



O F F E R I N G M E M O R A N D U M

STORE HERE SELF STORAGE

6369 THOMASTON ROAD
MACON, GA 31220



PRESENTED BY
GRANDSTONE
INVESTMENT
SALES

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S E C T I O N 1

INVESTMENT OVERVIEW

STORE HERE SELF STORAGE



O F F E R I N G S U M M A R Y

STORE HERE SELF STORAGE | 6369 THOMASTON ROAD, MACON, GA 31220

PURCHASE PRICE \$1,500,000

PRICE PER RENTABLE SQUARE FOOT \$56.80

CURRENT PHYSICAL OCCUPANCY 75.76%

CURRENT ECONOMIC OCCUPANCY 70.23%

YEAR 1 CAP RATE 7.28%

YEAR 2 CAP RATE 7.63%

YEAR 3 CAP RATE 7.99%

YEAR 4 CAP RATE 8.36%

YEAR 5 CAP RATE 8.62%

NET RENTABLE SQUARE FEET 26,406

LOT SIZE 2.18
SUBJECT TO PARCEL SPLIT

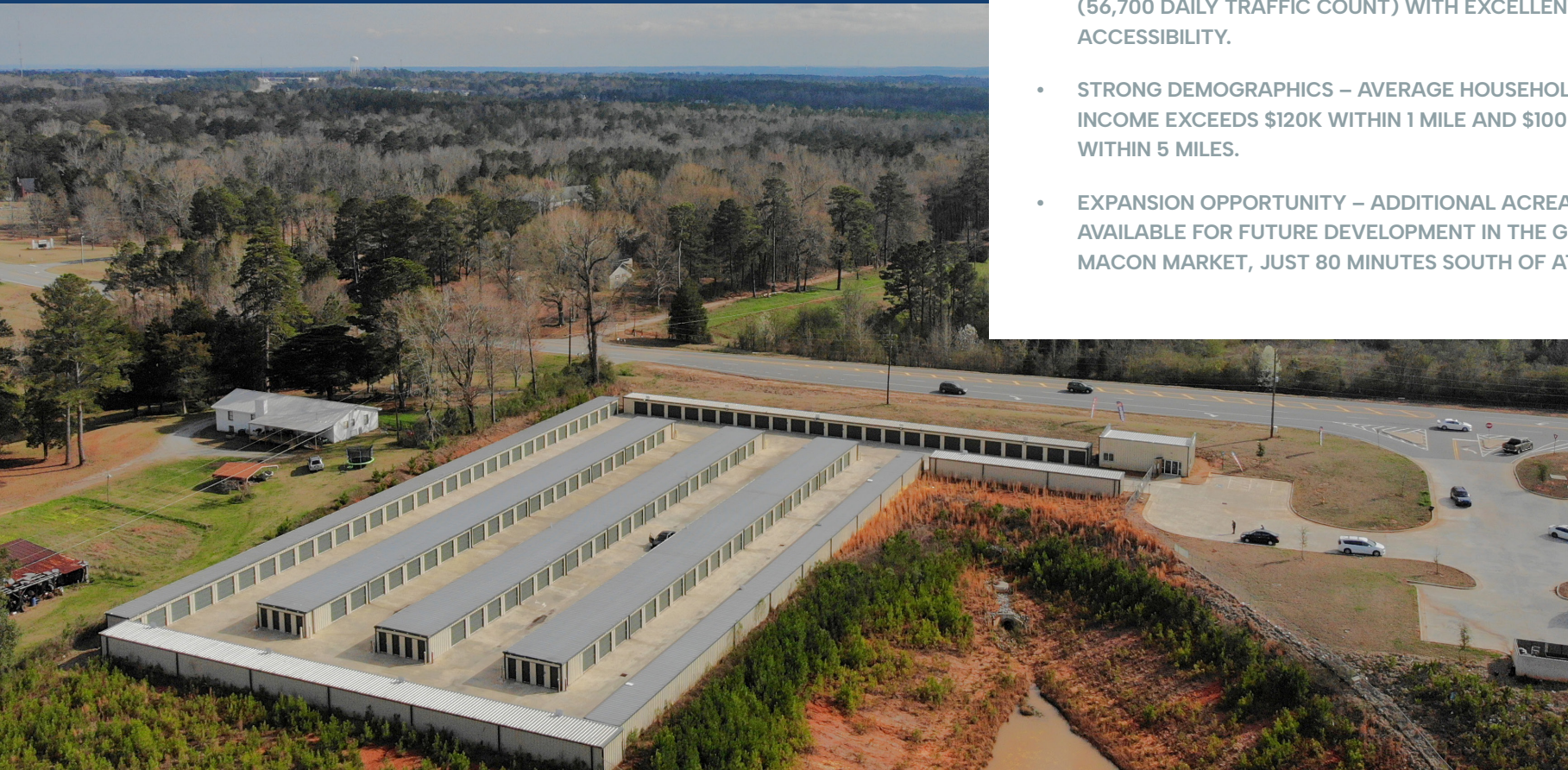
YEAR BUILT/RENOVATED 2020



The facility comprises 265 units totaling 26,406 net rentable square feet. Ownership recently upgraded the unit mix, driving a 12% increase in physical occupancy to 76%. Strategically located just 2.47 miles from I-475, which sees 56,700 vehicles daily, the property benefits from strong visibility and accessibility. Demographics are highly favorable, with average household incomes exceeding \$120K within a one-mile radius and \$100K within five miles. Offered at an exceptionally low price of just \$57 per square foot and with additional acreage available for future expansion, this facility presents investors with a compelling opportunity for immediate cash flow and long-term growth potential. Situated in Macon—only 80 minutes south of Atlanta—the market is well-positioned for continued economic and population growth.

INVESTMENT HIGHLIGHTS

- 265 UNITS / 26,406 NRSF – WELL-MAINTAINED FACILITY WITH A STRONG UNIT MIX.
- OCCUPANCY GROWTH – RECENT UNIT MIX UPGRADES DROVE A 12% INCREASE IN PHYSICAL OCCUPANCY IN 2025, NOW AT 76%.
- ATTRACTIVE PRICING – OFFERED AT A REMARKABLY LOW \$57 PRICE PER SQUARE FOOT WITH UPSIDE POTENTIAL.
- PRIME LOCATION – JUST 2.47 MILES FROM I-475 (56,700 DAILY TRAFFIC COUNT) WITH EXCELLENT ACCESSIBILITY.
- STRONG DEMOGRAPHICS – AVERAGE HOUSEHOLD INCOME EXCEEDS \$120K WITHIN 1 MILE AND \$100K WITHIN 5 MILES.
- EXPANSION OPPORTUNITY – ADDITIONAL ACREAGE AVAILABLE FOR FUTURE DEVELOPMENT IN THE GROWING MACON MARKET, JUST 80 MINUTES SOUTH OF ATLANTA.



S I T E D E S C R I P T I O N

TRAFFIC COUNT	11,170
COUNTY	BIBB COUNTY
NON CLIMATE UNITS	278
CLIMATE CONTROLLED UNITS	0
TOTAL NUMBER OF UNITS	265
UNCOVERED PARKING SPACES	0
UNIT SIZES	5X10
	7.5X10
	10X10
	10X12.5
	10X15
	10X20
NRSF	26,406
ONSITE MANAGERS	NO
# OF ACRES	2.18 (SUBJECT TO A PARCEL SPLIT)
# OF BUILDINGS	8
YEAR BUILT	2020
ZONING	PDE
PARCEL NUMBER(S)	1007-0004
# OF STORIES	1
# OF ELEVATORS / STAIRWELLS / ETC.	NONE
FOUNDATION	PAVED
EXTERIOR	METAL
FENCING TYPE	METAL FENCE
# OF ENTRIES	1
TYPE OF GATE	KEYPAD, GATED ENTRY
SIGNAGE	BANNER

TOTAL NUMBER OF UNITS

265

NET RENTABLE SQUARE FEET

26,406

UNIT SIZES

5X10 -
10X20

PROPERTY IMAGES



STORE HERE SELF STORAGE | 6369 THOMASTON ROAD, MACON, GA 31220

FACILITY NAME	ADDRESS	DISTANCE	CLIMATE CONTROL	NRSF 1-MILE	NRSF 3-MILE	NRSF 5-MILE
Store Here Self Storage	6369 Thomaston Rd, Macon, GA 31220	★	No	26,406	-	-
IStorage	6416 Peake Rd, Macon, GA 31210	1.55	Yes	-	65,013	-
Supa Suds Mini Storage	5660 Thomaston Rd, Macon, GA 31220	1.74	No	-	10,255	-
Free Up Storage Addition	2249 Heath Rd, Macon, GA 31206	1.82	No	-	41,250	-
FreeUp Storage Macon	2257 Heath Rd Ste B1, Macon, GA 31206	1.89	Yes	-	49,980	-
Zebulon Self Storage	6405 Zebulon Rd, Macon, GA 31220	2.05	Yes	-	81,385	-
5129 Mercer University Drive Mixed-Use	5129 Mercer University Dr, Macon, GA 31210	2.56	No	-	5,228	-
Eagle Self Storage	4295 Interstate Dr # A, Macon, GA 31210	2.75	Yes	-	35,700	-
Store Here Self Storage	4924 Mercer University Dr, Macon, GA 31210	2.99	Yes	-	143,345	-
Bear's Den Self-Storage Warehouses	5879 Columbus Rd, Macon, GA 31206	3.10	No	-	-	7,076
IStorage	4500 Billy Williamson Dr, Macon, GA 31206	3.74	Yes	-	-	91,988
Macon Storage West	4332 Log Cabin Drive, Macon, GA 31204	3.92	Yes	-	-	18,209
Mercer Storage	3968 Mercer University Dr, Macon, GA 31204	4.22	No	-	-	27,893
Big Peach Self Storage	3266 N Lizella Rd, Lizella, GA 31052	4.43	Yes	-	-	15,787
Forest Hill Mini Storage	1515 Forest Hill Rd, Macon, GA 31210	4.87	No	-	-	9,381
FreeUp Storage Brookdale Ave	3427 Brookdale Ave, Macon, GA 31204	4.97	No	-	-	13,395

TOTAL EXISTING SUPPLY

26,406 458,562 642,291

2025 POPULATION | 1-MILE 3,748 | 3-MILE 19,438 | 5-MILE 54,160

SQ FT PER PERSON

7.05 23.59 11.86



FACILITY NAME	ADDRESS	CITY	# OF UNITS	COST	PROJECT STAGE	DISTANCE
Lochwolde – Phase 2	6101 Thomaston Rd	Macon		\$40,000,000	Award	0.95
The Preserve – Phase 3	5850 McKinley Dr	Macon		\$20,000,000	Under Construction	1.33
Thomaston Road Multi Residential Development	5817 Thomaston Rd	Macon	288	\$20,000,000	Conceptual	1.49
Tucker Chase Apartments	5817 Thomaston Rd	Macon	288	\$108,600,000	Conceptual	1.49
Treetops Phase 2	6300 Moseley Dixon Rd	Macon	24	\$10,000,000	Pre-Construction/Negotiated	1.69
Treetops Phase III	6300 Moseley Dixon Rd	Macon	80	\$30,000,000	Award	1.69
The Villas at Moseley Dixon	5986 Moseley Dixon Rd	Macon	39	\$15,000,000	Award	1.83
Peake Road Senior Apartments	7081 Peake Rd	Macon	60	\$20,000,000	Design	1.90
Kinsale Phase 2	2600 Pineworth Rd	Macon	77	\$70,000,000	Award	2.09
Lamar Road Apartments	600 Lamar Rd	Macon	78	\$29,400,000	Conceptual	2.19
Arrowhead by the Lake – Phase 2	7665 Columbus Rd	Lizella	168	\$38,640,000	Under Construction	3.52
Rivoli Dr Residential Subdivision	5646 Rivoli Dr	Macon	68	\$12,920,000	Design	3.76
The Cottages on Wesleyan Expansion	Wesleyan Dr	Macon	50	\$20,000,000	Design	3.85
Watercrest Macon Assisted Living and Memory Care	Bass Rd	Macon	76	\$20,000,000	Award	4.07
Alexander IV Senior Apartments	3769 Ridge Ave	Macon	60	\$12,300,000	Award	4.82
Serenity Courtyard of Macon	2918 Bloomfield Dr	Macon	26	\$10,000,000	Design	4.89

TOTAL NUMBER OF UNITS	1,382
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S E C T I O N 2

FINANCIAL ANALYSIS

STORE HERE SELF STORAGE



NON-CLIMATE CONTROLLED (NCC):

UNIT SIZE	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME	YEAR 5 PROJ. MO. RENT/UNIT	YEAR 5 PROJ. ANNUAL INCOME
5.0 x 10.0	37	50	1,850	\$36.00	\$1,332	\$15,984	\$40.52	\$17,990
7.5 x 7.5	5	56	281	\$49.00	\$245	\$2,940	\$55.15	\$3,309
10.0 x 10.0	196	100	19,600	\$56.00	\$10,976	\$131,712	\$63.03	\$148,243
10.0 x 12.5	5	125	625	\$64.00	\$320	\$3,840	\$72.03	\$4,322
10.0 x 15.0	7	150	1,050	\$109.00	\$763	\$9,156	\$122.68	\$10,305
10.0 x 20.0	5	200	1,000	\$154.00	\$770	\$9,240	\$173.33	\$10,400
20.0 x 10.0	10	200	2,000	\$139.00	\$1,390	\$16,680	\$156.45	\$18,773
TOTAL NCC:	265	100	26,406	\$59.61	\$15,796	\$189,552	\$67.09	\$213,342
GRAND TOTAL	265	100	26,406	\$59.61	\$15,796	\$189,552	\$67.09	\$213,342

I N C O M E & E X P E N S E S

	ACTUALS CURRENT		YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5	
GROSS POTENTIAL RENT	\$189,552		\$189,552		\$195,239		\$201,096		\$207,129		\$213,342	
PHYSICAL VACANCY	(45,941)	24.2%	(18,955)	10.0%	(19,524)	10.0%	(20,110)	10.0%	(20,713)	10.0%	(21,334)	10.0%
ECONOMIC VACANCY	(10,495)	5.5%	(9,478)	5.0%	(9,762)	5.0%	(10,055)	5.0%	(10,356)	5.0%	(10,667)	5.0%
TOTAL VACANCY	(56,436)		(28,433)		(29,286)		(30,164)		(31,069)		(32,001)	
VACANCY %	29.8%		15.0%		15.0%		15.0%		15.0%		15.0%	
EFFECTIVE RENTAL INCOME	\$133,116		\$161,119		\$165,953		\$170,931		\$176,059		\$181,341	
LATE, LETTER, & NSF FEES	0		3,222		3,319		3,419		3,521		3,627	
ADMINISTRATION FEES	0		1,611		1,660		1,709		1,761		1,813	
TENANT INSURANCE	5,560		9,302		11,162		13,022		14,882		14,882	
MERCHANDISE SALES, NET	476		485		495		505		515		525	
OTHER INCOME	7,175		0		0		0		0		0	
TOTAL OTHER INCOME	\$13,211		\$14,620		\$16,635		\$18,655		\$20,679		\$20,848	
EFFECTIVE GROSS INCOME (EGI)	\$146,327		\$175,740		\$182,588		\$189,586		\$196,739		\$202,189	
PROPERTY TAXES	15,000		17,250		17,595		17,947		18,306		18,672	
INSURANCE	1,136		1,159		1,182		1,205		1,230		1,254	
UTILITIES & TRASH	2,437		2,485		2,535		2,586		2,637		2,690	
REPAIRS & MAINTENANCE	9,867		4,000		4,080		4,162		4,245		4,330	
ADVERTISING	5,142		5,244		5,349		5,456		5,565		5,677	
SALARIES, TAXES, & BENEFITS	15,987		16,306		16,632		16,965		17,304		17,651	
MANAGEMENT FEE	24,000		8,787		9,129		9,479		9,837		10,109	
OFFICE SUPPLIES & POSTAGE	17,680		5,000		5,100		5,202		5,306		5,412	
BANK & CREDIT CARD FEES	3,844		2,812		2,921		3,033		3,148		3,235	
TELEPHONE & INTERNET	2,966		3,025		3,085		3,147		3,210		3,274	
OTHER EXPENSES	500		510		520		530		541		552	
TOTAL EXPENSES	\$98,557		\$66,578		\$68,130		\$69,713		\$71,329		\$72,856	
% OF EGI	67.4%		37.9%		37.3%		36.8%		36.3%		36.0%	
NET OPERATING INCOME (NOI)	\$47,770		\$109,161		\$114,458		\$119,873		\$125,409		\$129,333	
OPERATING MARGIN %	32.6%		62.1%		62.7%		63.2%		63.7%		64.0%	

1. RE Taxes are based on the current appraised value of \$2,874,924. Taxes are assuming parcel split.
2. Income based on T-12 actual. 3. Expenses based on T-12 actual

PROPERTY IMAGES



SECTION 3

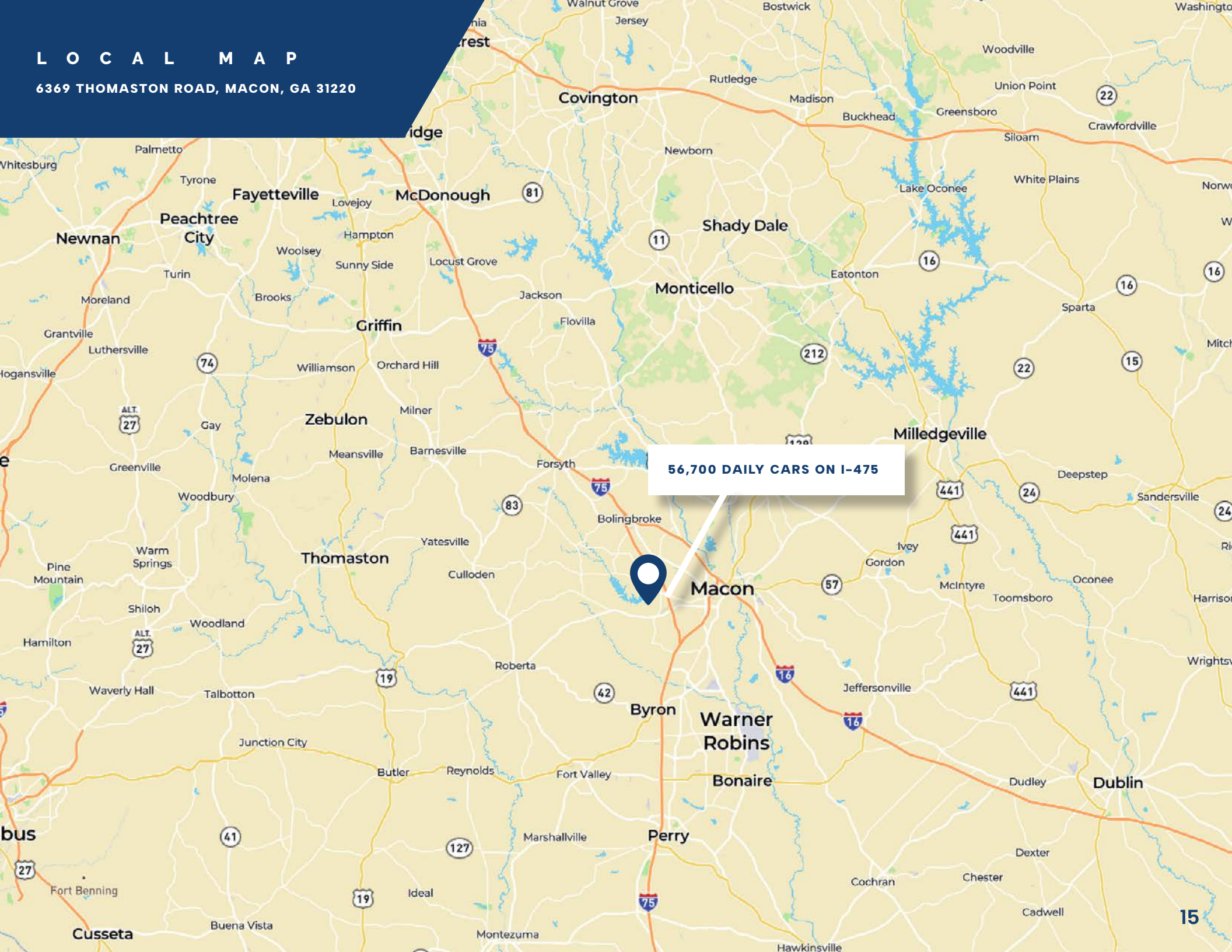
PROPERTY INFORMATION

STORE HERE SELF STORAGE



LOCAL MAP

6369 THOMASTON ROAD, MACON, GA 31220



REGIONAL MAP

6369 THOMASTON ROAD, MACON, GA 31220



P A R C E L O U T L I N E

6369 THOMASTON ROAD, MACON, GA 31220



Dollar General

Command
Keeping Ch

Thomaston Rd

Windy Hill Dr

Windy Hill Dr

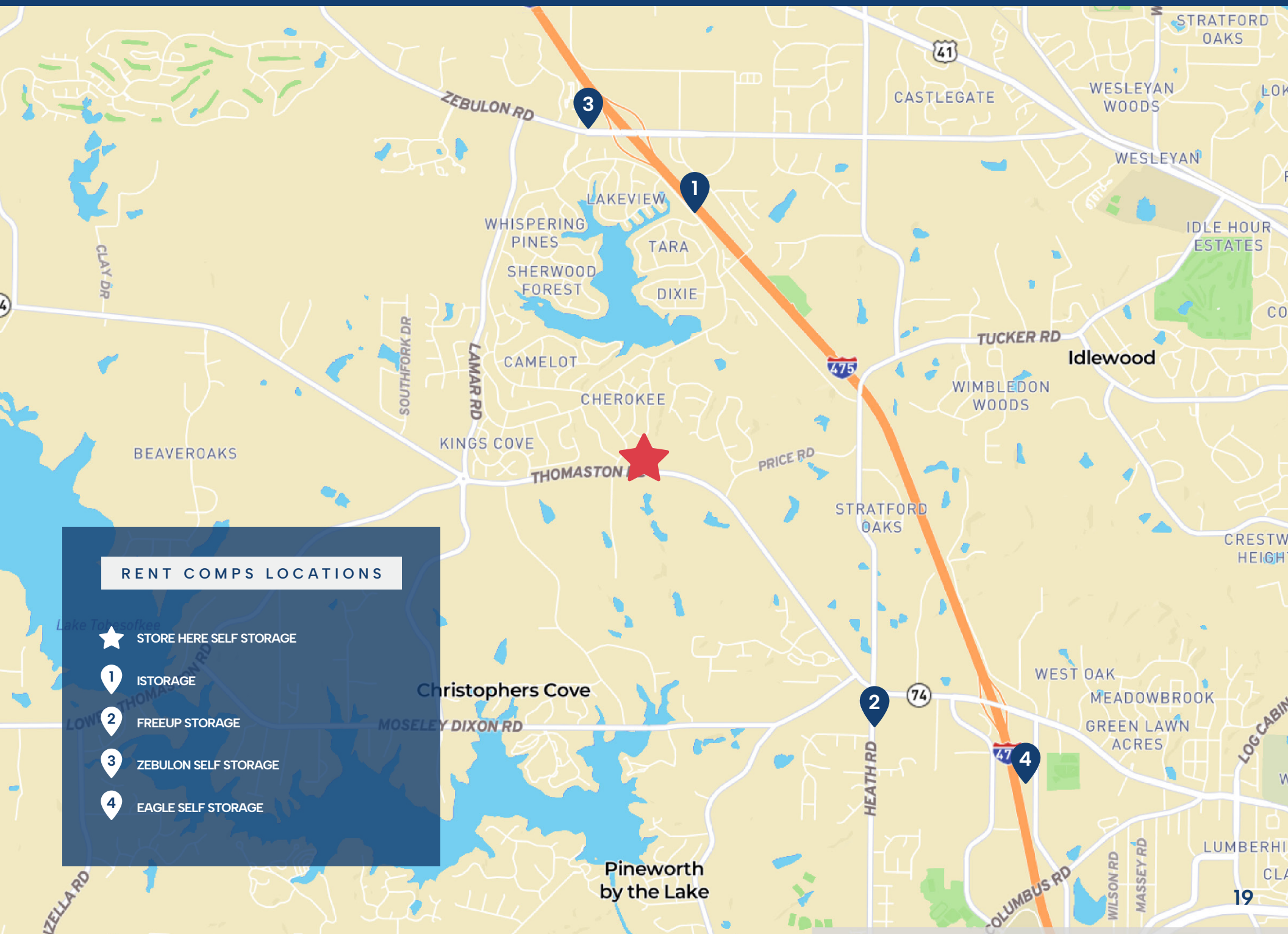
*SUBJECT TO PARCEL SPLIT

SECTION 4

RENT COMPARABLES

STORE HERE SELF STORAGE





RENT COMPS LOCATIONS

- ★ STORE HERE SELF STORAGE
- 1 IStorage
- 2 FREEUP STORAGE
- 3 ZEBULON SELF STORAGE
- 4 EAGLE SELF STORAGE



Store Here Self Storage

6369 Thomaston Rd,
Macon, GA 31220

NSRF	26,406
YEAR BUILT	2020
DISTANCE	★

UNIT TYPE	RENT/ UNIT	AVG RENT/SF
5X10 NCC	\$36	\$0.72
10X10 NCC	\$56	\$0.56
10X15 NCC	\$109	\$0.73
10X20 NCC	\$154	\$0.77
AVERAGE:		\$0.69

1



iStorage

6416 Peake Rd,
Macon, GA 31210

NSRF	65,013
YEAR BUILT	2002
DISTANCE	1.5

UNIT TYPE	RENT/ UNIT	AVG RENT/SF
5X10 NCC	\$44	\$0.88
10X10 NCC	\$91	\$0.91
10X15 NCC	\$174	\$1.16
10X20 NCC	\$—	\$—
AVERAGE:		\$0.98

2



FreeUp Storage

2257 Heath Rd,
Macon, GA 31206

NSRF	49,980
YEAR BUILT	1997–2017
DISTANCE	1.9

UNIT TYPE	RENT/ UNIT	AVG RENT/SF
5X10 NCC	\$65	\$1.30
10X10 NCC	\$92	\$0.92
10X15 NCC	\$125	\$0.83
10X20 NCC	\$159	\$0.80
AVERAGE:		\$0.96

3



Zebulon Self Storage

6405 Zebulon Rd,
Macon, GA 31220

NSRF	81,385
YEAR BUILT	2020–2023
DISTANCE	2.1

UNIT TYPE	RENT/ UNIT	AVG RENT/SF
5X10 NCC	\$79	\$1.58
10X10 NCC	\$105	\$1.05
10X15 NCC	\$119	\$0.79
10X20 NCC	\$159	\$0.80
AVERAGE:		\$1.05

4



Eagle Self Storage

4295 Interstate Dr,
Macon, GA 31210

NSRF	35,700
YEAR BUILT	2004
DISTANCE	2.8

UNIT TYPE	RENT/ UNIT	AVG RENT/SF
5X10 NCC	\$98	\$1.96
10X10 NCC	\$184	\$1.84
10X15 NCC	\$212	\$1.41
10X20 NCC	\$289	\$1.45
AVERAGE:		\$1.66

S E C T I O N 5

DEMOGRAPHIC ANALYSIS

STORE HERE SELF STORAGE



WELCOME TO Macon, GA



ECONOMIC DRIVERS



MANUFACTURING

Macon is home to a range of manufacturing operations, including food processing, automotive, aerospace, and paper goods production (e.g., Blue Bird Corporation and YKK).



TOURISM & ARTS

With a rich music history (e.g., Otis Redding, Allman Brothers), historic architecture, & venues like the Macon Coliseum, tourism & cultural attractions support local hospitality & retail sectors.



TRANSPORTATION AND LOGISTICS

Strategically located near I-75 and I-16, Macon serves as a logistics hub for Georgia, with rail access and proximity to the Port of Savannah contributing to freight and distribution jobs.



HEALTHCARE

Anchored by Atrium Health Navicent and other regional hospitals, the healthcare sector is one of Macon's largest employers and a major contributor to the local economy.



EDUCATION

Institutions like Mercer University, Middle GA State University, and Central Georgia Technical College provide jobs, attract students, and support innovation and workforce development.



GOVERNMENT AND MILITARY

Robins Air Force Base (nearby in Warner Robins) is one of the largest employers in the region, significantly influencing Macon's economy through defense contracts and service-related industries.

Macon, GA, known as the "Heart of Georgia," offers a diverse array of employment opportunities across various sectors. With a strong presence in healthcare, education, and manufacturing industries, Macon provides a range of job options for residents. The city's robust healthcare sector includes reputable hospitals and medical facilities, while its educational institutions offer employment opportunities in both public and private sectors. Additionally, Macon's manufacturing sector, encompassing automotive and aerospace industries, contributes significantly to the city's employment landscape, making it an attractive destination for job seekers.



2024 POPULATION

1-MILE	3-MILE	5-MILE
3,748	16,634	53,147



2024 HOUSEHOLDS

1-MILE	3-MILE	5-MILE
1,405	6,530	20,858



2024 AVERAGE INCOME

1-MILE	3-MILE	5-MILE
\$120,183	\$100,260	\$101,151



2029 POPULATION

1-MILE	3-MILE	5-MILE
3,837	17,034	54,435



2024-29 AVG ANNUAL GROWTH

1-MILE	3-MILE	5-MILE
2	10	32



2028 AVERAGE INCOME

1-MILE	3-MILE	5-MILE
\$137,445	\$114,755	\$112,520



STORE HERE SELF STORAGE

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GRANDSTONE
STORAGE INVESTMENT SALES

