Self Storage Investment Opportunity



Storage Near Me - White Oak Storage

9500 White Oak Crossing North Little Rock, AR 72113

Presented by:

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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

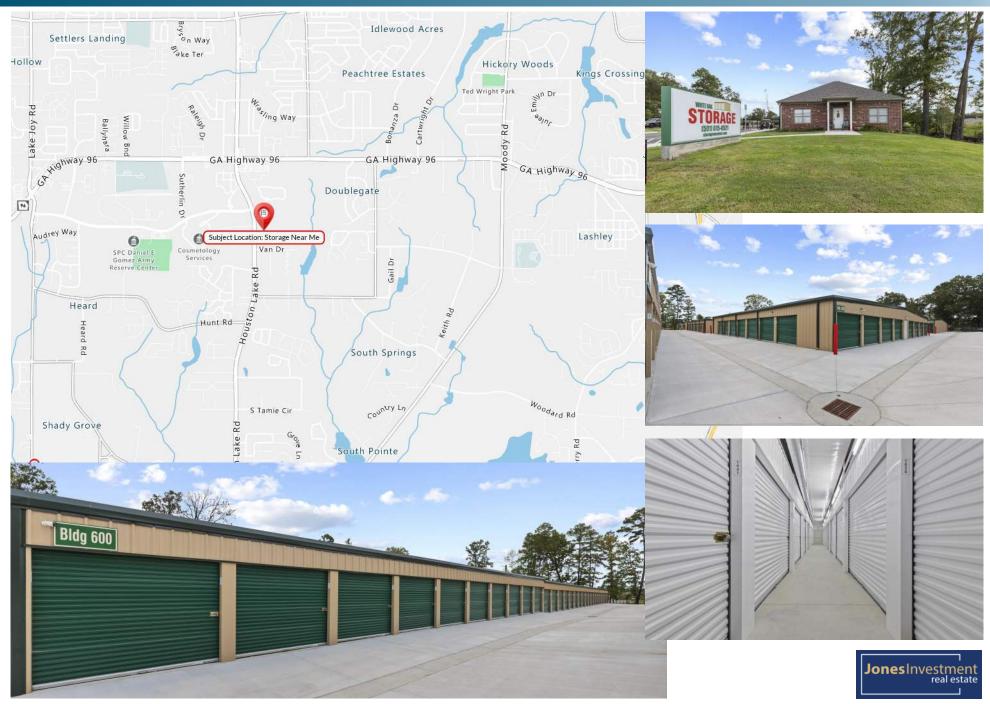
PROPERTY DETAILS

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%





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