

Self Storage Development Opportunity



Spencer Self Storage Development Site

East Main Street
Spencer, MA 01562
(Abuts 369 Main Street)

Presented by:

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LIST PRICE: \$2,500,000

INVESTMENT HIGHLIGHTS

- **Underserved Market:** Only two facilities within 5 miles (55,686 SF total), equating to 2.21 SF per capita
- **Strong Demographics:** \$90K+ median household income, and a projected population growth to support consistent demand
- **High Visibility Location:** Positioned on Route 9 with 13,588+ vehicles per day and strong accessibility.
- **Phased Development Strategy:** Phase I (445 units) followed by Phase II expansion (225 units), allowing for scaled growth and reduced upfront risk.

PROPERTY DETAILS

Parcel Number:	R35-1-3
Proposed RSF:	60,550—Phase I <u>26,950—Phase 2</u> 87,500
Proposed Units:	445—Phase I (225 climate units + 220 drive-up units) <u>225—(Phase 2) (7 climate controlled buildings)</u> 670
Acres:	15.89
Expansion Land:	Yes
Permitted:	Yes, fully permitted

