

# Self Storage Investment Opportunity



SELF STORAGE ADVISORS

## Daphne Toy Box Storage

9655 Milton Jones Road  
Daphne, AL 36526

Presented by:

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**LIST PRICE: \$5,700,000**

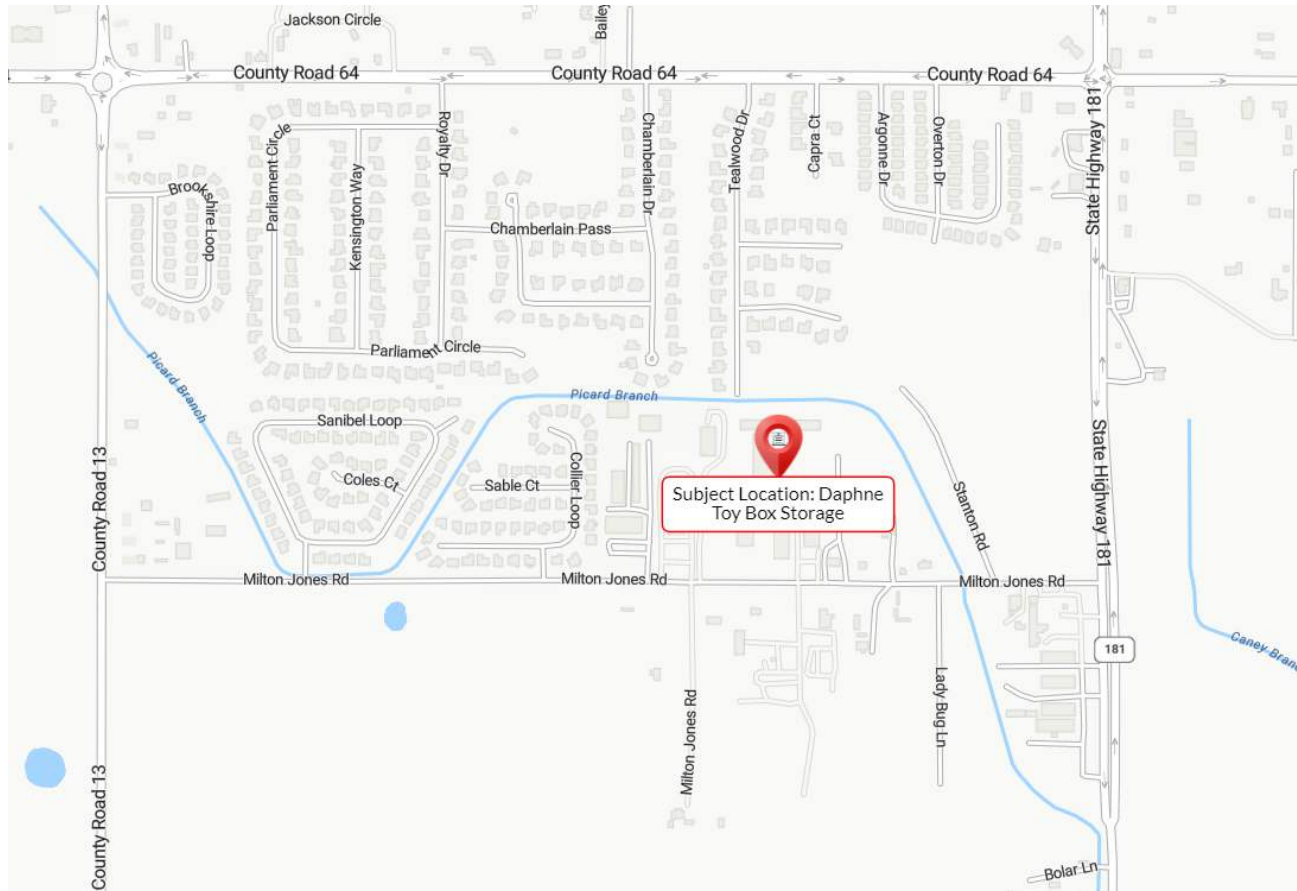
### INVESTMENT HIGHLIGHTS

- New Class A Facility in Fast Growing City of Daphne, Baldwin County Alabama, with Lease Up Opportunity
- Average Household Income \$119,387 Within a Five Mile Radius
- Expansion Approved for Four Additional Buildings Increasing Rentable Square Feet by 63,121
- Electrical Conduits and Water Main Extended and Retention in Place to Accommodate Expansion
- Entire 8.8 +/- Acres Fully Fenced with Two Access Gates and 22 Cameras
- High Quality Climate Controlled and Non-Climate RV, Boat and Traditional Storage Spaces Ready to Lease

### PROPERTY DETAILS

Rentable SF:	62,490
Number of Units:	199 (103 Climate Controlled and 96 Non-Climate Controlled)
Year Built:	2022
Acreage:	8.8 +/-





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