



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)

Unit Mix: 12' x 20' (58)
18' x 20' (12)

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:

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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 spaces available for rent. The units in each building are separated by breakaway metal walls, allowing adjacent units to be combined as needed.

Each unit is equipped with a large overhead door and access to power. Many tenants have been with the property for years and lease multiple units, with some occupying as many as five. Many long-term tenants remain below current market rental rates, providing an opportunity for future income growth through gradual rent increases. The property has been historically leased entirely through word of mouth and on-site signage.

Average Rental Rate: \$308/month

Recent 2026 Rates: \$350/month

Occupancy: 91% (2 owner-occupied)

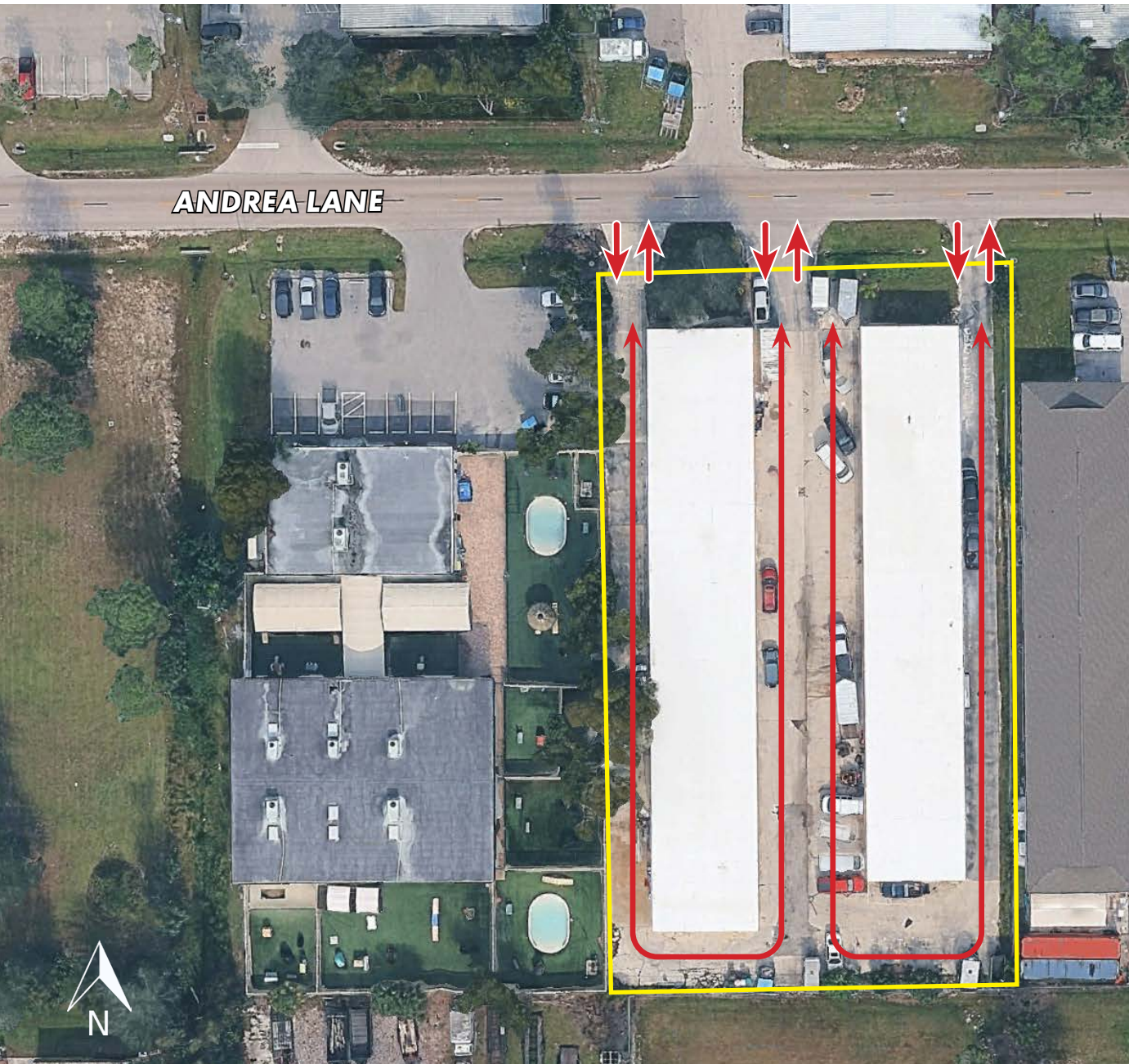
Gross Annual Income: \$239,280

Gross Potential Income: \$262,680 (all units leased)

Property Tours: Please contact LSI Companies prior to visiting the property.



ACCESSIBILITY & CIRCULATION



BUILDING & UNIT MIX

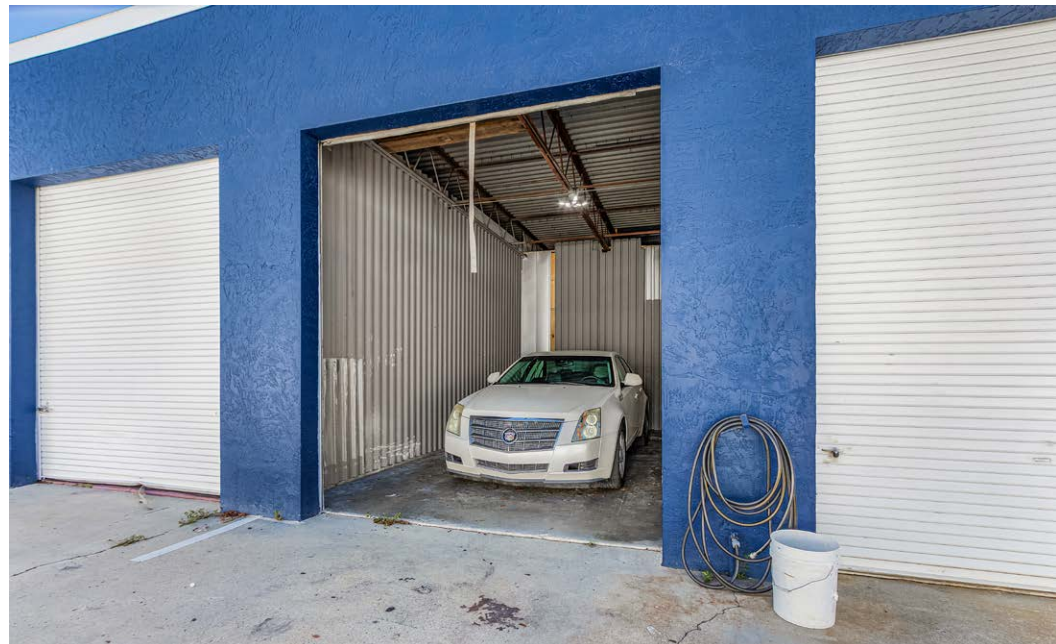
- (2) concrete block buildings with full circulation around each structure
- (3) points of ingress and egress off Andrea Lane
- Standard unit sizes range from 12' x 20' (58) and 18' x 20' (12)
- Interior movable walls allow for unit expansion, with firewalls for every 3,000 Sq. Ft.
- 12' x 10' and 9' x 10' roll-up doors
- Roll-up doors on both sides for pass-through 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



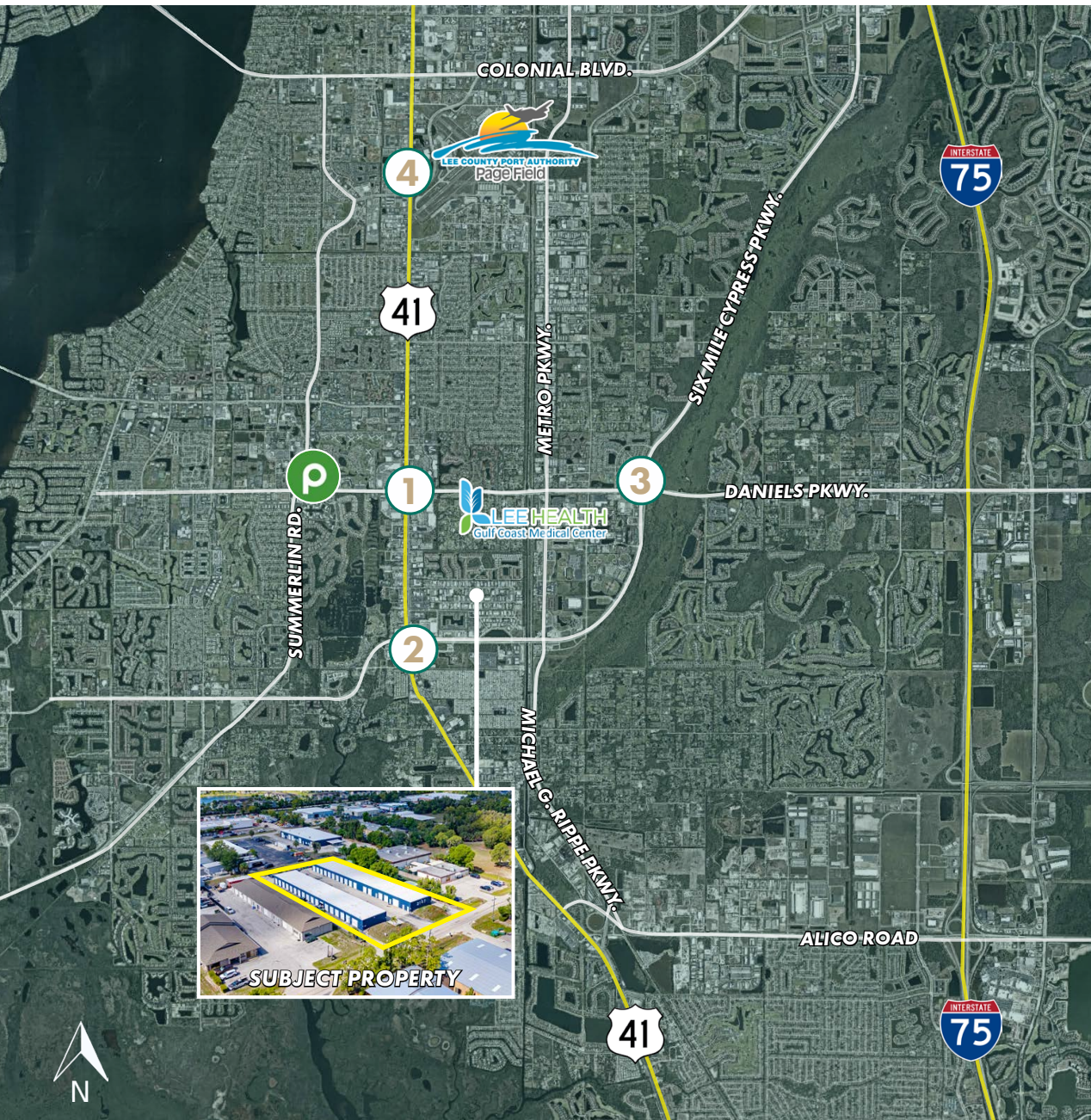
PROPERTY EXTERIOR



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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LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the potential Buyer, neither their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer and with significant experience in entitlement and development process of Charlotte County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.