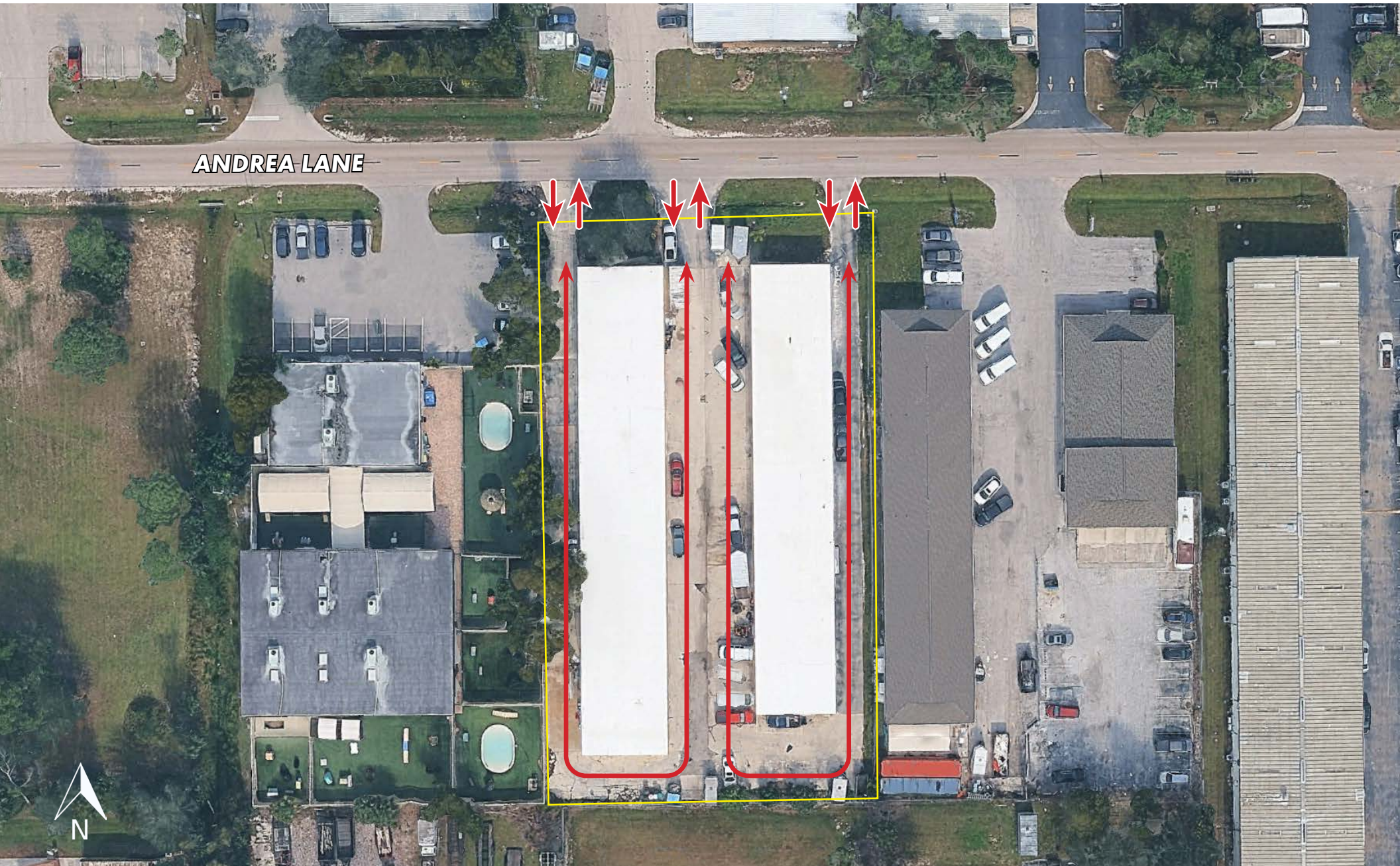
**Average Rental Rate:** \$305/month

**Recent 2026 Rates:** \$350/month

### BUILDING & UNIT MIX

- (2) concrete block buildings with full circulation around each structure
- (3) points of ingress and egress off Andrea Lane
- Standard unit sizes range from 12' x 20' and 18' x 20'
- Interior movable walls allow for unit expansion, with firewalls for every 3,000 SF
- 12'x10' and 9'x10' roll-up doors
- Roll-up doors on both sides for pass-thru access
- Power available in the units
- On-site restroom and shower
- (8) additional surface parking spots available for rent



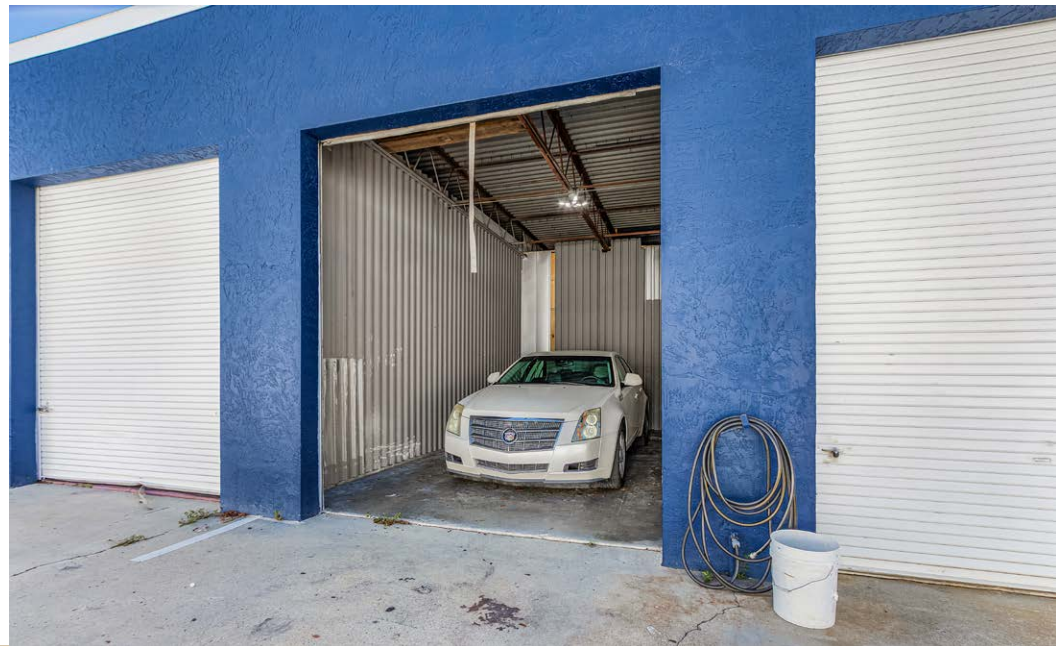


## RECENT IMPROVEMENTS

- New roofs - 2023
- Full exterior paint completed in 2024
- New garage doors for many units



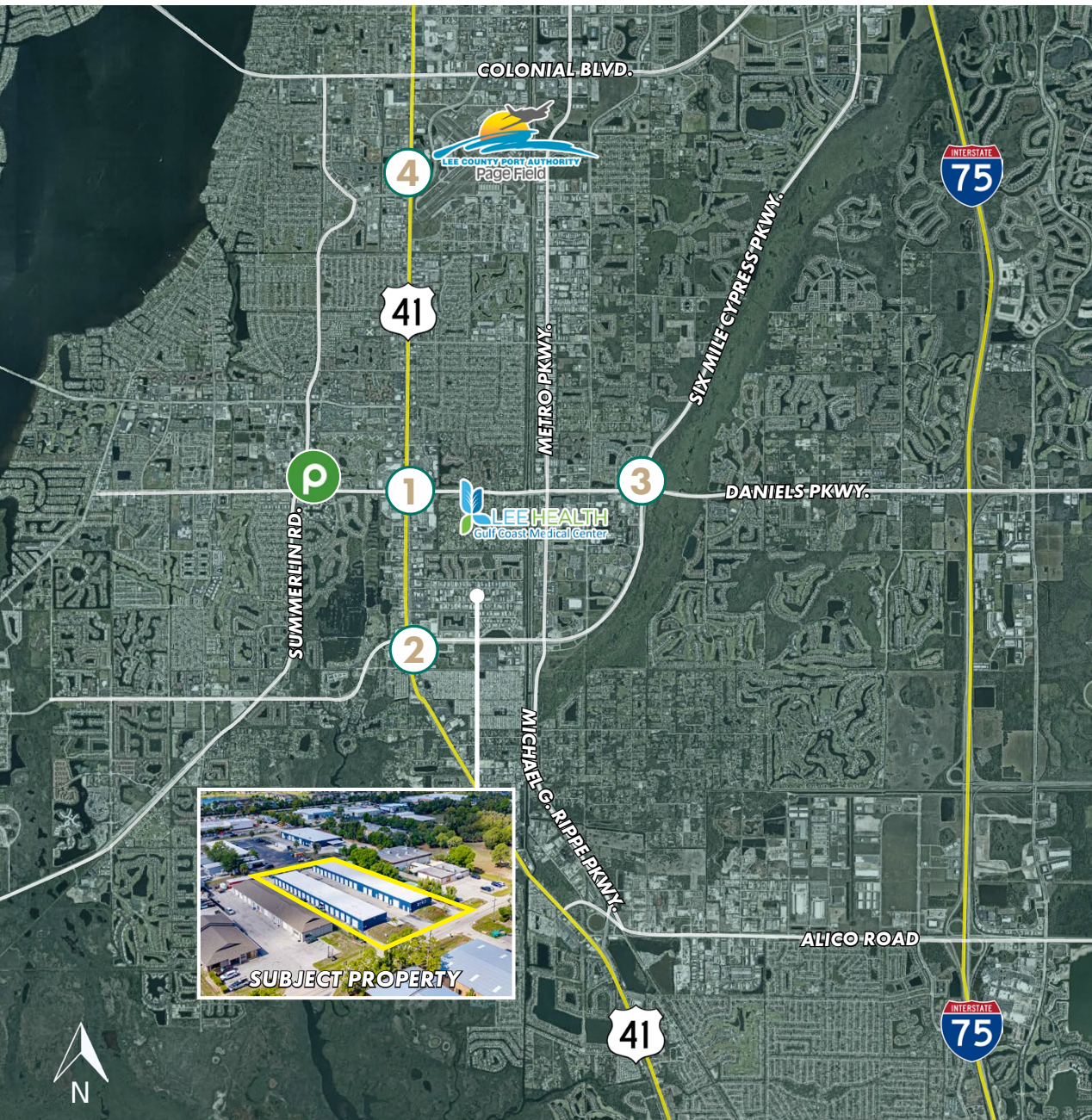
## PROPERTY EXTERIOR



# PROPERTY AERIAL



# RETAIL MAP



## 1. BELL TOWER, CYPRESS TRACE, CYPRESS LAKES PLAZA



## 2. US-41 & GLADIOLUS DR./SIX MILE CYPRESS PKWY.



## 3. DANIELS CROSSING



## 4. PAGE FIELD COMMONS



## LOCATION MAP



### LOCATION HIGHLIGHTS

- 0.3± miles to US-41
- 0.8± miles to Six Mile Cypress Parkway
- 1.1± miles to Daniels Parkway
- 3.8± miles to Alico Road
- 5.7± miles I-75
- 7.9± miles to SWFL International Airport (RSW)





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