

Self Storage Investment Opportunity



Stow Away Self Storage



4730 State Highway
Eastham, MA 02642

Presented by:

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JUDY NILES-SIMMON
NAI Broker of Record: MA Lic# 126356

LIST PRICE: \$2,550,000

INVESTMENT HIGHLIGHTS

- **Excellent Visibility & Access** – Prominent location in town center next to Willy's Gym with convenient traffic flow from Eastham's main corridor, Route 6.
- **Undersupplied Market** – Only 1.7 SF of storage per capita within 3 miles, far below national averages, creating strong demand and limited competition.
- **Single Operator Market** – Stow Away benefits from being the only established competitor in a 5-mile radius.
- **Expansion Opportunity** – Possible $\pm 9,990$ SF self storage footprint through additional land parcels offered separately (contact brokers for Land OM). This presents a rare chance to scale in one of Cape Cod's most undersupplied markets. Location, feasibility, and approvals to be verified by Purchaser during due diligence.

PROPERTY DETAILS

Rentable SF:	11,000
Year Built:	1986
Number of Units:	94
Acres:	.74
Physical Occupancy:	92%



