

# Self Storage Investment Opportunity



SELF STORAGE ADVISORS

**LIST PRICE: Unpriced - Call for Offers**

## INVESTMENT HIGHLIGHTS

- Brand New 31,400 NRSF self-storage property located just minutes outside of Columbus, GA
- Very well located and convenient to several highways and the interstates
- The property has enjoyed a very rapid lease up - 32% leased in 3 months
- Expansion opportunity - 4 additional acres available for purchase from seller
- Institutional quality construction
- High growth submarket with only 5.5 SF per capita within 5 miles
- Strong submarket demographics:
  - 5-mile Avg HHI: \$115,000
  - 5-mile Pop: 75,000+

## PROPERTY DETAILS

Rentable SF:	31,400
Year Built:	2023
Number of Units:	247
Acreage:	2
Surrounding Land for Purchase:	4.42 Acres

## Mulberry Grove Storage

6 Mill Glen Way  
Cataula, GA 31804

Presented by:

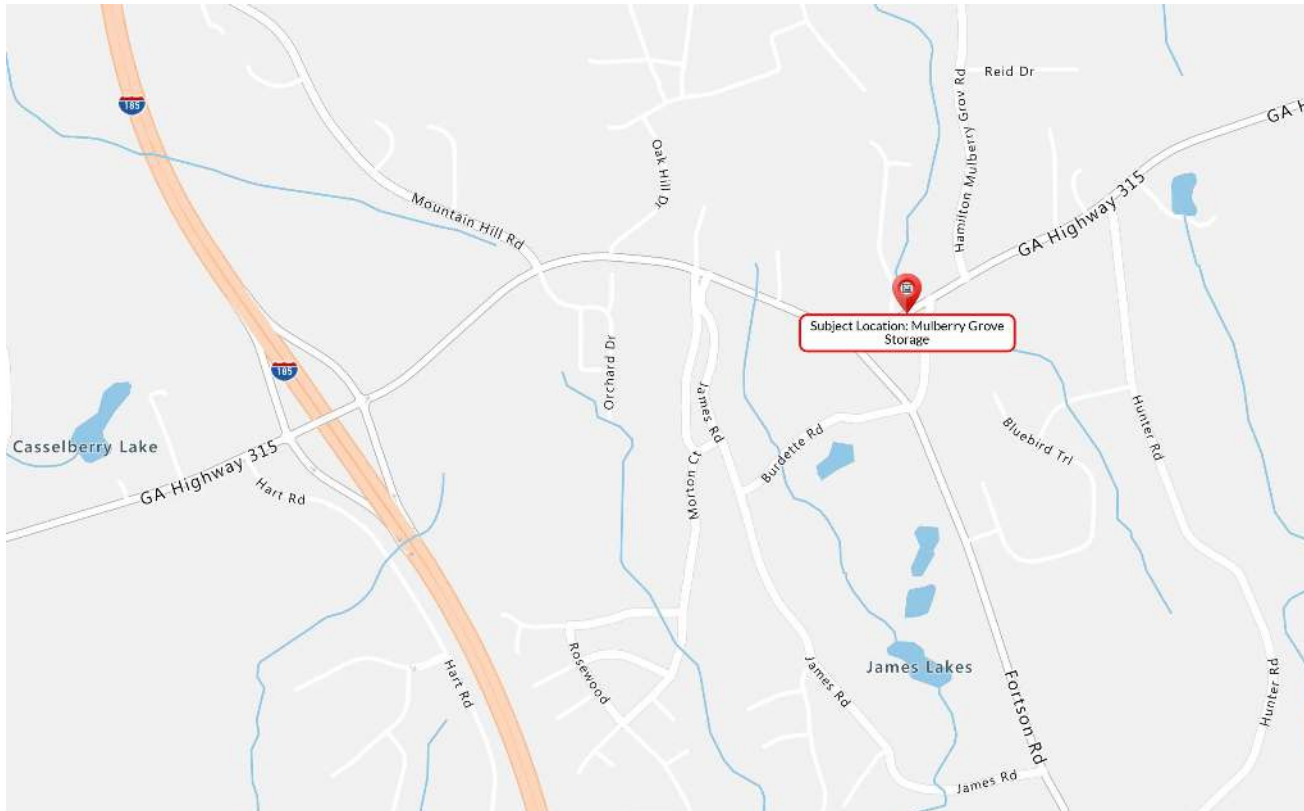
**BROOKS DOVE**

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