

Self Storage Investment Opportunity



SELF STORAGE ADVISORS

Storage Near Me - White Oak Storage

9500 White Oak Crossing
North Little Rock, AR 72113

Presented by:

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Jones Investment Real Estate, LLC
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Broker of Record

SCOTT HURLEY

Arkansas Land & Realty, Inc.

PRICING GUIDANCE: \$10,506,503

INVESTMENT HIGHLIGHTS

- Class A, institutional-quality asset located in North Little Rock, AR, a suburb of Little Rock, AR the largest city in Arkansas
- Great opportunity to implement professional third party management to accelerate lease up, introduce revenue management and tenant insurance strategies
- Strong multi-family and single family residential sub-division growth surrounding the property
- Attractive 5-mile trade area demographics - \$106,166 average household income

PROPERTY DETAILS

Rentable SF:	91,990
Fully Enclosed Parking RSF:	20,595
Acreage:	6.04
# of Storage Units:	521
# of Enclosed Parking Units:	27
Year Built:	June 2022 (2nd phase fully opened in July 2023)
Econ. Occupancy:	40.16%
Phys. Occupancy:	44.69%
Unit Occupancy:	37.77%



