

# Self Storage Investment Opportunity



## Park View Storage Solutions 3-Property Portfolio & Development Site

Elgin, Lugoff &  
West Columbia, South Carolina

Presented by:

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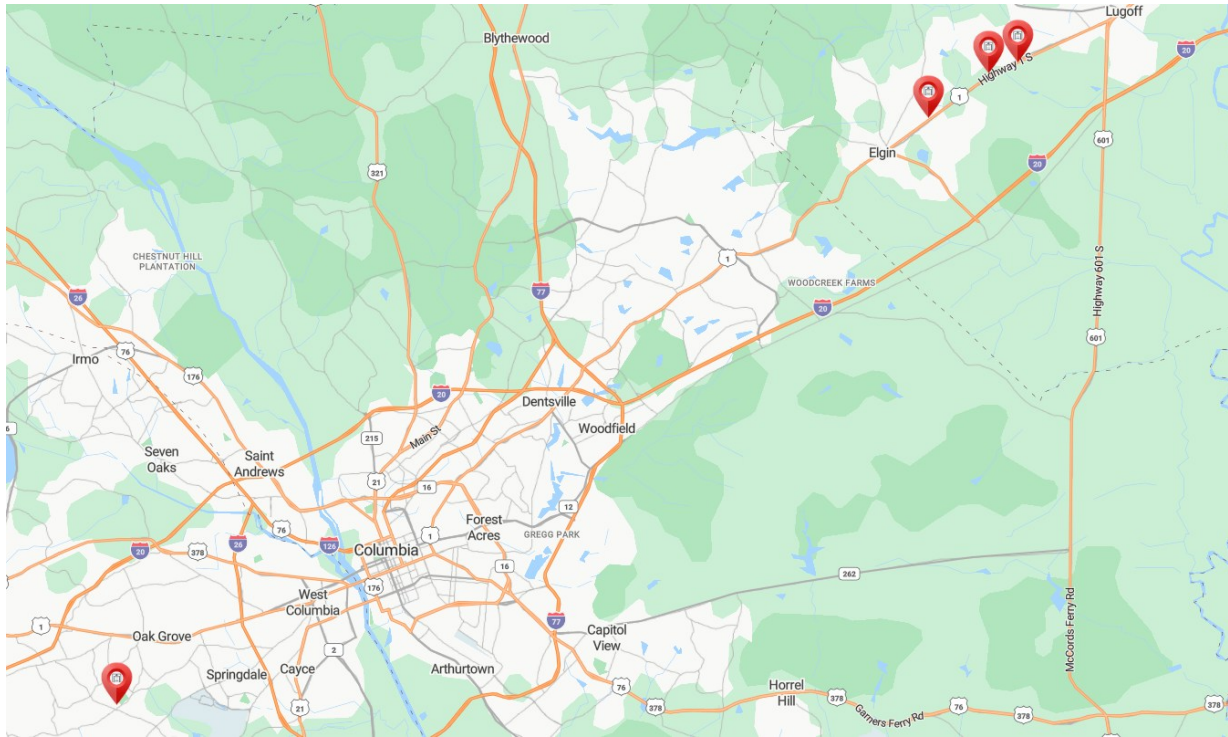
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**LIST PRICE: \$3,700,000**

### INVESTMENT HIGHLIGHTS

- 3-Facility Portfolio plus Development Site Opportunity
- All single-story non-climate drive-up storage units totaling 46,900 RSF plus 20 parking spaces totaling 5,500 RSF
- All locations are fully-fenced with 24 hour access via electronic gates with individual gate codes, video surveillance, and overhead lighting
- Site Plan approved development site includes 2 buildings totaling 60,000 GSF on 3.97+/- acres (alternate plans available- can be purchased separately)
- High visibility with the facilities along US Highway 1 at Custom Storage location (12,400 vpd) and Pine Ridge location (14,000 vpd)
- Value-add through professional management and marketing
- Favorable market fundamentals with low SF/capita in growing counties

Store Name	Address	City	Units	Parking	Storage RSF	Parking SF	Acres
Pine Ridge Storage	2232 US Rte 1	Elgin	119	20	17,200	5,500	2.96
Custom Storage	1796 US Rte 1	Lugoff	140	-	17,000		1.22
Attic Space Self Storage	946 Old Barnwell Rd	West Columbia	104	-	12,700		0.86
Development Site	1623 Highway 1 S	Lugoff			60,000		3.97
<b>Total/Average</b>			<b>363</b>	<b>20</b>	<b>46,900</b>	<b>5,500</b>	<b>9.01</b>



ATTIC SPACE SELF STORAGE

DEVELOPMENT SITE

