



# SELF STORAGE DEVELOPMENT LAND

1847 S FAYETTEVILLE ST  
ASHEBORO, NC 27205

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# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$350,000
Lot Size:	2.83 Acres
Market:	High Point / Greensboro
Submarket:	Central North Carolina
Price / SF:	\$2.84

## PROPERTY OVERVIEW

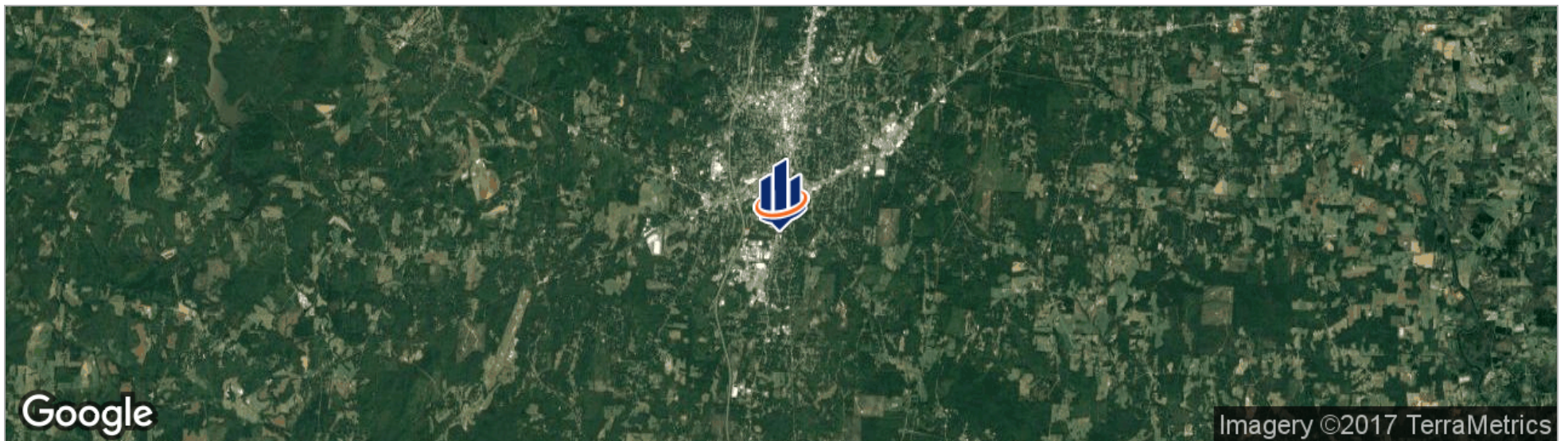
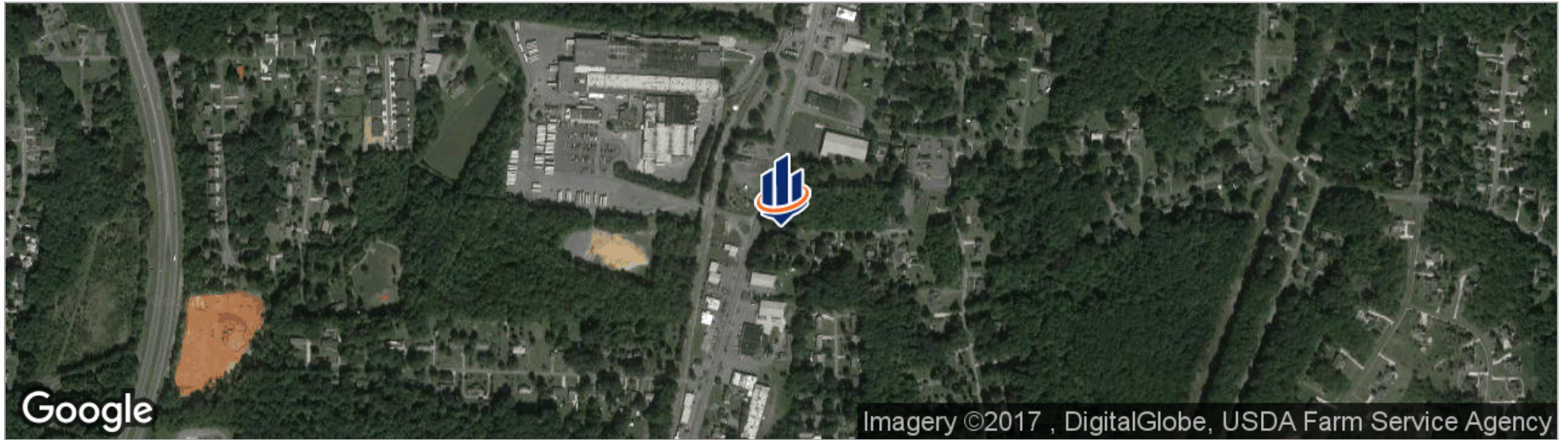
2.8 Acres available for self storage development. Lot is rectangular with good road frontage. Ideal for Self Storage Development. Previously approved for 225 units and 40 units for outside parking.

## PROPERTY HIGHLIGHTS

- Potential for 225 Units of storage
- Additional area for 40 spaces of boat/rv parking
- Water and Sewer at the Road
- Very Few Competitors

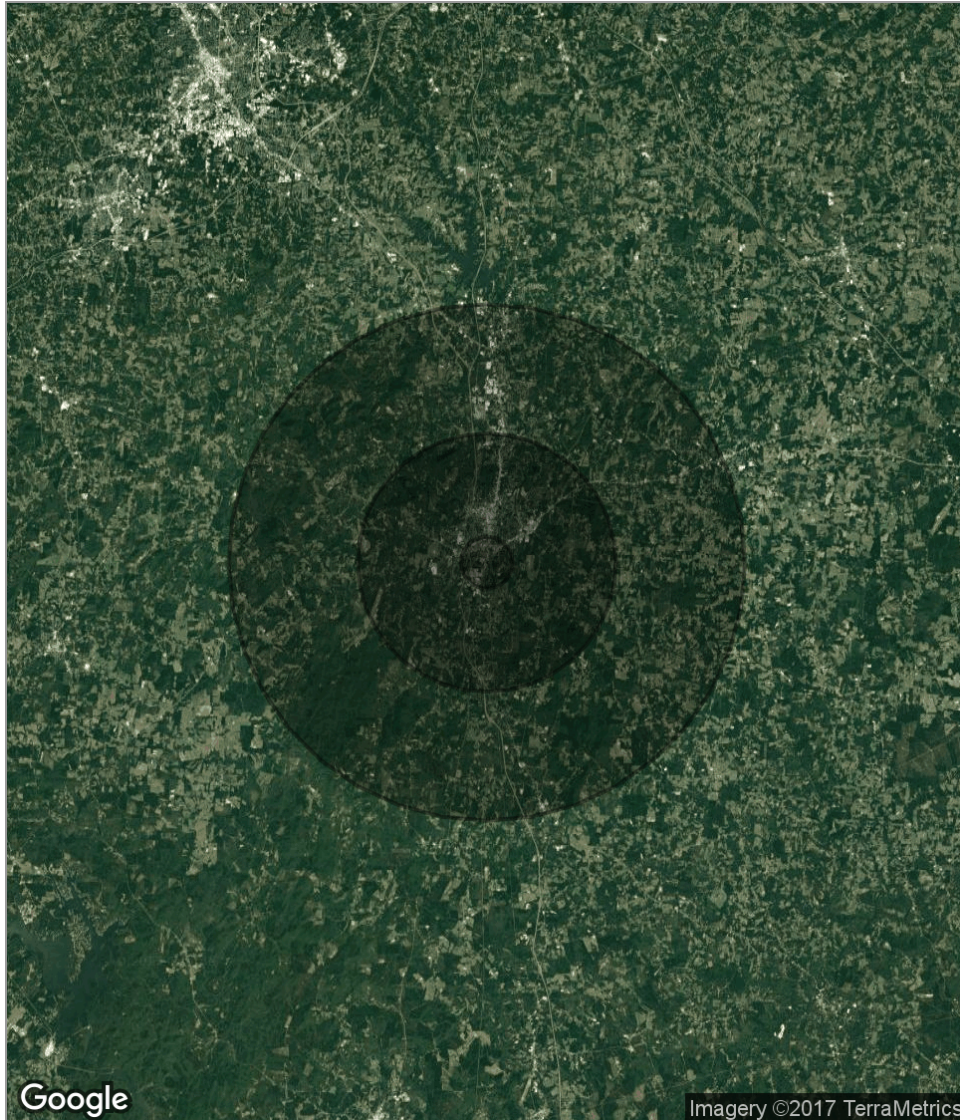


# Location Maps





# Demographics Map



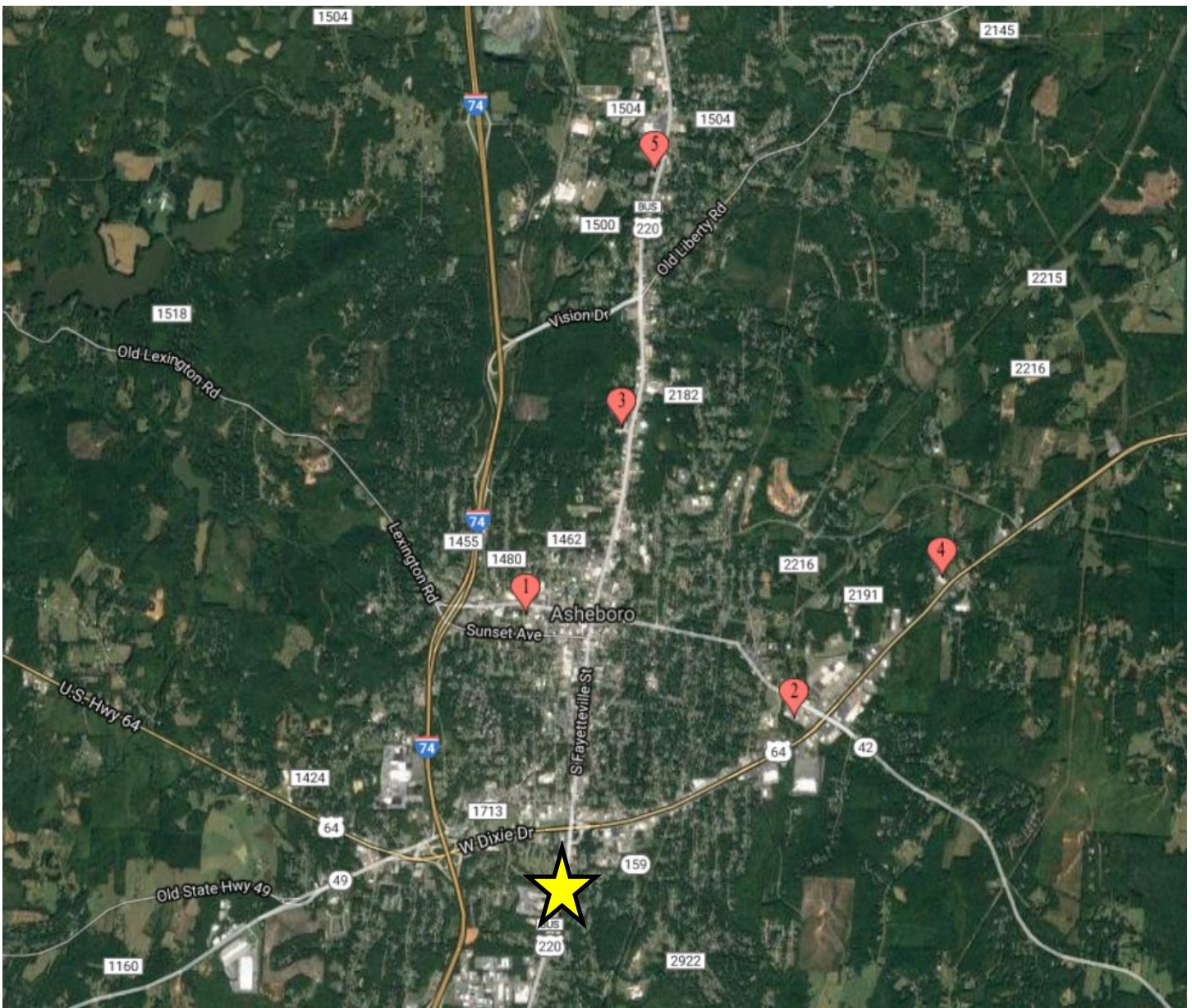
<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	3,003	36,521	76,685
Median age	38.7	38.0	38.0
Median age [male]	36.6	36.8	36.9
Median age [Female]	41.8	39.5	39.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	1,273	14,820	30,552
# of persons per HH	2.4	2.5	2.5
Average HH income	\$44,752	\$48,166	\$49,253
Average house value	\$136,158	\$160,702	\$151,329

*\* Demographic data derived from 2010 US Census*



# List of Competitors

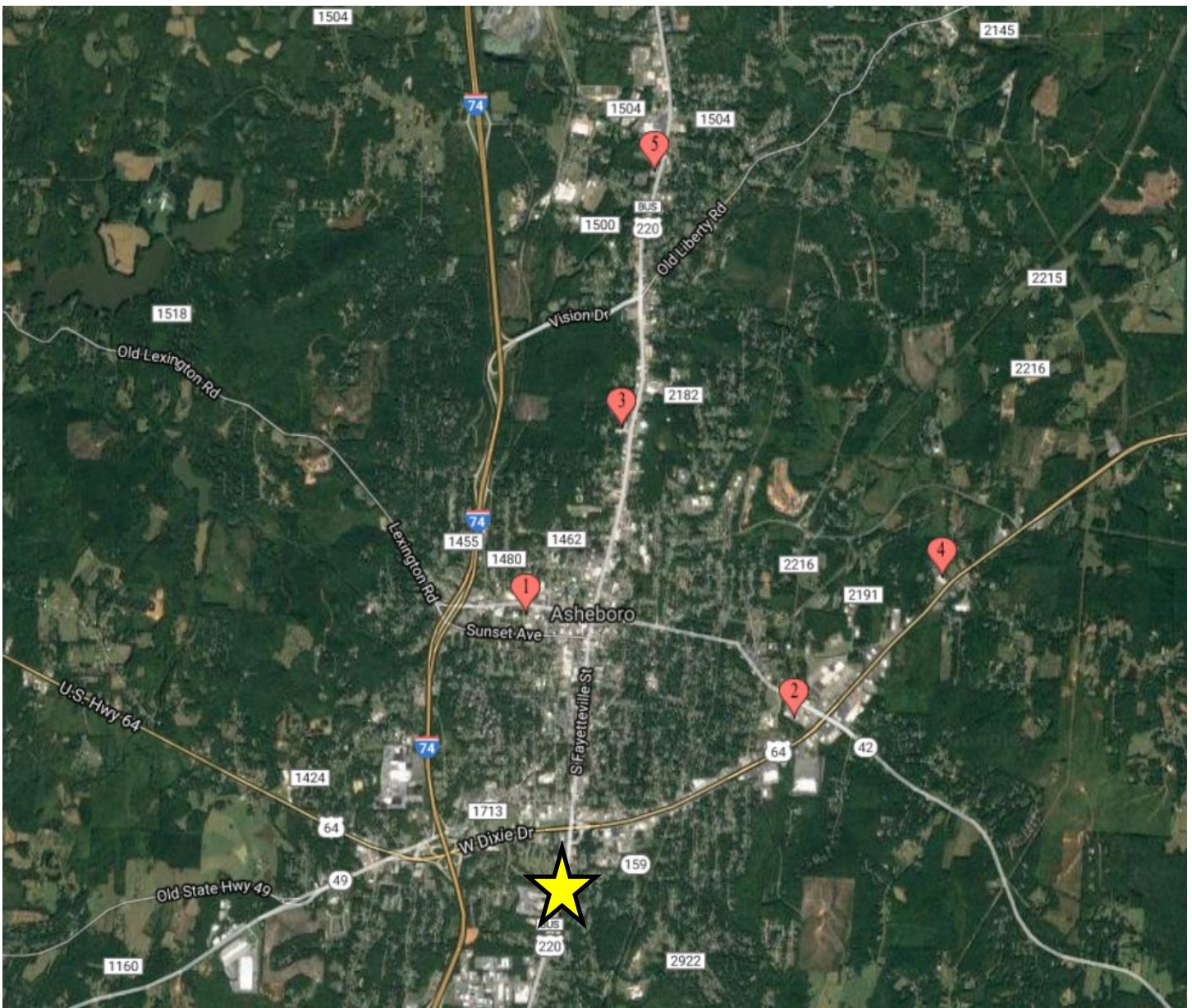
	Company	Address	City	State	Distance
1	Storage	526 Hoover St	ASHEBORO	NC	1.83
2	MINI STORAGE ON 42	205 NC-42	ASHEBORO	NC	1.94
3	GUARDIAN SELF STORAGE	1201 N FAYETTEVILLE ST	ASHEBORO	NC	3.11
4	GUARDIAN SELF STORAGE	2115 US HIGHWAY 64 E	ASHEBORO	NC	3.2
5	SUPERIOR SELF STORAGE	1825 N FAYETTEVILLE ST	ASHEBORO	NC	4.75





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# Rental Rate Survey

Unit Size			Type	On-Site Rates	PSF
<b>GUARDIAN SELF STORAGE: 1201 N FAYETTEVILLE ST (both locations)</b>					
10	x	10	Outside Drive Up Access	\$90.00	\$0.90
10	x	15	Outside Drive Up Access	\$105.00	\$0.70
10	x	20	Outside Drive Up Access	\$120.00	\$0.60
<b>Superior Self Storage: 1825 N Fayetteville Street</b>					
10	x	10	Outside Drive Up Access	\$95.00	\$0.95
10	x	15	Outside Drive Up Access	\$110.00	\$0.73
10	x	20	Outside Drive Up Access	\$125.00	\$0.63
<b>Storage: 526 Hoover St</b>					
			*Unable to reach for rental rates		
<b>MINI STORAGE ON 42: 205 NC HIGHWAY 42 N</b>					
			*Unable to reach for rental rates		



SELF STORAGE SALES NETWORK

