

# Self Storage Lease-Up & Development Opportunity



SELF STORAGE ADVISORS

## Franks Creek Storage

6125 Union Road  
Hahira, GA 31632

Presented by:

### **JOSH KOERNER & FROST WEAVER**

Weaver Realty Group, Inc.

904-591-0140

jkoerner@weaver-realty.com

### **RYAN HANEY**

Weaver Realty Group, Inc.

904-591-1556

rhaney@weaver-realty.com



**LIST PRICE: \$4,200,000**

## INVESTMENT HIGHLIGHTS

- 12.81-acre self-storage lease-up and development opportunity
- Opened January 2022 (currently 80% physically occupied and 70% economically occupied)
- Phase 1 consists of 38 climate units, 119 drive-up units, and 32 covered boat/RV spaces (35,292 RSF)
- Phase 2 has site plan approval for 430 units and 59,350 RSF of climate and non-climate controlled storage
- Excellent visibility from I-75 (56,400 AADT) with 2,700 ft of road frontage
- Fully automated access and security cameras
- Upside potential through professional management
- The seller is willing to help amend the current site plan to the buyers' liking to include additional covered boat and RV Parking

## PROPERTY DETAILS

Total Rentable SF:	35,292
Year Built:	2020
Number of Units:	192
Acreage:	12.81
Land for Expansion:	Yes, 8 acres





