



COMMERCIAL REAL ESTATE

INDUSTRIAL PROPERTY FOR SALE



Moultrie Road Self Storage

13142 N US Hwy 319

Thomasville, GA 31757

TREY DESANTIS

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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
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EXECUTIVE SUMMARY

MOULTRIE ROAD SELF STORAGE

13142 N US HWY 319, THOMASVILLE, GA 31757



OFFERING SUMMARY

Sale Price:	\$1,015,740
CAP Rate:	8.8%
2020 Income:	\$98,701.20 (Including a 5% vacancy rate)
Expenses:	\$9,660
NOI:	\$89,041.20
Lot Size:	4.5 (+/-) AC
Zoning:	C-4

LOCATION OVERVIEW

Located on Hwy 319 in Thomasville, GA.

PROPERTY HIGHLIGHTS

- Well maintained newer construction (2016, 2018, and 2020)
- 71 total units, 10 CC units, 61 non-CC units, 5,000 sf of commercial leased space lease to two tenants
- 6 covered boat spaces w/ power (15 x 30)
- 6 covered RV/boat spaces w/ power (25 x 40)
- Billboard income
- Large parcel with ability to add more units
- +/- 95% occupancy

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ADDITIONAL PHOTOS

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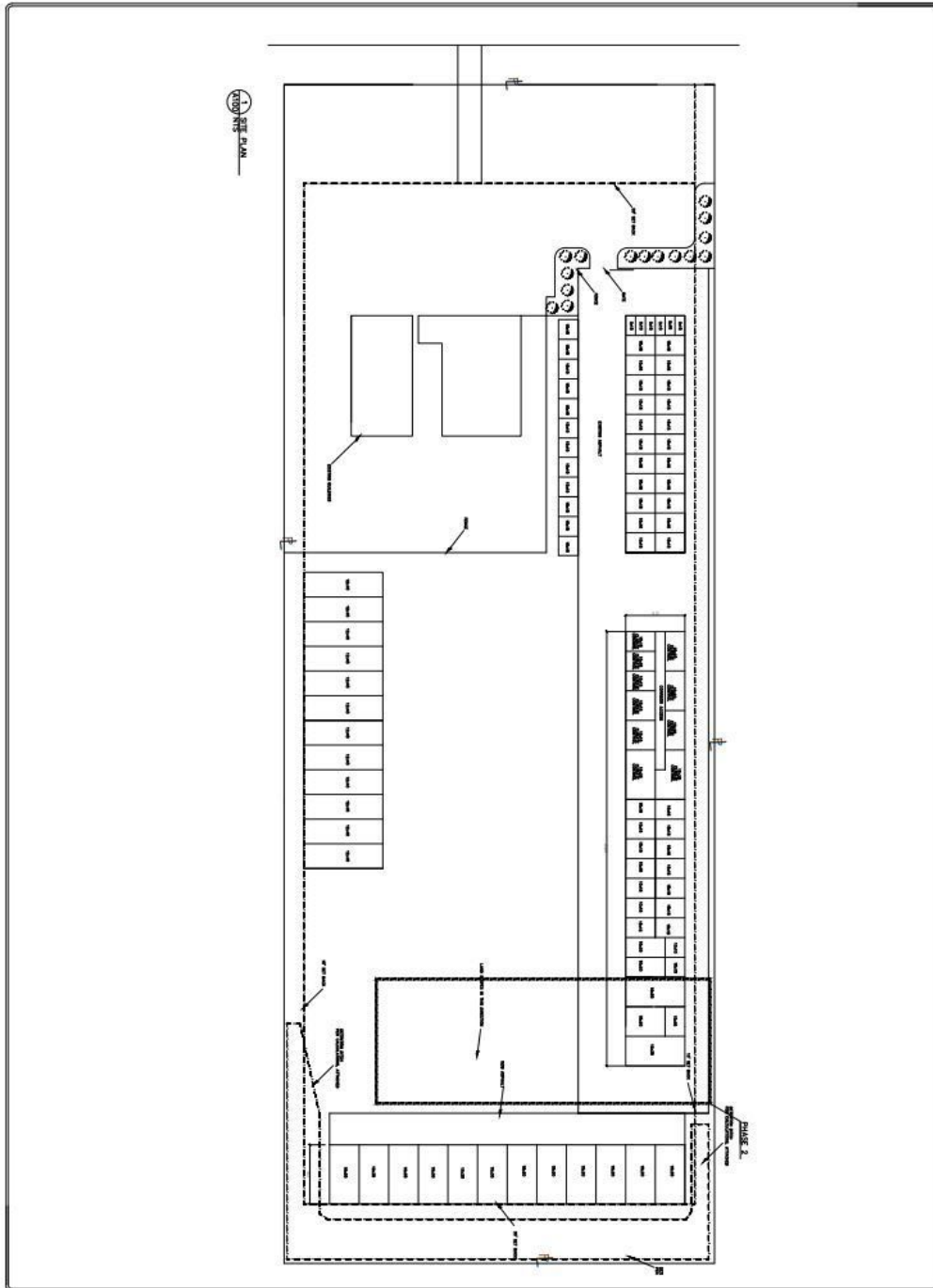




SITE PLAN

MOULTRIE ROAD SELF STORAGE

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SHEET 1

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DESIGNED BY
BGSTUDIO & DESIGN
DATE
JUNE 15, 2018

NEW STORAGE BUILDINGS FOR
Moultrie Rd Self Storage
HWY 319 N
THOMAS COUNTY, GEORGIA

BGSTUDIO & DESIGN
125 SOUTH STEPHENS STREET
ROSTON, GEORGIA 31628
TEL: (229)224-4181
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PARCEL MAP

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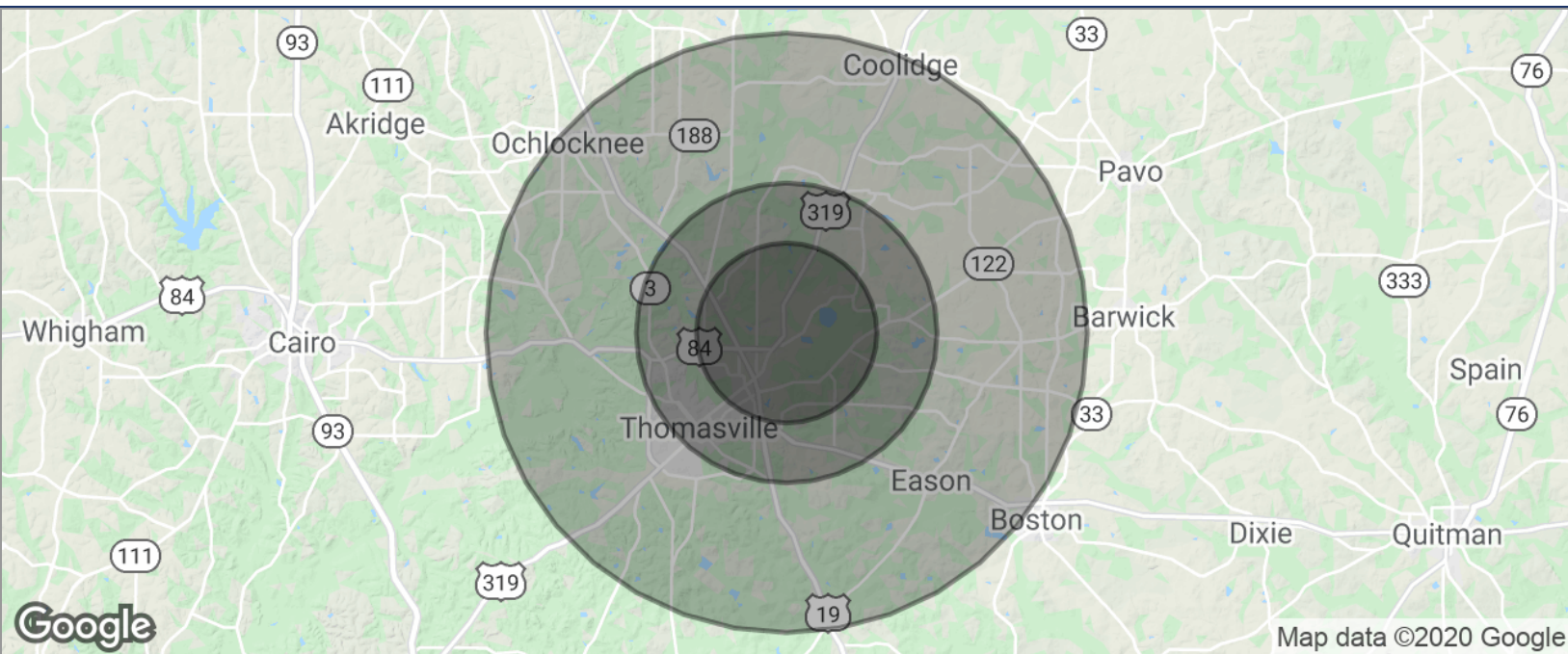




DEMOGRAPHICS MAP

MOULTRIE ROAD SELF STORAGE

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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	5,600	18,573	35,297
MEDIAN AGE	40.4	39.2	38.8
MEDIAN AGE (MALE)	37.2	37.0	37.6
MEDIAN AGE (FEMALE)	42.3	41.0	40.1
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,397	7,812	14,170
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$48,396	\$53,338	\$54,267
AVERAGE HOUSE VALUE	\$162,999	\$189,988	\$189,671
RACE	3 MILES	5 MILES	10 MILES
% WHITE	72.1%	65.3%	62.3%
% BLACK	23.2%	31.3%	34.7%
% ASIAN	2.8%	1.8%	1.0%
% HAWAIIAN	0.5%	0.3%	0.1%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	1.2%	1.0%	1.1%
ETHNICITY	3 MILES	5 MILES	10 MILES
% HISPANIC	3.2%	2.5%	2.6%

* Demographic data derived from 2010 US Census

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