

# OFFERING MEMORANDUM

Call for Offers: September 26<sup>th</sup> | 86,242 NRSF | 900 UNITS | North Port-Sarasota-Bradenton MSA



**Public Storage (3<sup>rd</sup> Party Managed)**

# Exclusively Listed By Urow Real Estate



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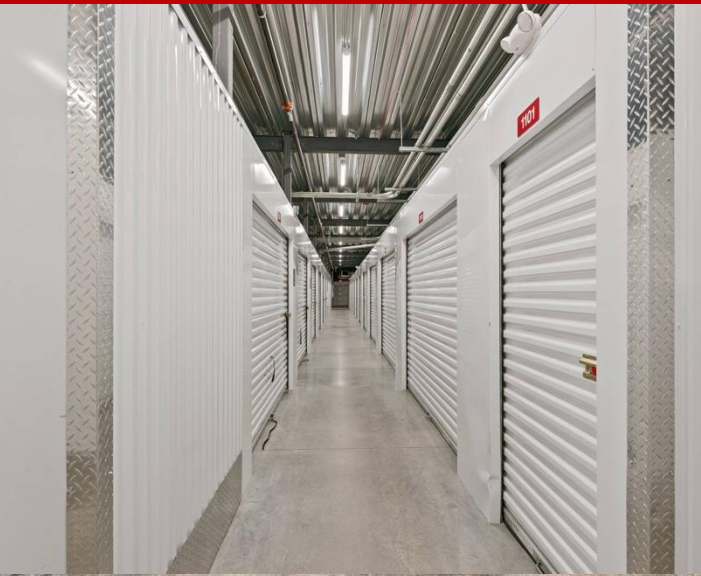
## PROPERTY PHOTOS AND VIDEO

Property Photos, Property Video





# Public Storage (3rd Party Managed)



## EXECUTIVE OVERVIEW



# Executive Overview

This is an exclusive opportunity to acquire Public Storage (3rd Party Managed), a 86,242 NRSF property featuring 875 climate-controlled units and 25 parking units. Public Storage offers a plethora of different unit sizes to fit a variety of different client needs.

**Property Name** Public Storage (3rd Party Managed)

**Address** 6015 26th St. W, Bradenton, FL 34207

**Land Size** 2.68 Acres

**Total Storage NRSF** 86,242 NRSF

**Storage Units** 875

**Parking Units** 25

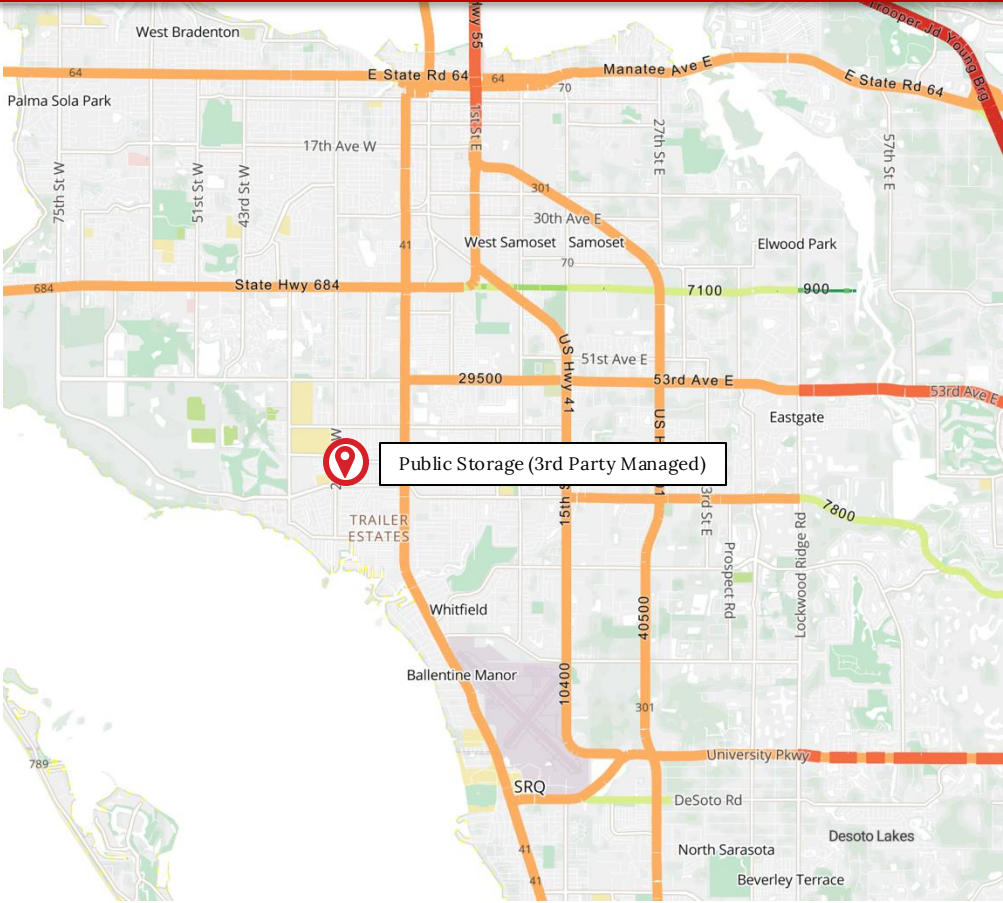
**Total Units** 900

**Occupancy % (SF)** 88.9%

**Number of Buildings** 1

**Year Built** 2022

**Annual Average Daily Traffic** 10,908





# Investment Highlights



## Strong Physical Occupancy Rate

The facility is currently 88.9% physically occupied, providing consistent in-place cash flow and stable returns for investors.

## Demographic Advantage

The property serves a population of over 187,498 residents with an average household income of \$74,744 within a 5-mile radius.

## Strategic Location with High Traffic

Positioned along a corridor with an annual average daily traffic count of 10,908 vehicles, the facility benefits from strong visibility and accessibility.

## Demographic Growth

5-mile area population projected to grow 13.2% over the next 5 years, driven by new housing development.

## Regional Economic Support

The North Port-Sarasota-Bradenton MSA has a \$45.41 billion annual GDP and is anchored by resilient industries including energy, shipbuilding, healthcare, and retail.



# Property Summary

County	Manatee County, FL
APN	6148500559
# of Entries	2
Foundation	Concrete
Framing	Steel
Exterior	Concrete Masonry
Fencing	Metal
Roof Type	TPO
Security System	Keypad Access, 24-hour Video Surveillance, Cameras, Automatic Gate
Signage	Yes
Facility Hours of Operation	Mon-Sun 6:00 AM - 9:00 PM

## Property Details

POPULATION (5-MILE):	187,498	STORAGE NRSF:	86,242
STORAGE UNITS:	875	LAND SIZE (ACRES):	2.68
PARKING UNITS	25	OCCUPANCY (SF):	88.9%
TOTAL UNITS	900	NUMBER OF BUILDINGS:	1

## Features and Amenities

- Climate Control
- Interior Access
- Security Cameras
- Professional On-Site Office
- Packing & Moving Supplies
- Wide Drive Aisles
- Modern Construction
- Elevator Access
- Automatic Gate





# Property Summary



**Address:** 6015 26th St. W, Bradenton, FL 34207

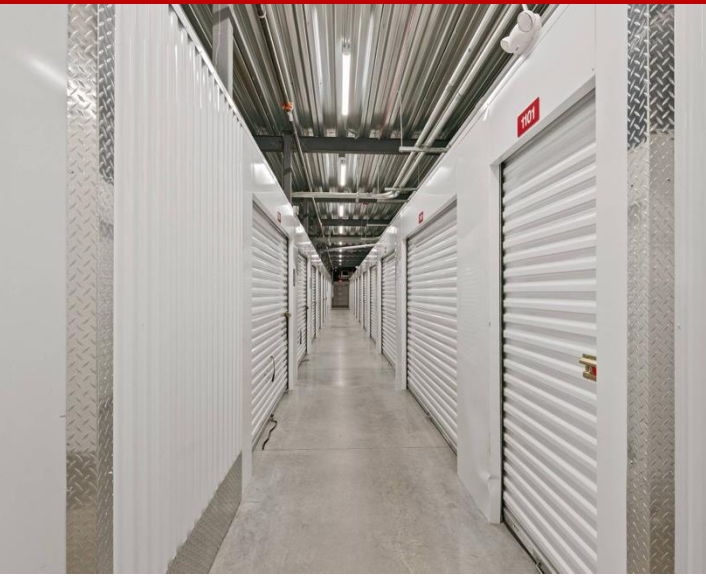
**Parcel ID:** 6148500559

**Subdivision #:** 6148503

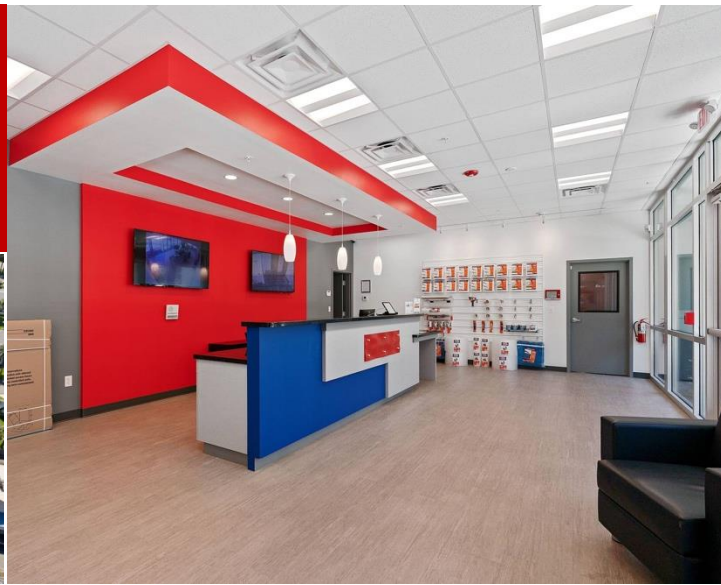




# Public Storage (3rd Party Managed)



UNIT MIX



# Market Rental Rates Analysis

ID	Property	Built	Estimated NRSF	Drive Distance	Ground-Level Climate-Controlled					Upper-Level Climate-Controlled					Parking
					5x5	5x10	10x10	10x15	10x20	5x5	5x10	10x10	10x15	10x20	9x15
1	<b>Public Storage</b> 6015 26th St W, Bradenton, FL	-	86,242	-	\$28	\$46	\$104	\$132	\$191	\$20	\$47	\$80	\$124	\$153	\$43
2	<b>Extra Space- 34th St</b> 5311 34th St W, Bradenton, FL	-	66,990	1.0 Miles	\$49	\$85	-	-	\$302	\$33	\$54	\$97	\$131	\$209	-
3	<b>Prime Storage</b> 512 Cortez Rd W, Bradenton, FL	-	61,910	2.4 Miles	\$63	\$97	\$144	\$199	\$324	-	-	-	-	-	\$129
4	<b>U-Haul</b> 3602 14th St W, Bradenton, FL	-	29,355	2.4 Miles	-	\$100	\$150	-	-	-	\$95	\$145	-	-	-
5	<b>Extra Space- Manatee</b> 115 Manatee Ave W, Bradenton, FL	-	66,316	4.4 Miles	-	\$120	-	-	-	\$47	\$88	\$156	\$227	\$287	-
6	<b>Compass Self Storage- Bradenton</b> 8915 Cortez Rd, Bradenton, FL	-	43,422	4.4 Miles	\$74	\$211	\$249	\$374	\$811	\$61	\$74	\$136	\$211	\$374	\$229
7	<b>Safeguard</b> 4335 Royal Palm Drive, Bradenton, FL	-	-	5.1 Miles	-	\$131	\$382	-	\$617	\$78	\$99	\$147	-	-	-
8	<b>Compass Self Storage- Sarasota</b> 7750 Lockwood Ridge Rd, Sarasota, FL	-	53,734	6.0 Miles	\$74	\$236	\$219	\$349	\$599	\$61	\$101	\$161	\$336	\$386	\$155
Average Market Rents					\$65	\$140	\$229	\$307	\$531	\$56	\$85	\$140	\$226	\$314	\$171
Subject Gap % to Reach Market Rents					129.4%	201.9%	119.6%	132.6%	177.8%	173.6%	81.1%	75.3%	82.9%	104.7%	298.5%

“-” denotes unit size unavailable





# Unit Mix

TYPE	SIZE	SF / UNIT	TOTAL UNITS	UNITS RENTED	TOTAL NRSF	OCC. SF	TOTAL SF %	OCC SF %
Ground Level Climate Controlled	4.5x5	23	25	10	563	225	0.65%	40.00%
Upper-Level Climate Controlled	5x5	25	68	64	1,700	1,600	1.97%	94.12%
Upper-Level Climate Controlled	5x5	25	1	1	25	25	0.03%	100.00%
Ground Level Climate Controlled	5x5	25	38	30	950	750	1.10%	78.95%
Ground Level Climate Controlled	5x5	25	2	2	50	50	0.06%	100.00%
Ground Level Climate Controlled	5x10	50	3	3	150	150	0.17%	100.00%
Ground Level Climate Controlled	5x10	50	59	46	2,950	2,300	3.42%	77.97%
Upper-Level Climate Controlled	5x10	50	75	60	3,750	3,000	4.35%	80.00%
Upper-Level Climate Controlled	5x10	50	1	1	50	50	0.06%	100.00%
Upper-Level Climate Controlled	7.5x10	75	2	2	150	150	0.17%	100.00%
Ground Level Climate Controlled	7.5x10	75	18	13	1,350	975	1.57%	72.22%
Ground Level Climate Controlled	8.5x7	60	1	1	60	60	0.07%	100.00%
Upper-Level Climate Controlled	8.5x20	170	2	2	340	340	0.39%	100.00%
Upper-Level Climate Controlled	10x5	50	5	5	250	250	0.29%	100.00%
Ground Level Climate Controlled	10x5	50	23	20	1,150	1,000	1.33%	86.96%
Ground Level Climate Controlled	10x5	50	2	1	100	50	0.12%	50.00%
Upper-Level Climate Controlled	10x5	50	29	18	1,450	900	1.68%	62.07%
Ground Level Climate Controlled	10x7.5	75	1	1	75	75	0.09%	100.00%
Ground Level Climate Controlled	10x7.5	75	12	11	900	825	1.04%	91.67%
Upper-Level Climate Controlled	10x7.5	75	2	2	150	150	0.17%	100.00%
Upper-Level Climate Controlled	10x7.5	75	52	40	3,900	3,000	4.52%	76.92%
Upper-Level Climate Controlled	10x8	80	6	6	480	480	0.56%	100.00%
Ground Level Climate Controlled	10x8	80	16	14	1,280	1,120	1.48%	87.50%
Ground Level Climate Controlled	10x10	100	1	1	100	100	0.12%	100.00%
Ground Level Climate Controlled	10x10	100	69	65	6,900	6,500	8.00%	94.20%
Upper-Level Climate Controlled	10x10	100	126	116	12,600	11,600	14.61%	92.06%
Ground Level Climate Controlled	10x14	140	1	1	140	140	0.16%	100.00%
Upper-Level Climate Controlled	10x15	150	5	5	750	750	0.87%	100.00%
Ground Level Climate Controlled	10x15	150	1	1	150	150	0.17%	100.00%
Upper-Level Climate Controlled	10x15	150	60	55	9,000	8,250	10.44%	91.67%
Ground Level Climate Controlled	10x15	150	56	50	8,400	7,500	9.74%	89.29%
Ground Level Climate Controlled	10x18	180	1	1	180	180	0.21%	100.00%
Ground Level Climate Controlled	10x20	200	24	24	4,800	4,800	5.57%	100.00%
Upper-Level Climate Controlled	10x20	200	32	29	6,400	5,800	7.42%	90.63%
Ground Level Climate Controlled	10x23	230	1	1	230	230	0.27%	100.00%
Ground Level Climate Controlled	10x30	300	41	36	12,300	10,800	14.26%	87.80%
Upper-Level Climate Controlled	15x10	150	2	2	300	300	0.35%	100.00%
Ground Level Climate Controlled	15x10	150	1	1	150	150	0.17%	100.00%
Upper-Level Climate Controlled	15x10	150	4	4	600	600	0.70%	100.00%
Upper-Level Climate Controlled	20x8	160	2	1	320	160	0.37%	50.00%
Ground Level Climate Controlled	20x10	200	3	3	600	600	0.70%	100.00%
Upper-Level Climate Controlled	20x10	200	1	1	200	200	0.23%	100.00%
Ground Level Climate Controlled	30x10	300	1	1	300	300	0.35%	100.00%
<b>Storage Total</b>		<b>99</b>	<b>875</b>	<b>751</b>	<b>86,242</b>	<b>76,635</b>	<b>100.00%</b>	<b>88.86%</b>
<b>Parking</b>								
Parking - Uncovered	9x15	135	25	11	3,375	1,485	100%	44.00%
<b>Parking Total</b>		<b>135</b>	<b>25</b>	<b>11</b>	<b>3,375</b>	<b>1,485</b>	<b>100%</b>	<b>44.00%</b>
<b>TOTALS</b>			<b>900</b>	<b>762</b>	<b>89,617</b>	<b>78,120</b>	<b>100%</b>	<b>87.17%</b>

CURRENT RENT / UNIT	CURRENT		
	PSF / MONTH	RENT / MONTH	RENT / YEAR
\$25	\$1.11	\$249	\$2,988
\$20	\$0.82	\$1,310	\$15,720
\$63	\$2.52	\$63	\$756
\$28	\$1.13	\$850	\$10,200
\$35	\$1.38	\$69	\$828
\$97	\$1.94	\$291	\$3,492
\$46	\$0.93	\$2,133	\$25,596
\$47	\$0.94	\$2,821	\$33,852
\$66	\$1.32	\$66	\$792
\$95	\$1.27	\$190	\$2,280
\$71	\$0.95	\$925	\$11,100
\$35	\$0.59	\$35	\$420
\$90	\$0.53	\$179	\$2,148
\$60	\$1.21	\$302	\$3,624
\$57	\$1.14	\$1,142	\$13,702
\$127	\$2.54	\$127	\$1,524
\$56	\$1.12	\$1,005	\$12,060
\$76	\$1.01	\$76	\$912
\$82	\$1.10	\$906	\$10,872
\$60	\$0.80	\$120	\$1,440
\$63	\$0.84	\$2,521	\$30,252
\$71	\$0.89	\$425	\$5,100
\$71	\$0.89	\$998	\$11,976
\$86	\$0.86	\$86	\$1,032
\$104	\$1.04	\$6,772	\$81,264
\$80	\$0.80	\$9,285	\$111,420
\$85	\$0.61	\$85	\$1,020
\$132	\$0.88	\$660	\$7,920
\$193	\$1.29	\$193	\$2,316
\$124	\$0.82	\$6,804	\$81,648
\$132	\$0.88	\$6,606	\$79,272
\$162	\$0.90	\$162	\$1,944
\$191	\$0.96	\$4,584	\$55,008
\$153	\$0.77	\$4,448	\$53,376
\$143	\$0.62	\$143	\$1,716
\$261	\$0.87	\$9,413	\$112,956
\$139	\$0.92	\$307	\$3,684
\$135	\$0.90	\$135	\$1,620
\$95	\$0.64	\$381	\$4,572
\$110	\$0.69	\$110	\$1,320
\$172	\$0.86	\$516	\$6,192
\$142	\$0.71	\$142	\$1,704
\$242	\$0.81	\$242	\$2,904
<b>\$90</b>		<b>\$0.89</b>	<b>\$67,847</b>
<b>\$43</b>		<b>\$0.32</b>	<b>\$472</b>
<b>\$43</b>		<b>\$0.32</b>	<b>\$472</b>
<b>\$90</b>		<b>\$0.87</b>	<b>\$68,319</b>

MARKET			
MARKET RENT / UNIT	PSF / MONTH	RENT / MONTH	RENT / YEAR
\$65	\$2.89	\$1,625	\$19,500
\$56	\$2.24	\$3,808	\$45,696
\$56	\$2.24	\$56	\$672
\$65	\$2.60	\$2,470	\$29,640
\$65	\$2.60	\$130	\$1,560
\$140	\$2.80	\$420	\$5,040
\$140	\$2.80	\$3,260	\$39,120
\$85	\$1.70	\$6,388	\$76,650
\$85	\$1.70	\$85	\$1,022
\$75	\$1.00	\$150	\$1,800
\$71	\$0.95	\$1,281	\$15,369
\$60	\$1.00	\$60	\$714
\$170	\$1.00	\$340	\$4,080
\$60	\$1.21	\$302	\$3,624
\$57	\$1.14	\$1,313	\$15,757
\$127	\$2.54	\$254	\$3,048
\$50	\$1.00	\$1,450	\$17,400
\$76	\$1.01	\$76	\$912
\$75	\$1.00	\$900	\$10,800
\$75	\$1.00	\$150	\$1,800
\$75	\$1.00	\$3,900	\$46,800
\$71	\$0.89	\$425	\$5,100
\$229	\$2.86	\$3,661	\$43,930
\$140	\$1.40	\$140	\$1,680
\$229	\$2.29	\$15,787	\$189,446
\$307	\$3.07	\$38,724	\$464,688
\$226	\$1.62	\$226	\$2,715
\$307	\$2.05	\$1,537	\$18,440
\$307	\$2.05	\$307	\$3,688
\$226	\$1.51	\$13,575	\$162,900
\$132	\$0.88	\$7,399	\$88,785
\$314	\$1.74	\$314	\$3,768
\$531	\$2.65	\$12,734	\$152,813
\$200	\$1.00	\$6,400	\$76,800
\$230	\$1.00	\$230	\$2,760
\$261	\$0.87	\$10,720	\$128,644
\$150	\$1.00	\$300	\$3,600
\$150	\$1.00	\$150	\$1,800
\$150	\$1.00	\$600	\$7,200
\$160	\$1.00	\$320	\$3,840
\$200	\$1.00	\$600	\$7,200
\$200	\$1.00	\$200	\$2,400
\$300	\$1.00	\$300	\$3,600
<b>\$169</b>		<b>\$1.72</b>	<b>\$148,067</b>
<b>\$171</b>		<b>\$1.27</b>	<b>\$4,275</b>
<b>\$171</b>		<b>\$1.27</b>	<b>\$4,275</b>
<b>\$169</b>		<b>\$1.70</b>	<b>\$152,342</b>



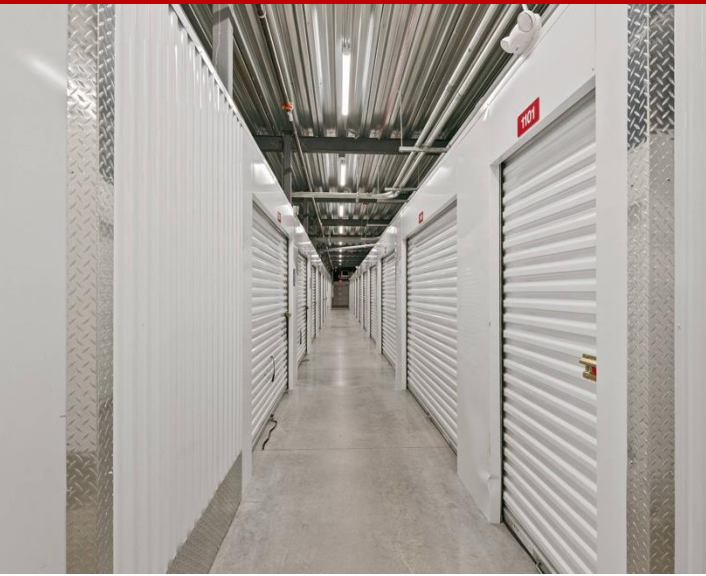
Unit Mix

Public Storage (3<sup>rd</sup> Party Managed)



6015 26th St. W, Bradenton, FL 34207

# Public Storage (3rd Party Managed)



## FINANCIALS





# Cash Flow Projections

REVENUE	T-1	YR 1	YR 2	YR 3	YR 4	YR 5
Average Occupancy	88.9%	89%	92%	92%	92%	92%
Income						
Rental Income - Storage	\$819,826	\$1,178,076	\$1,346,490	\$1,400,865	\$1,456,900	\$1,515,176
Fee Income	\$56,293	\$60,855	\$77,479	\$86,214	\$90,650	\$94,289
Tenant Insurance	\$31,172	\$54,260	\$59,301	\$59,107	\$59,107	\$59,107
Merchandise	\$9,989	\$10,867	\$13,836	\$15,395	\$16,187	\$16,837
Discounts	\$0	(\$47,123)	(\$40,395)	(\$28,017)	(\$29,138)	(\$30,304)
Bad Debt	\$0	(\$17,671)	(\$20,197)	(\$21,013)	(\$21,853)	(\$22,728)
<b>Effective Gross Income</b>	<b>\$917,279</b>	<b>\$1,239,265</b>	<b>\$1,436,514</b>	<b>\$1,512,551</b>	<b>\$1,571,852</b>	<b>\$1,632,378</b>

OPERATING EXPENSES	T-12	YR 1	YR 2	YR 3	YR 4	YR 5
Payroll	(\$58,895)	(\$60,662)	(\$62,482)	(\$64,356)	(\$66,287)	(\$68,275)
Management Fees	(\$25,758)	(\$47,282)	(\$59,920)	(\$67,508)	(\$71,691)	(\$74,967)
Marketing	(\$35,387)	(\$27,000)	(\$27,810)	(\$28,644)	(\$29,504)	(\$30,389)
Utilities	(\$33,141)	(\$33,970)	(\$34,989)	(\$36,039)	(\$37,120)	(\$38,234)
G&A	(\$29,938)	(\$30,125)	(\$34,222)	(\$36,784)	(\$38,521)	(\$40,008)
R&M	(\$23,616)	(\$23,616)	(\$24,324)	(\$25,054)	(\$25,806)	(\$26,580)
Insurance	(\$37,932)	(\$37,932)	(\$39,070)	(\$40,242)	(\$41,449)	(\$42,693)
Taxes	(\$153,581)	(\$158,188)	(\$162,934)	(\$167,822)	(\$172,856)	(\$178,042)
<b>Total Operating Expenses</b>	<b>(\$398,248)</b>	<b>(\$418,775)</b>	<b>(\$445,751)</b>	<b>(\$466,449)</b>	<b>(\$483,234)</b>	<b>(\$499,188)</b>

<b>NET OPERATING INCOME</b>	<b>\$519,031</b>	<b>\$820,489</b>	<b>\$990,762</b>	<b>\$1,046,102</b>	<b>\$1,088,617</b>	<b>\$1,133,190</b>
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## Operating Assumptions

### Revenue

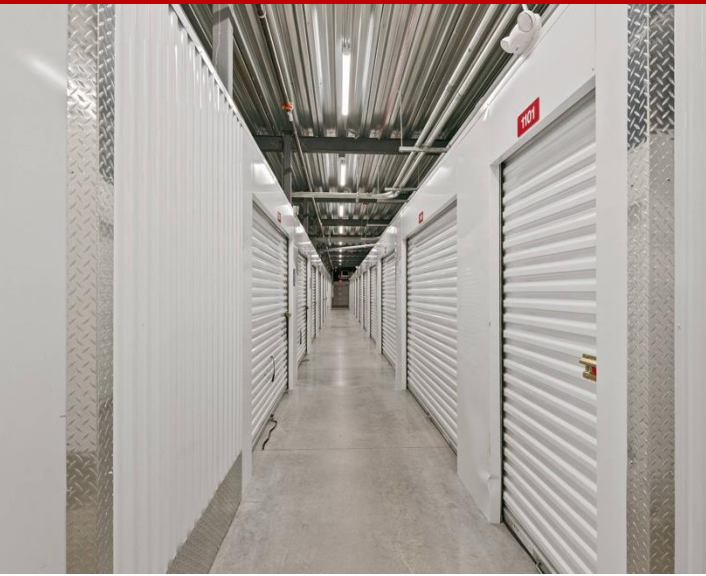
- **Rental Income Trailing Factor:** 1 month
- **Ancillary Income (Admin, Late Fees):**  
Average 5.5% annually
- **Merchandise Income:** 1% annually
- **Physical Occupancy:** Stabilizes at 92%
- **Rental Growth Rate:** 4% annually

### Operating Expenses

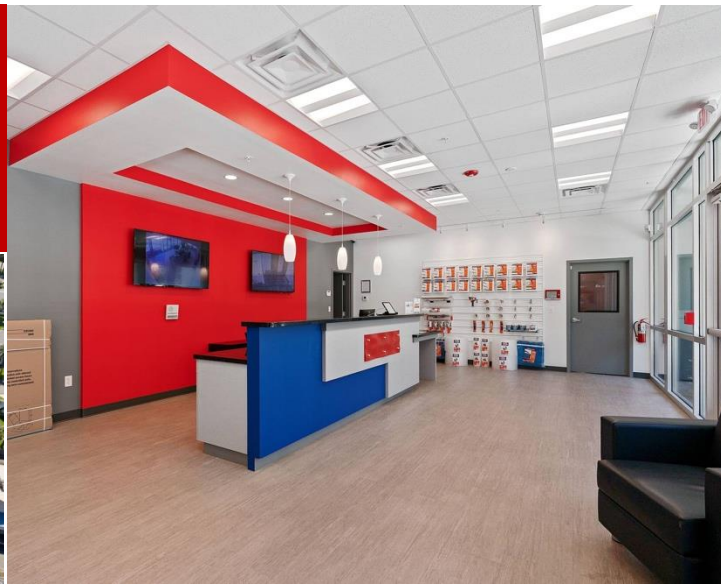
- **Expense Trailing Factor:** 12 months
- **On-Site Management:** 1 full-time staff
- **Management Fee:** 4% annually
- **Property Insurance:** \$0.44 per NRSF
- **Expense Growth Rate:** 3% annually
- **Property Taxes:** Based on current assessed value of \$9.2 million with annual growth of 3%



# Public Storage (3rd Party Managed)

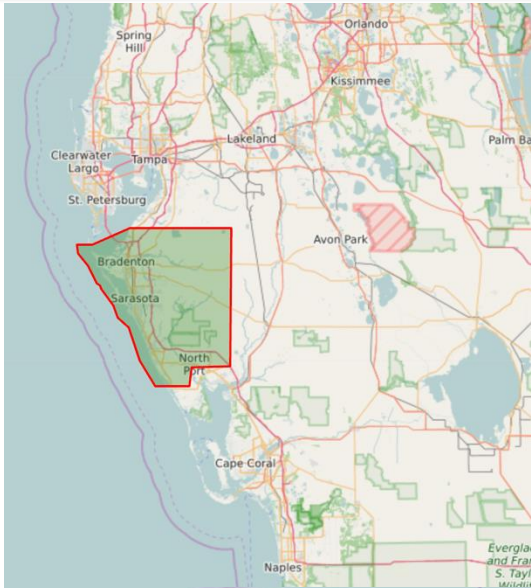


## MARKET OVERVIEW





# MSA Overview



The North Port–Sarasota–Bradenton, FL MSA is a metropolitan area located along Florida's Gulf Coast, consisting of Manatee and Sarasota counties. The MSA includes the principal cities of North Port, Sarasota, and Bradenton, along with a mix of suburban, coastal, and retirement communities. It is part of the larger Sarasota–North Port Combined Statistical Area, which links the region to broader Southwest Florida economic and cultural networks.

Public education in the MSA is provided by the School District of Manatee County and Sarasota County Schools. The area is home to higher education institutions including the University of South Florida Sarasota–Manatee, New College of Florida in Sarasota, State College of Florida, Manatee–Sarasota, and the Ringling College of Art and Design. Technical and career-focused programs are available through institutions such as Suncoast Technical College, with emphasis on healthcare, hospitality, and creative arts. The region has historically been a center for tourism, real estate development, and retirement living, while also diversifying into healthcare, education, and light manufacturing.

The region has experienced steady residential development, with new permits issued for single-family and multifamily homes alongside significant investment in infrastructure to support population growth. The MSA continues to attract in-migration from other parts of the U.S., contributing to demand for housing, healthcare, and services.



# Market Overview

Sarasota-Bradenton is located on Florida's Gulf Coast and serves as the core of the North Port-Sarasota-Bradenton Metropolitan Statistical Area (MSA). The region has developed a reputation as a hub for tourism, healthcare, and education, while also supporting a growing base of professional services and light manufacturing. Its coastal setting, cultural attractions, and proximity to Tampa and St. Petersburg continue to drive investment and population growth.

### Economy

- The Sarasota-Bradenton economy is supported by healthcare, education, tourism, and professional services.
- Major employers include Sarasota Memorial Health Care System, PGT Innovations, Tervis, and Sun Hydraulics.

### Healthcare

- Sarasota Memorial Health anchors the regional healthcare system, providing comprehensive hospital and specialty care.
- Additional facilities such as HCA Florida Blake Hospital and Lakewood Ranch Medical Center expand access to medical services across the MSA.













### Transportation

- Sarasota-Bradenton is served by I-75, offering direct connections to Tampa, Miami, and Florida's interstate network.
- The Sarasota-Bradenton International Airport provides domestic and limited international service.
- Port Manatee supports maritime trade, enhancing the region's logistics and distribution capabilities.

## MAJOR EMPLOYERS



## METRICS (5-MILE RADIUS)

 <b>187,498</b> 2024 Population	 <b>82,113</b> 2024 Households	 <b>13.2%</b> 5-Year Housing-Based Population Growth	 <b>47,596</b> Family Households
 <b>19.7%</b> Households Make \$100K or More a Year	 <b>12.06%</b> Five-Year Median Income Growth	 <b>\$45.41 B</b> MSA's Annual GDP	 <b>6,720</b> Undergraduate Students Enrolled
 <b>71,777</b> Total Jobs	 <b>\$913.3</b> Median Home Rent	 <b>\$74,744</b> Average Household Income	 <b>10</b> Local Colleges and Universities

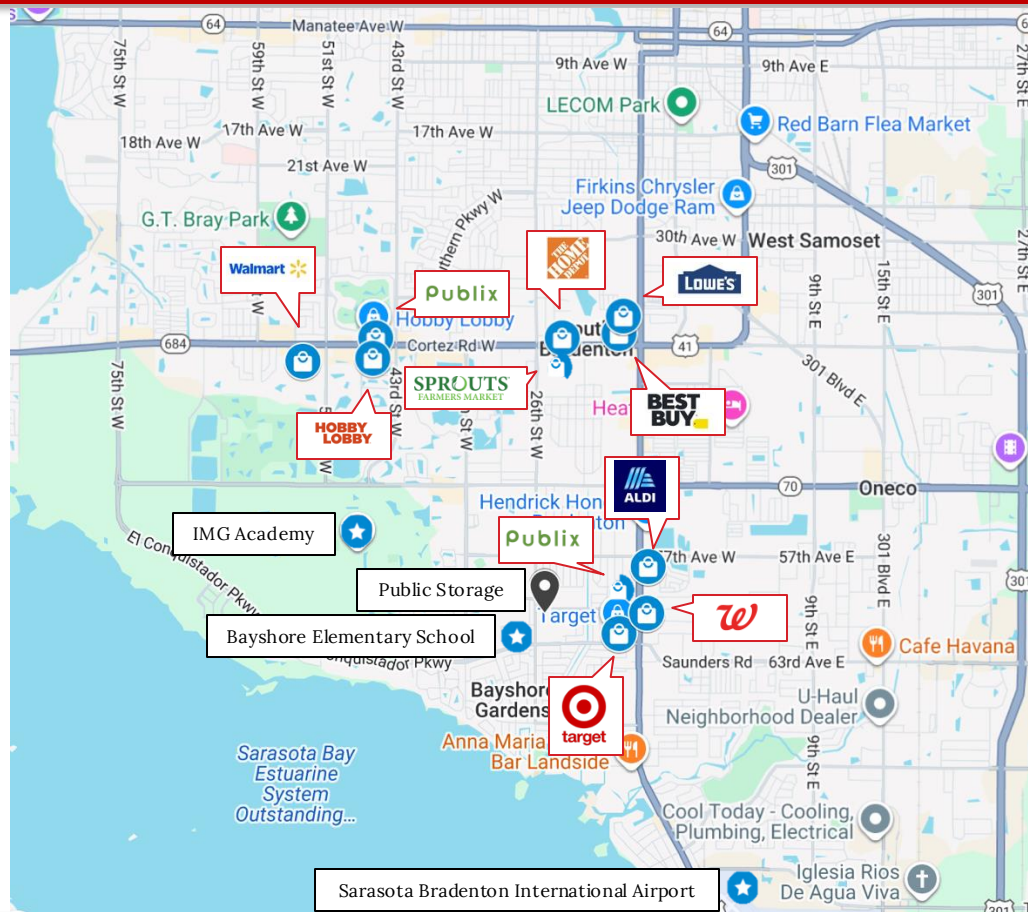




# Retailer Map

## APPROXIMATION TO SITE

Bayshore Elementary School	0.2 Mi
Publix	0.8 Mi
Target	1.0 Mi
Walgreens	1.0 Mi
Aldi	1.2 Mi
Home Depot	2.2 Mi
IMG Academy	2.7 Mi
Sprouts Farmers Market	2.8 Mi
Best Buy	3.0 Mi
Lowe's	3.0 Mi
Hobby Lobby	3.2 Mi
Publix	3.2 Mi
Walmart	3.8 Mi
Sarasota Bradenton International Airport	5.2 Mi



# Incoming Residential Properties

Development Units 174  
Start Date 2022-10-10  
Project Stage Award  
Distance 4.0 Mi

Development Units 328  
Start Date 2025-08-11  
Project Stage Conceptual  
Distance 2.6 Mi

Development Units 344  
Start Date 2020-01-20  
Project Stage Award  
Distance 2.4 Mi

Development Units 197  
Start Date 2019-07-22  
Project Stage Post-Bid  
Distance 2.1 Mi

Development Units 192  
Start Date 2024-02-27  
Project Stage Pre-Construction/Negotiated  
Distance 3.7 Mi

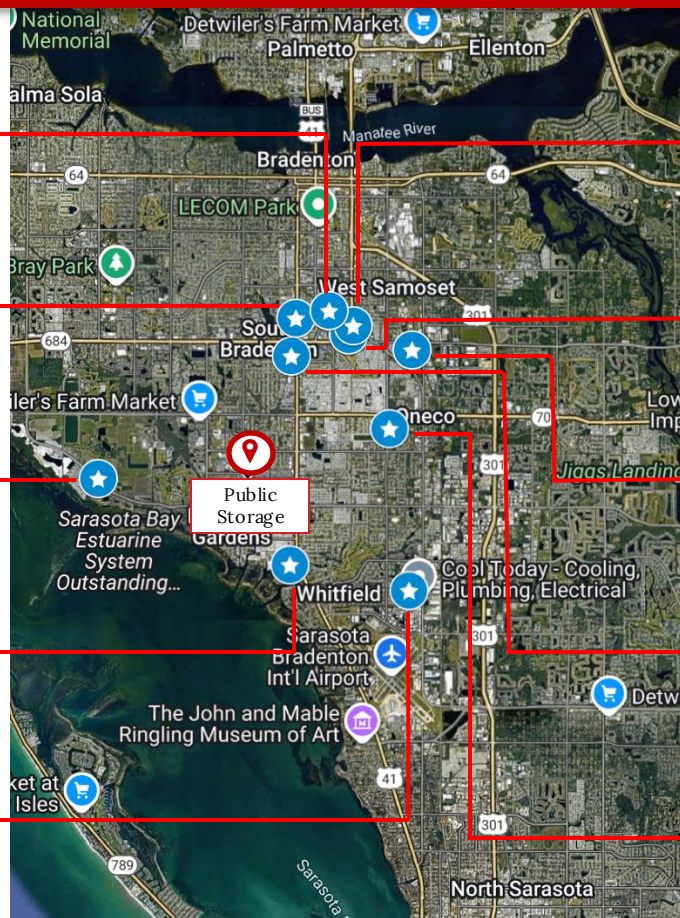
Development Units 182  
Start Date 2023-01-09  
Project Stage Award  
Distance 3.7 Mi

Development Units 240  
Start Date 2024-01-17  
Project Stage Pre-Construction/Negotiated  
Distance 3.5 Mi

Development Units 324  
Start Date 2022-12-12  
Project Stage Under Construction  
Distance 4.2 Mi

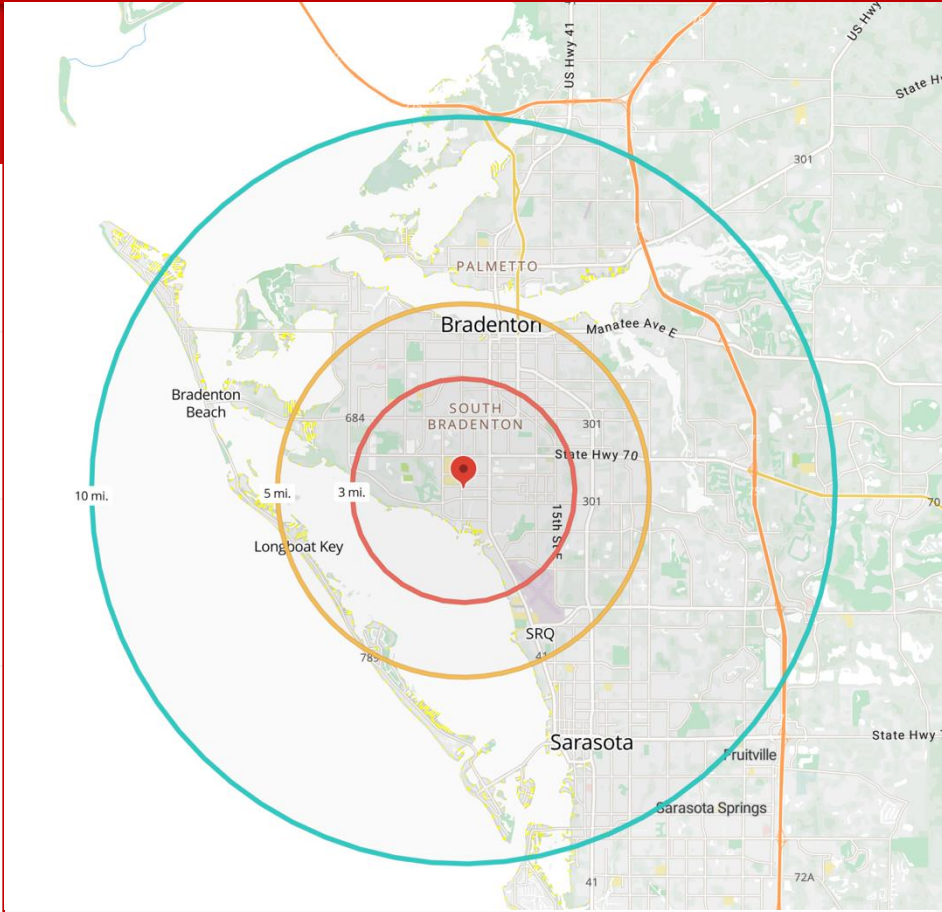
Development Units 328  
Start Date 8/11/2025  
Project Stage Conceptual  
Distance 2.6 Mi

Development Units 134  
Start Date 2025-08-04  
Project Stage Conceptual  
Distance 2.8 Mi



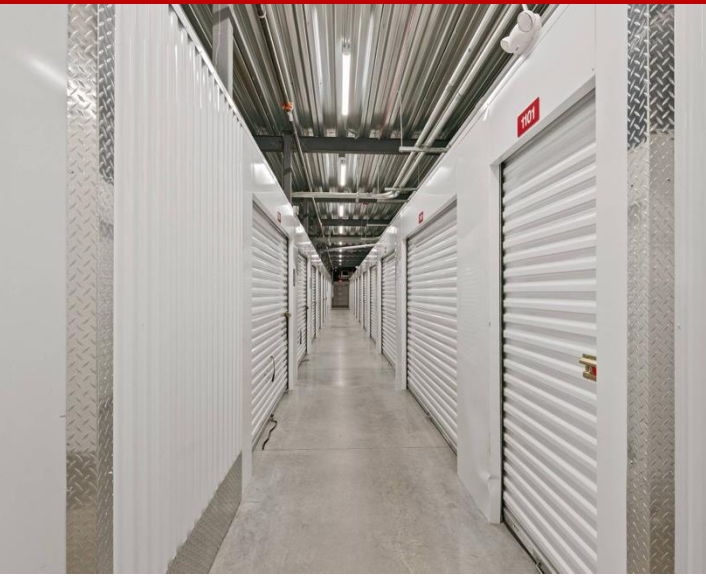
# Demographics (10-Mile Radius)

2024 SUMMARY	3-MILE	5-MILE	10-MILE
Population	95,973	187,498	442,110
Households	42,846	82,113	200,079
Families	23,259	47,596	23,259
Avg. Household Income	\$61,295	\$74,744	\$92,419

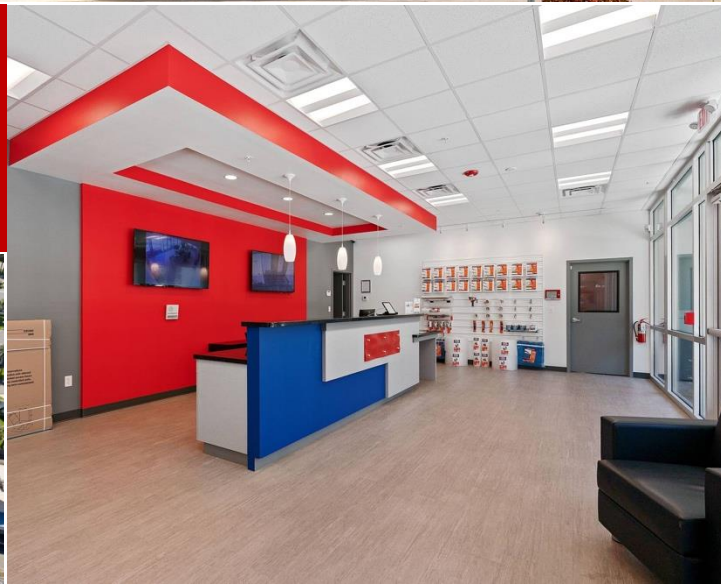




# Public Storage (3rd Party Managed)



PROPERTY  
PHOTOS AND  
VIDEO





# Public Storage (3rd Party Managed)





# Public Storage (3rd Party Managed)





# Public Storage (3rd Party Managed)



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# Exclusively Listed by Urow Real Estate

## Listing Agents



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