SmartStop Self Storage

8141 AL-59, Foley, AL 36535

ARGUS
SELF STORAGE ADVISORS

SELF STORAGE INVESTMENT OPPORTUNITY

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LIST PRICE: Call for Offers Due - December 10, 2026

INVESTMENT HIGHLIGHTS

- **EXCELLENT LOCATION WITH STRONG VISIBILITY:** Strategically positioned along Alabama Highway 59, the property benefits from prominent roadway exposure and convenient access, enhancing visibility to local residents, commuters, and visitors traveling throughout the coastal Alabama market (Hwy 59 is used as a major North/South access road to the gulf coast from the north).
- **HIGH-TRAFFIC CORRIDOR:** With approximately 32,300 vehicles per day (2025 ALDOT), this substantial traffic exposure enhances the property's visibility to local residents and commuters traveling through Foley and the surrounding Gulf Coast market.
- **DIVERSE UNIT MIX:** Offers a versatile combination of climate-controlled and traditional drive-up storage units, complemented by covered and uncovered boat, RV, and vehicle parking.
- **GULF COAST TOURISM:** Baldwin County produced nearly $10B of Alabama's roughly $24B in 2024 tourism revenue. Gulf Shores and Orange Beach lie minutes south on Highway 59.

Watch Drone Video Tour

PROPERTY DETAILS

Rentable Square Feet	164,336
Acres	10+/-
Year Built	1994
Physical Occupancy	92%
Total Units	1,095

