

Self Storage Investment Opportunity



Lansing Self Storage

17506 Chicago Ave.
Lansing, IL 60438

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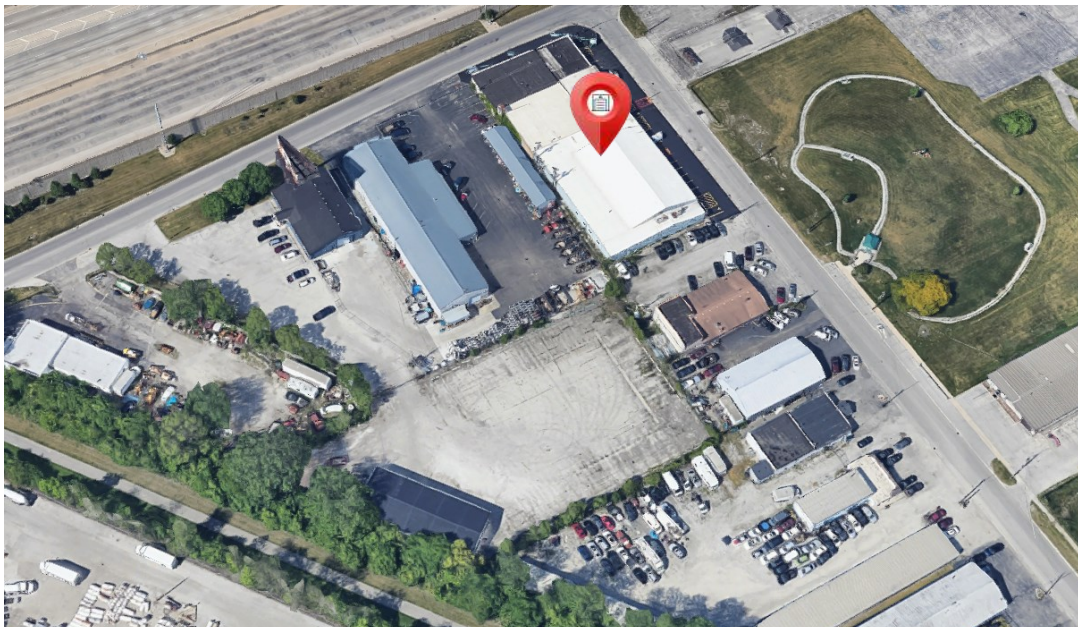
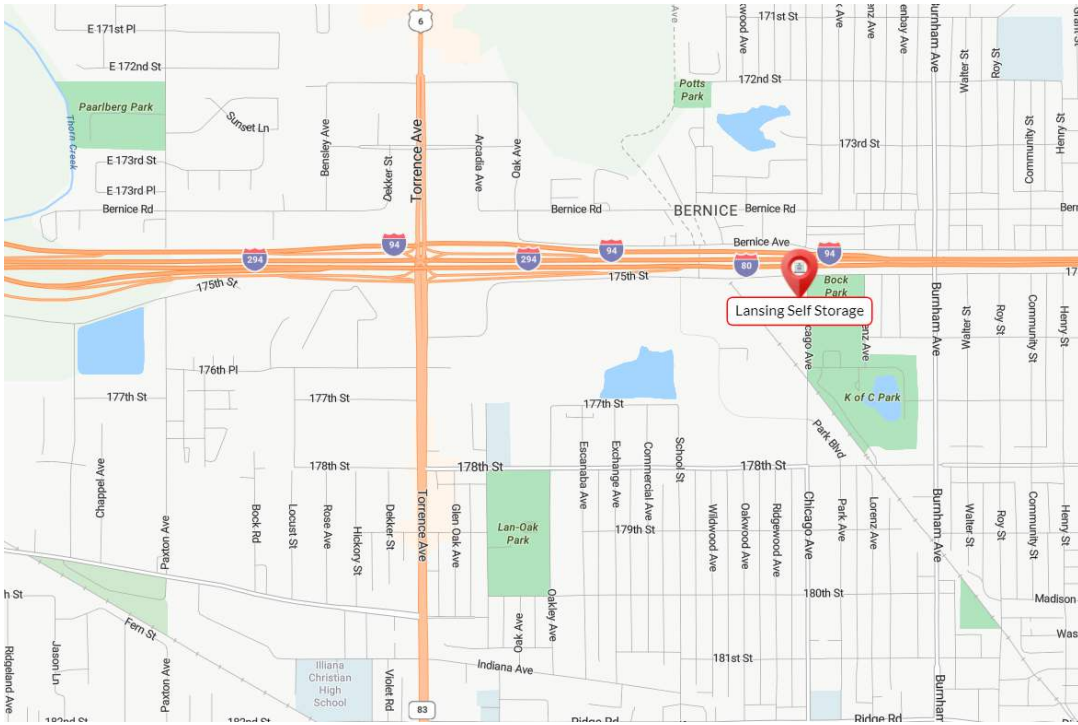
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Call for Offers Due: September 12, 2024

INVESTMENT HIGHLIGHTS

- Newly renovated self-storage facility featuring advanced climate control systems and a modern aesthetic
- Faster than market lease up – 53% occupancy since opening in October 2023
- Strong 3 and 5-Mile demographics:
 - * 3-Mile Population = 98,631
 - * 3-Mile SF/Capita = 7.18
 - * 5-Mile Population = 240,316
 - * 5-Mile SF/Capita = 6.02
- Ability to utilize the U-Haul Neighborhood dealer business model for increased revenue streams
- Property is easily accessible from highway I-94, one of America's busiest highways and the main corridor between Chicago and Detroit





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