



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

WESTORE

5092 HOG MOUNTAIN RD,
FLOWERY BRANCH, GEORGIA 30542



PRESENTED BY
GRANDSTONE
INVESTMENT
SALES

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SECTION 1

INVESTMENT OVERVIEW

WESTORE



OFFERING SUMMARY

WESTORE | 5092 HOG MOUNTAIN RD, FLOWERY BRANCH, GEORGIA 30542

PURCHASE PRICE UNPRICED

CURRENT PHYSICAL OCCUPANCY 54.80%

CURRENT ECONOMIC OCCUPANCY 31.09%

NET RENTABLE SQUARE FEET 74,320

LOT SIZE 6.98

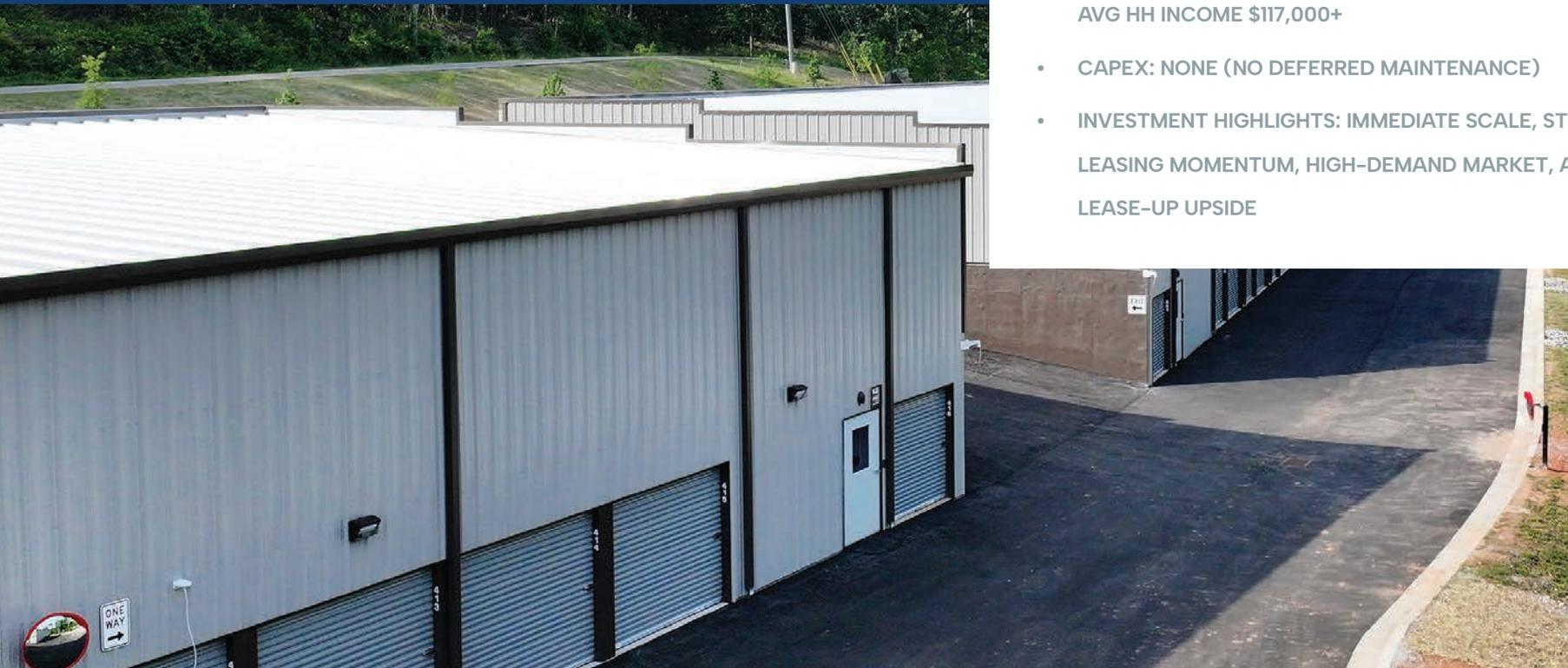
YEAR BUILT/RENOVATED 2024



Grandstone Investment Sales is pleased to exclusively present a newly constructed, Class A self-storage facility located in Flowery Branch, Georgia. Positioned just 39 miles northeast of Downtown Atlanta, the property offers exceptional accessibility, strong demographics, and is strategically situated within one of Georgia's fastest-growing suburban corridors. The facility comprises 677 climate-controlled units totaling 74,320 net rentable square feet, along with 12 uncovered parking spaces. Delivered in 2024, the property has already achieved 55% physical occupancy, supported by strong leasing momentum and a well-balanced unit mix. More than 70,000 residents live within a five-mile radius, with average household incomes exceeding \$117,000—creating a high-demand storage market with strong pricing power. With a projected stabilized NOI of over \$900,000 and no deferred capex, the asset offers investors immediate scale, a prime location, and the opportunity to capitalize on lease-up upside in a supply-constrained market.

INVESTMENT HIGHLIGHTS

- LOCATION: FLOWERY BRANCH, GA (39 MILES NE OF DOWNTOWN ATLANTA)
- YEAR DELIVERED: 2024 (CLASS A CONSTRUCTION)
- TOTAL UNITS: 677 CLIMATE-CONTROLLED UNITS + 12 UNCOVERED PARKING SPACES
- NET RENTABLE SF: 74,320
- CURRENT OCCUPANCY: 55% PHYSICAL
- PROJECTED STABILIZED NOI: \$900,000+
- DEMOGRAPHICS: 70,000+ RESIDENTS WITHIN 5 MILES | AVG HH INCOME \$117,000+
- CAPEX: NONE (NO DEFERRED MAINTENANCE)
- INVESTMENT HIGHLIGHTS: IMMEDIATE SCALE, STRONG LEASING MOMENTUM, HIGH-DEMAND MARKET, AND LEASE-UP UPSIDE



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

TRAFFIC COUNT	68,000
COUNTY	HALL
CLIMATE CONTROLLED UNITS	677
TOTAL NUMBER OF UNITS	677
UNCOVERED PARKING SPACES	12
UNIT SIZES	5X5-10X20
NRSF	74,320
# OF ACRES	6.98
# OF BUILDINGS	4
YEAR BUILT	2024
PARCEL NUMBER(S)	08-00116-00-003
# OF STORIES	1
FOUNDATION	CEMENT
FRAMING	METAL
EXTERIOR	BRICK/METAL
ROOF TYPE	METAL
FENCING TYPE	CHAINLINK
# OF ENTRIES	1

TOTAL NUMBER OF UNITS

677

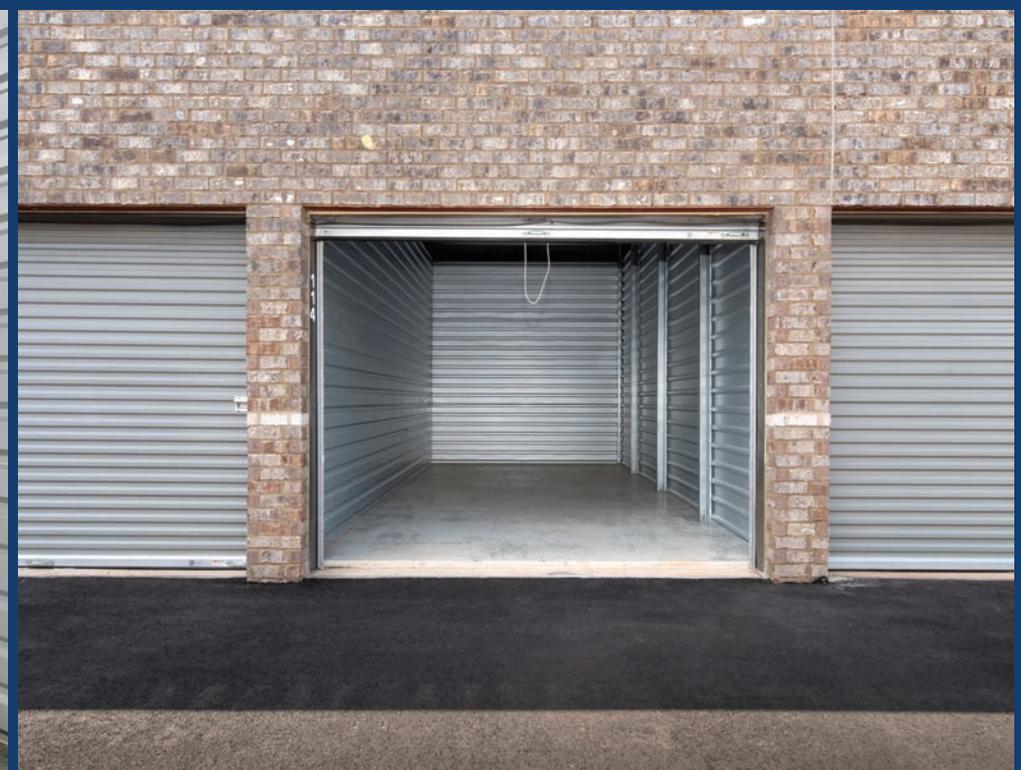
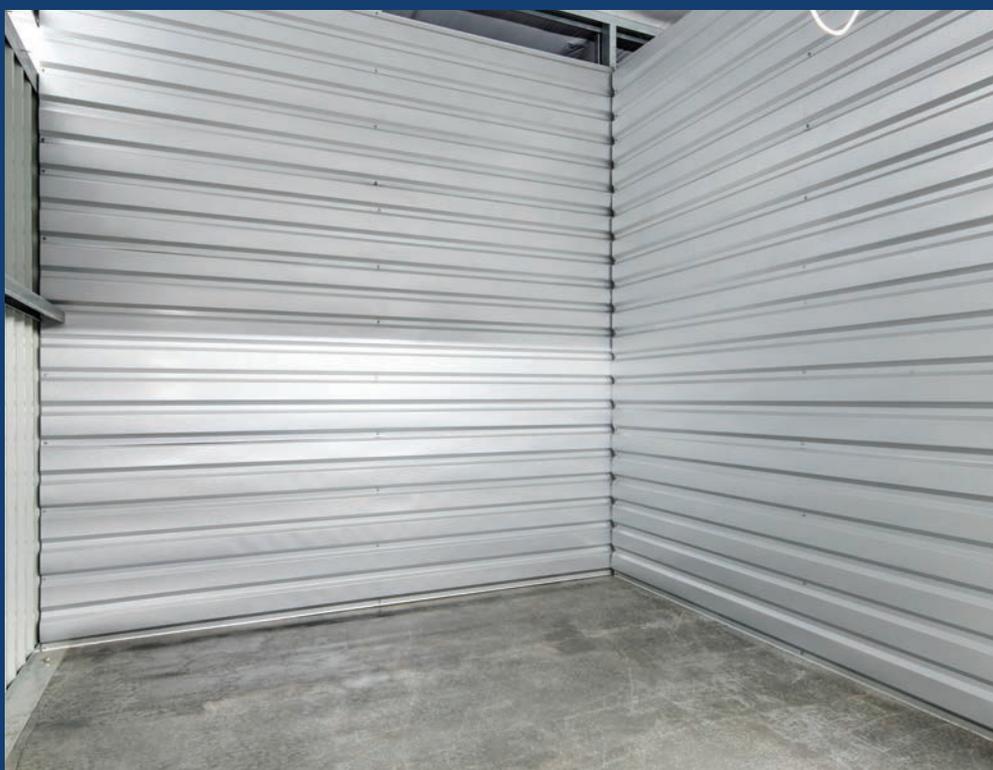
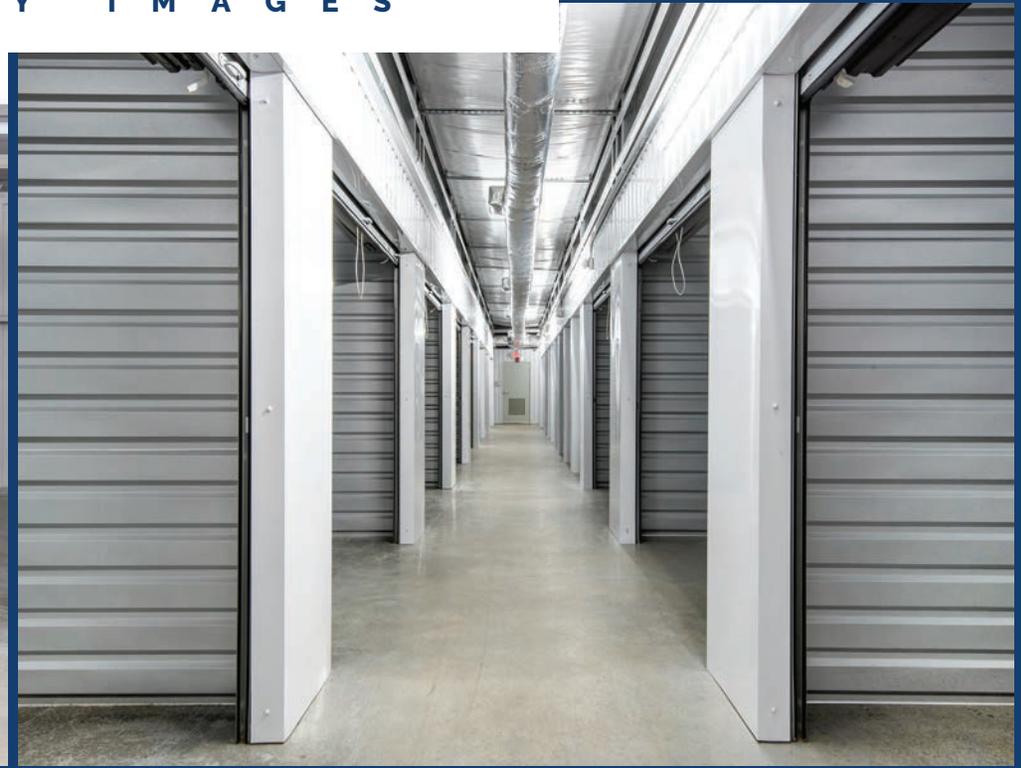
NET RENTABLE SQUARE FEET

74,320

UNIT SIZES

5x5 -
10x20

PROPERTY IMAGES



WESTORE | 5092 HOG MOUNTAIN RD, FLOWERY BRANCH, GEORGIA 30542

FACILITY NAME	ADDRESS	DISTANCE	CLIMATE CONTROL	NRSF 1-MILE	NRSF 3-MILE	NRSF 5-MILE
WeStore LLC	5092 Hog Mountain Rd, Flowery Branch, GA 30542	★	Yes	74,320	-	-
My Storage Space	5671 Wayne Dr, Flowery Branch, GA 30542	0.69	No	25,260	-	-
Parkway Mini-Storage	4728 Hog Mountain Rd, Flowery Branch, GA 30542	0.90	No	9,702	-	-
Public Storage	6121 Spout Springs Rd, Flowery Branch, GA 30542	1.09	Yes	-	73,453	-
Flowery Branch Mini Storage	5110 Chattahoochee St, Flowery Branch, GA 30542	1.40	Yes	-	22,788	-
USA Storage Centers - Flowery Branch	6113 Atlanta Hwy, Flowery Branch, GA 30542	1.68	Yes	-	15,585	-
Self Storage	4105 Gainesville Hwy, Buford, GA 30518	1.98	No	-	75,000	-
6702 McEver Road Self-Storage	6702 McEver Rd, Buford, GA 30518	2.63	No	-	13,125	-
Mini Storage Depot	944 Gainesville Hwy, Buford, GA 30518	2.69	No	-	120,000	-
4624 Friendship Road Self-Storage Facility	4624 Friendship Rd, Buford, GA 30519	2.71	No	-	13,125	-
Bt Storage	4153 Falcon Parkway, Flowery Branch, GA 30542	2.90	No	-	9,000	-
6709 McEver Road Self Storage and Carwash	6709 McEver Rd, Buford, GA 30518	2.91	No	-	13,125	-
First Place Self Storage	912 Gainesville Hwy, Buford, GA 30518	3.15	Yes	-	-	30,850
7320 Friendship Road Self-Storage Facility	7320 Friendship Rd, Braselton, GA 30517	3.32	No	-	-	64,500
U-Haul / Oakwood	3801 Thurmon Tanner Pkwy, Oakwood, GA 30566	3.70	No	-	-	82,762
Lanier Island Parkway Self Storage / Buford	6034 Lanier Islands Pkwy, Buford, GA 30518	3.98	No	-	-	86,250
Chestnut Mountain Mini Storage	4105 Winder Hwy, Flowery Branch, GA 30542	4.04	No	-	-	24,377
Peachtree Industrial Boat & Mini Storage	2892 Peachtree Industrial Blvd, Buford, GA 30518	4.22	No	-	-	28,540
Double Eagle Self Storage	3558 Atlanta Hwy, Flowery Branch, GA 30542	4.38	No	-	-	24,319
Mcever Road Self Storage	5140 Mcever Rd, Oakwood, GA 30566	4.48	Yes	-	-	79,275
Extra Space Storage	3719 Winder Hwy, Flowery Branch, GA 30542	4.54	Yes	-	-	32,817
Self-Storage at U-Haul	6619 Lanier Islands Pkwy, Buford, GA 30518	4.55	Yes	-	-	49,852
Space Shop Self Storage	7352 Friendship Springs Blvd, Flowery Branch, GA 30542	4.70	Yes	-	-	93,000
Public Storage	7366 Friendship Springs Blvd, Flowery Branch, GA 30542	4.72	Yes	-	-	72,150

TOTAL EXISTING SUPPLY 109,282 464,483 1,133,175

SQ FT PER PERSON 27.91 18.39 16.16

2023 POPULATION | 1-MILE 3,915 | 3-MILE 25,251 | 5-MILE 70,136

5 MILE MULTIFAMILY DEVELOPMENT PIPELINE

FACILITY NAME	ADDRESS	CITY	# OF UNITS	COST	PROJECT STAGE	DISTANCE
Mulberry Street Townhomes	5674 Mulberry St	Flowery Branch	55	\$10,000,000	Pre-Construction/Negotiated	0.33
Mulberry Street Residential Development	5000 Mulberry St	Flowery Branch	339	\$3,000,000	Conceptual	0.77
Crest Flowery Branch	Thurmon Tanner Pkwy & Phil Niekro Blvd	Flowery Branch	324	\$20,000,000	Under Construction	0.82
Wade Orr Road Residential Subdivision	6150 Wade Orr Rd	Flowery Branch	15	\$6,000,000	Conceptual	0.86
Church Street Townhome Development	5611 Church St	Flowery Branch	14	\$1,000,000	Design	1.15
Sterling on the Lake	Capitola Farm Rd and Spout Spring Rd	Flowery Branch	65	\$3,000,000	Conceptual	1.15
Main Street Townhome Development	5702 Main St	Flowery Branch	20	\$20,000,000	Occupancy	1.25
Folksong Apartments	4496 Hog Mountain Rd	Flowery Branch	334	\$40,000,000	Occupancy	1.46
Hemingway Subdivision / Flowery Branch	5416 Gainesville St	Flowery Branch	49	\$15,000,000	Conceptual	1.47
Mountain Valley Estates Unit 1	4300 Hog Mountain Rd	Hoschton	39	\$16,000,000	Conceptual	1.53
Capstone at Spout Springs	Spout Springs Rd	Flowery Branch	444	\$31,500,000	Conceptual	1.55
McEver Road Townhome Development	McEver Rd	Flowery Branch	93	\$30,000,000	Design	2.04
McEver Road Residential Subdivision	McEver Rd	Flowery Branch	102	\$30,000,000	Conceptual	2.04
McEver Road Tract	5519 McEver Rd	Flowery Branch	66	\$32,000,000	Design	2.08
Waterside at Lake Lanier / Buford	GA-347 & Lanier Islands Pkwy	Buford	205	\$77,326,000	Pre-Construction/Negotiated	2.59
J M Turk Rd Mixed-Use Development / Flowery Branch	Guth Rd & J M Turk Rd	Flowery Branch	256	\$99,000,000	Conceptual	2.77
Residential Subdivision - Flowery Branch	J M Turk Rd & Stanley Rd	Flowery Branch	324	\$126,782,000	Conceptual	2.78
Village at Lake Lanier	940 Gainesville Hwy	Buford	500	\$500,000	Post-Bid	2.79
Spout Springs Road Residential Subdivision	6732 Spout Springs Rd	Flowery Branch	158	\$62,000,000	Award	2.81
Swansey Road Residential Subdivision	5991 Swansey Rd	Flowery Branch	100	\$5,000,000	Conceptual	2.87
Jim Crow Road Residential Subdivision	5704 GC Crow Rd	Flowery Branch	49	\$6,000,000	Award	2.87
Ridgeview Mixed-Use Development / Buford	4435 Ridge Rd	Buford	551	\$244,000,000	Conceptual	2.88
Spout Springs Road Residential Development	6804 Spout Springs Rd	Flowery Branch	101	\$3,000,000	Conceptual	2.91
Ridge Road Residential Subdivision	4119 Ridge Rd	Buford	127	\$3,000,000	Award	3.16
Spout Springs Road Mixed-Use Development	6863 Spout Springs Rd	Flowery Branch	393	\$10,000,000	Award	3.32
Bogan Park	3500 N Bogan Rd	Buford	16	\$6,000,000	Under Construction	3.35
Union Church Road Residential Subdivision	Union Church Rd	Flowery Branch	148	\$3,000,000	Award	3.37
Old Friendship Road Residential Subdivision	4000 Old Friendship Rd NE	Buford	22	\$8,000,000	Under Construction	3.56
North Waterworks Road Mixed-Use Development	3450 N Waterworks Rd	Buford	2,000	\$2,000,000	Conceptual	3.68
Green Road Residential Subdivision	5697 Green Rd	Buford	5	\$1,000,000	Award	3.74
Trinity Falls Phase 3	3300 Long Creek Dr	Buford	41	\$3,000,000	Under Construction	3.92
Reunion Subdivision Expansion	7099 Spout Springs Rd	Flowery Branch	144	\$2,000,000	Award	4.01
Plainview Road Residential Subdivision	Plainview Rd	Oakwood	20,000	\$20,000,000	Conceptual	4.04
Deaton Farm Subdivision	3885 Thompson Mill Rd	Buford	110	\$40,000,000	Under Construction	4.24
Hosch Reserve	3069 Old Thompson Mill Rd	Buford	92	\$30,000,000	Award	4.46
U-Haul Oakwood GA	4619 Woodlane Dr	Oakwood	0	\$0	Post-Bid	4.46
Mundy Mill Apartments	Mundy Mill Road and Millside Parkway	Oakwood	300	\$113,000,000	Under Construction	4.57
Wallis Road Multi-Residential Development	3542 Wallis Rd	Flowery Branch	298	\$5,000,000	Conceptual	4.59
McEver Road Adult Communities	McEver Rd	Oakwood	295	\$111,000,000	Pre-Construction/Negotiated	4.63
Sherwood Square Subdivision	7285 Spout Springs Rd	Flowery Branch	220	\$100,000,000	Award	4.70
The Enclave at Oak Ridge	3086 Bart Johnson Rd	Buford	174	\$2,000,000	Award	4.91
South Hall Residential	3950 Oakwood Rd	Oakwood	240	\$90,000,000	Conceptual	4.92
Oakwood Road Residential Development	McEver Rd & Oakwood Rd	Oakwood	195	\$73,500,000	Conceptual	4.98

FOR COMPLETE LIST, CONTACT BROKER

SECTION 2

FINANCIAL ANALYSIS

WESTORE



CLIMATE CONTROLLED (CC):

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 5.0	34	25	850	\$80.00	\$2,720	\$32,640	\$87.42	\$35,667
5.0 x 10.0	80	50	4,000	\$90.00	\$7,200	\$86,400	\$98.35	\$94,412
9.0 x 10.0	24	90	2,160	\$130.00	\$3,120	\$37,440	\$142.05	\$40,912
10.0 x 10.0	397	100	39,700	\$140.00	\$55,580	\$666,960	\$152.98	\$728,805
10.0 x 15.0	15	150	2,250	\$180.00	\$2,700	\$32,400	\$196.69	\$35,404
9.0 x 20.0	2	180	360	\$230.00	\$460	\$5,520	\$251.33	\$6,032
10.0 x 20.0	125	200	25,000	\$250.00	\$31,250	\$375,000	\$273.18	\$409,773
TOTAL (CC):	677	110	74,320	\$152.19	\$103,030	\$1,236,360	\$166.30	\$1,351,004

UNCOVERED PARKING (UP)

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
10.0 x 15.0	12	-	-	\$50.00	\$600	\$7,200	\$54.64	\$7,868
TOTAL (UP):	12	-	-	\$50.00	\$600	\$7,200	\$54.64	\$7,868

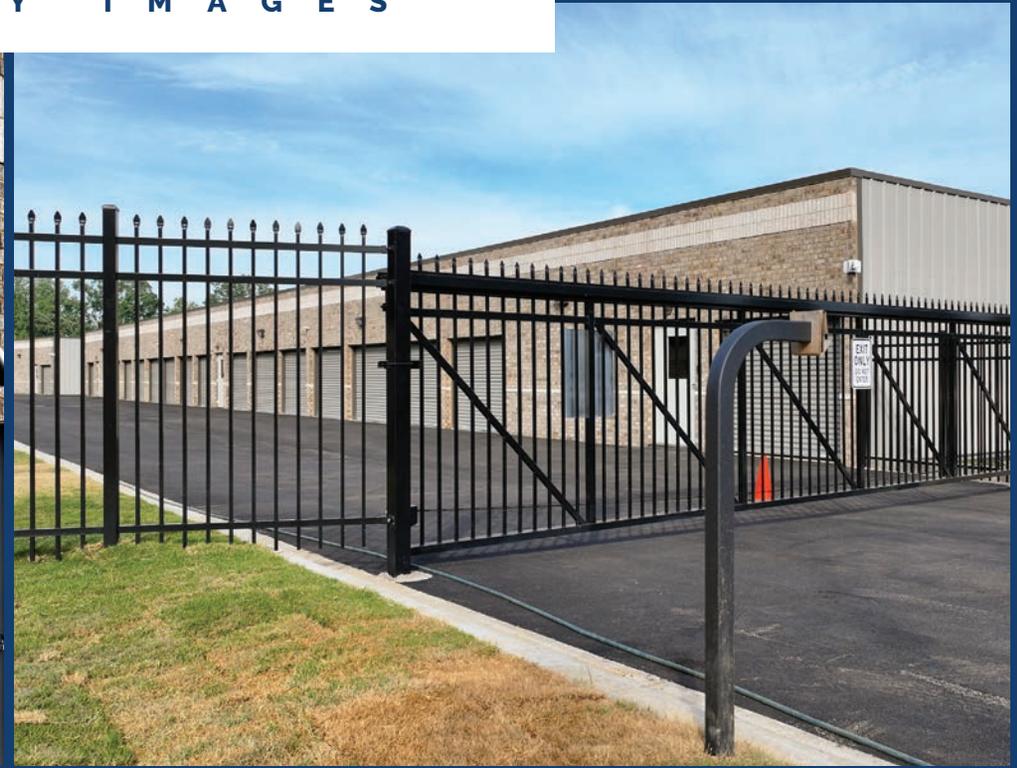
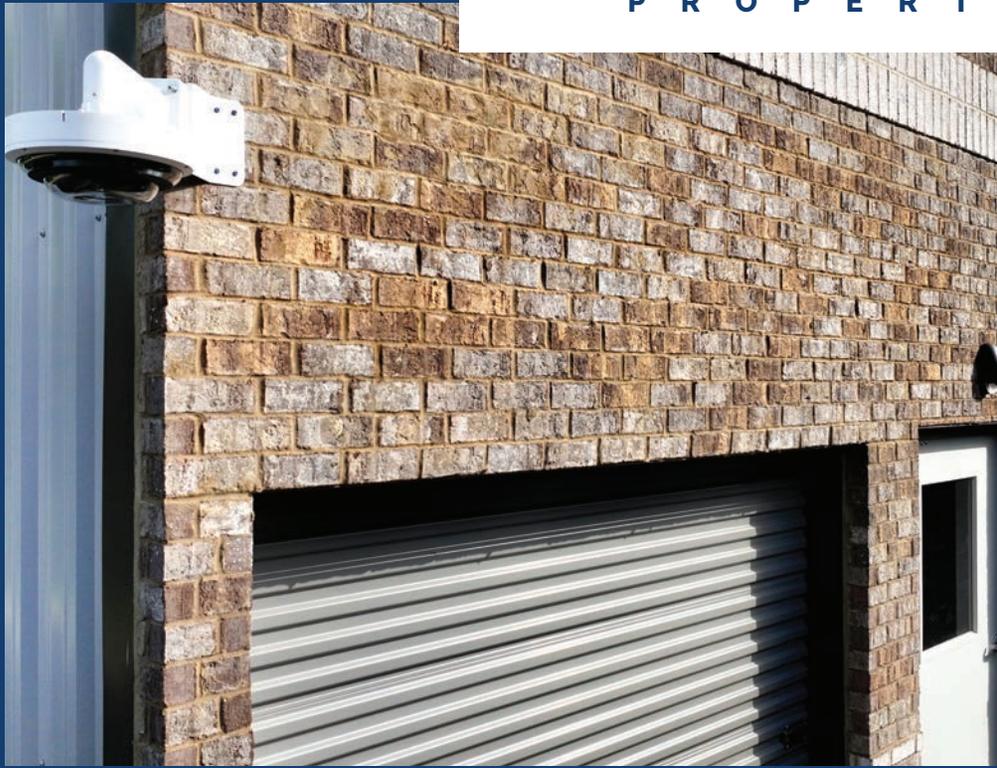
GRAND TOTAL 689 108 74,320 \$150.41 \$103,630 \$1,243,560 \$164.35 \$1,358,872

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

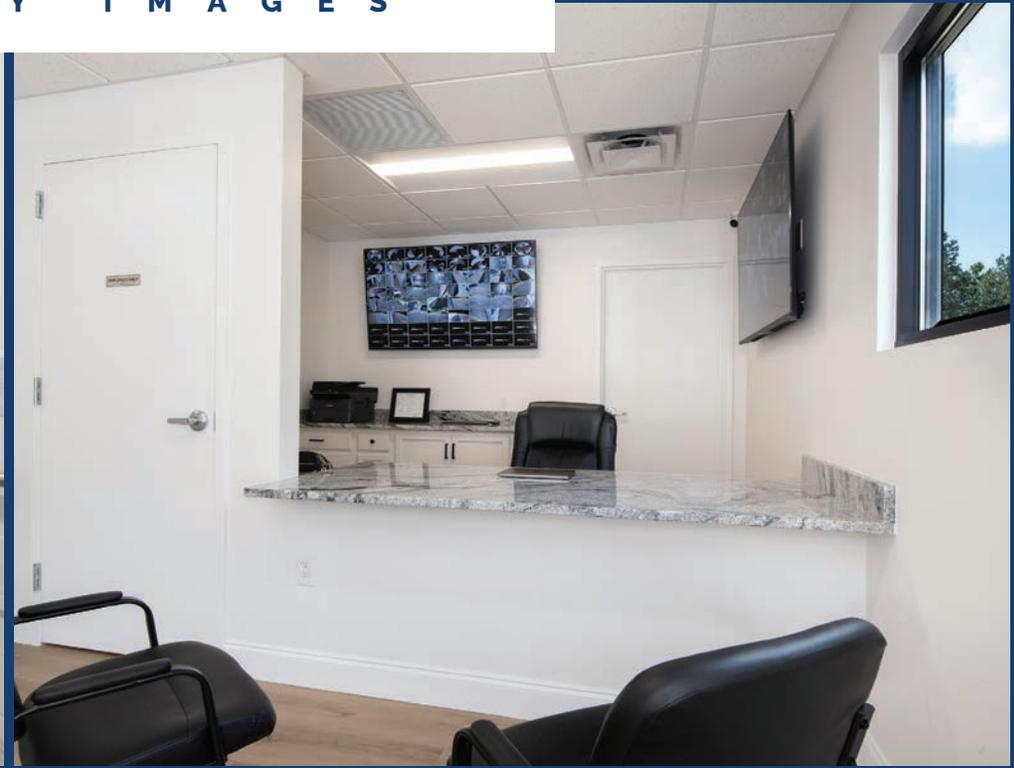
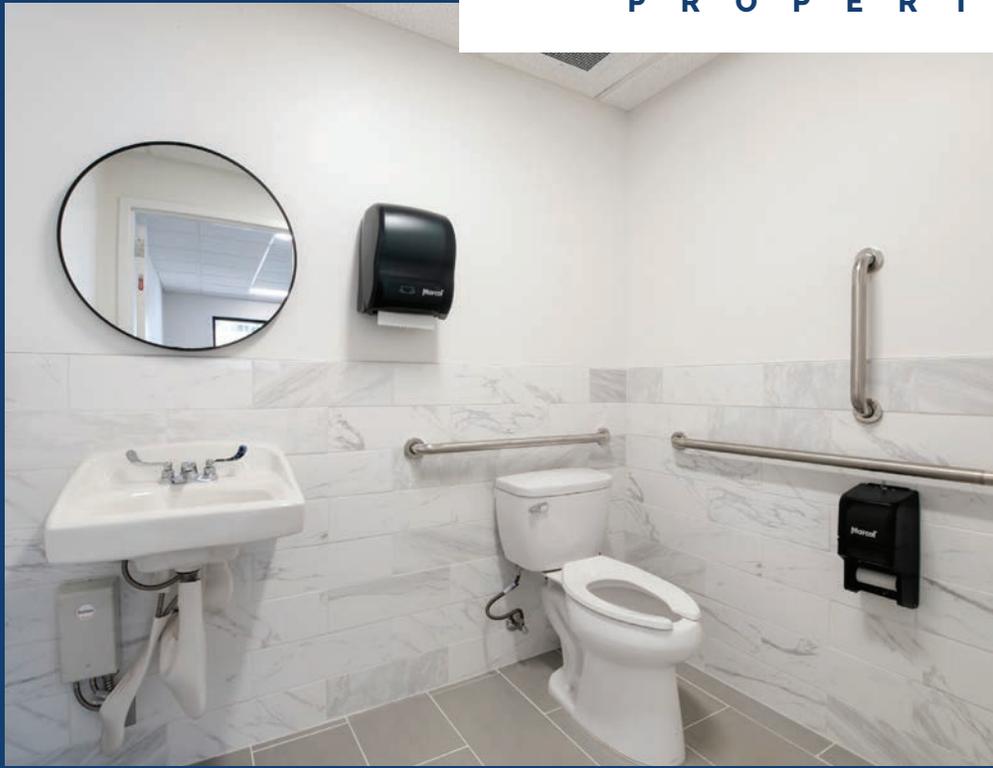
	ACTUALS CURRENT		YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5	
GROSS POTENTIAL RENT	\$1,243,560		\$1,243,560		\$1,243,560		\$1,280,867		\$1,319,293		\$1,358,872	
PHYSICAL VACANCY	(562,089)	45.2%	(310,890)	25.0%	(124,356)	10.0%	(96,065)	7.5%	(98,947)	7.5%	(101,915)	7.5%
ECONOMIC VACANCY	(294,853)	23.7%	(186,534)	15.0%	(124,356)	10.0%	(96,065)	7.5%	(98,947)	7.5%	(101,915)	7.5%
TOTAL VACANCY	(856,943)		(497,424)		(248,712)		(192,130)		(197,894)		(203,831)	
VACANCY %	68.9%		40.0%		20.0%		15.0%		15.0%		15.0%	
EFFECTIVE RENTAL INCOME	\$386,617		\$746,136		\$994,848		\$1,088,737		\$1,121,399		\$1,155,041	
LATE, LETTER, & NSF FEES	1,716		2,985		3,979		4,355		4,486		4,620	
ADMINISTRATION FEES	12,600		12,852		13,109		13,371		13,639		13,911	
TENANT INSURANCE	10,050		18,138		29,021		34,798		39,769		39,769	
TOTAL OTHER INCOME	\$24,366		\$33,974		\$46,109		\$52,524		\$57,893		\$58,301	
EFFECTIVE GROSS INCOME (EGI)	\$410,984		\$780,110		\$1,040,957		\$1,141,261		\$1,179,292		\$1,213,342	
PROPERTY TAXES	15,298		53,542		54,613		55,705		56,819		57,956	
INSURANCE	25,246		25,751		26,266		26,791		27,327		27,874	
UTILITIES & TRASH	21,419		21,848		22,285		22,730		23,185		23,649	
REPAIRS & MAINTENANCE	7,628		7,781		7,936		8,095		8,257		8,422	
ADVERTISING	24,272		20,000		15,000		15,300		15,606		15,918	
SALARIES, TAXES, & BENEFITS	62,988		64,247		65,532		66,843		68,180		69,543	
MANAGEMENT FEE	20,549		39,006		52,048		57,063		58,965		60,667	
OFFICE SUPPLIES & POSTAGE	4,326		4,413		4,501		4,591		4,683		4,776	
BANK & CREDIT CARD FEES	7,376		12,482		16,655		18,260		18,869		19,413	
TELEPHONE & INTERNET	12,347		12,594		12,846		13,103		13,365		13,633	
LANDSCAPING	1,835		1,872		1,909		1,947		1,986		2,026	
TOTAL EXPENSES	\$203,284		\$263,535		\$279,592		\$290,430		\$297,242		\$303,877	
% OF EGI	49.5%		33.8%		26.9%		25.4%		25.2%		25.0%	
NET OPERATING INCOME (NOI)	\$207,699		\$516,576		\$761,365		\$850,831		\$882,050		\$909,464	
OPERATING MARGIN %	50.5%		66.2%		73.1%		74.6%		74.8%		75.0%	

1. RE Taxes are based on the current appraised value of \$1,606,100; Taxes increased to hedge risk of reassessment
 2. Income based on July 2025 annualized 3. Expenses based on T-12 actual
 4. A management fee is added to expenses based on 5% of the gross income

PROPERTY IMAGES



PROPERTY IMAGES



SECTION 3

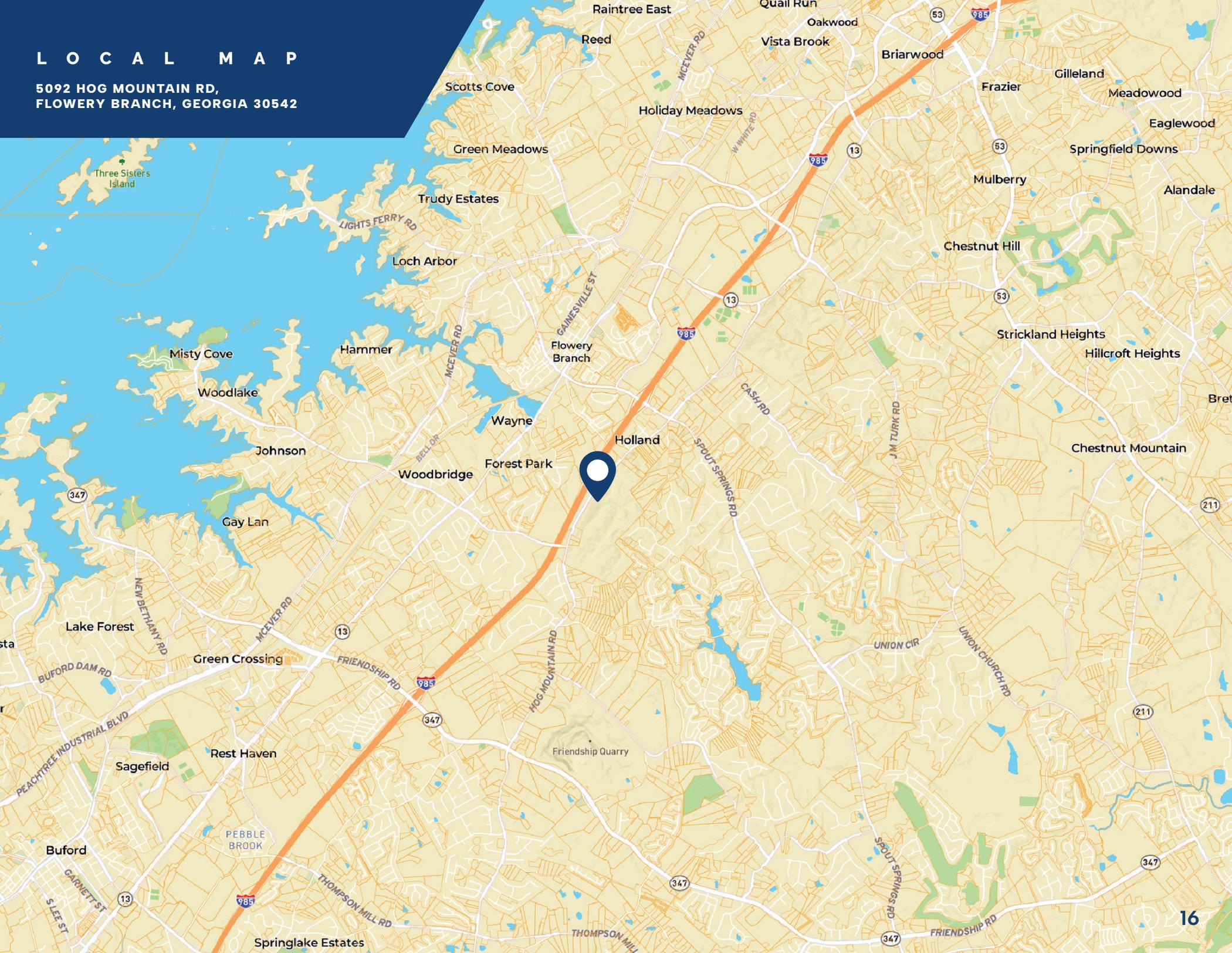
PROPERTY INFORMATION

WESTORE



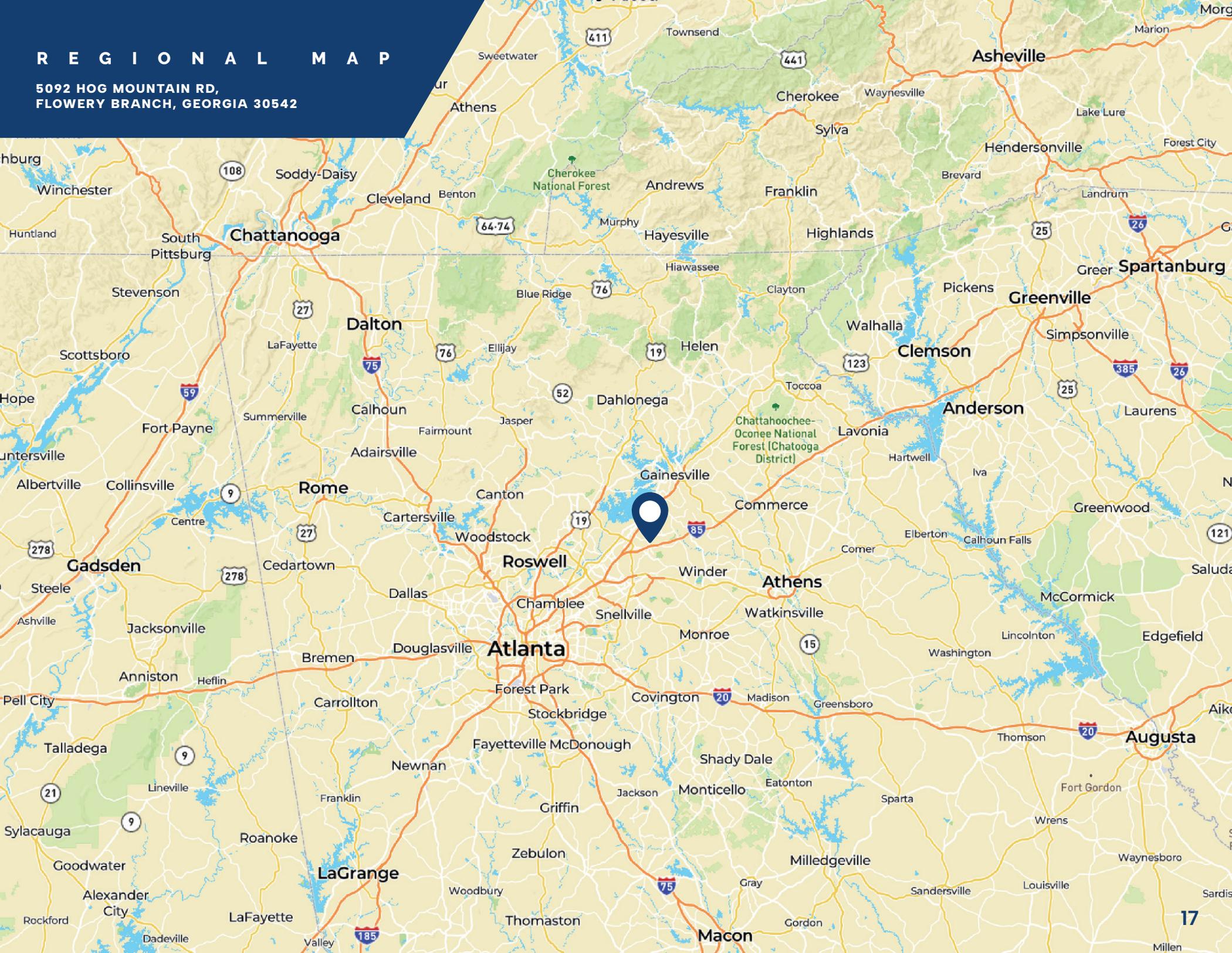
LOCAL MAP

5092 HOG MOUNTAIN RD,
FLOWERY BRANCH, GEORGIA 30542



REGIONAL MAP

5092 HOG MOUNTAIN RD,
FLOWERY BRANCH, GEORGIA 30542



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

5092 HOG MOUNTAIN RD,
FLOWERY BRANCH, GEORGIA 30542



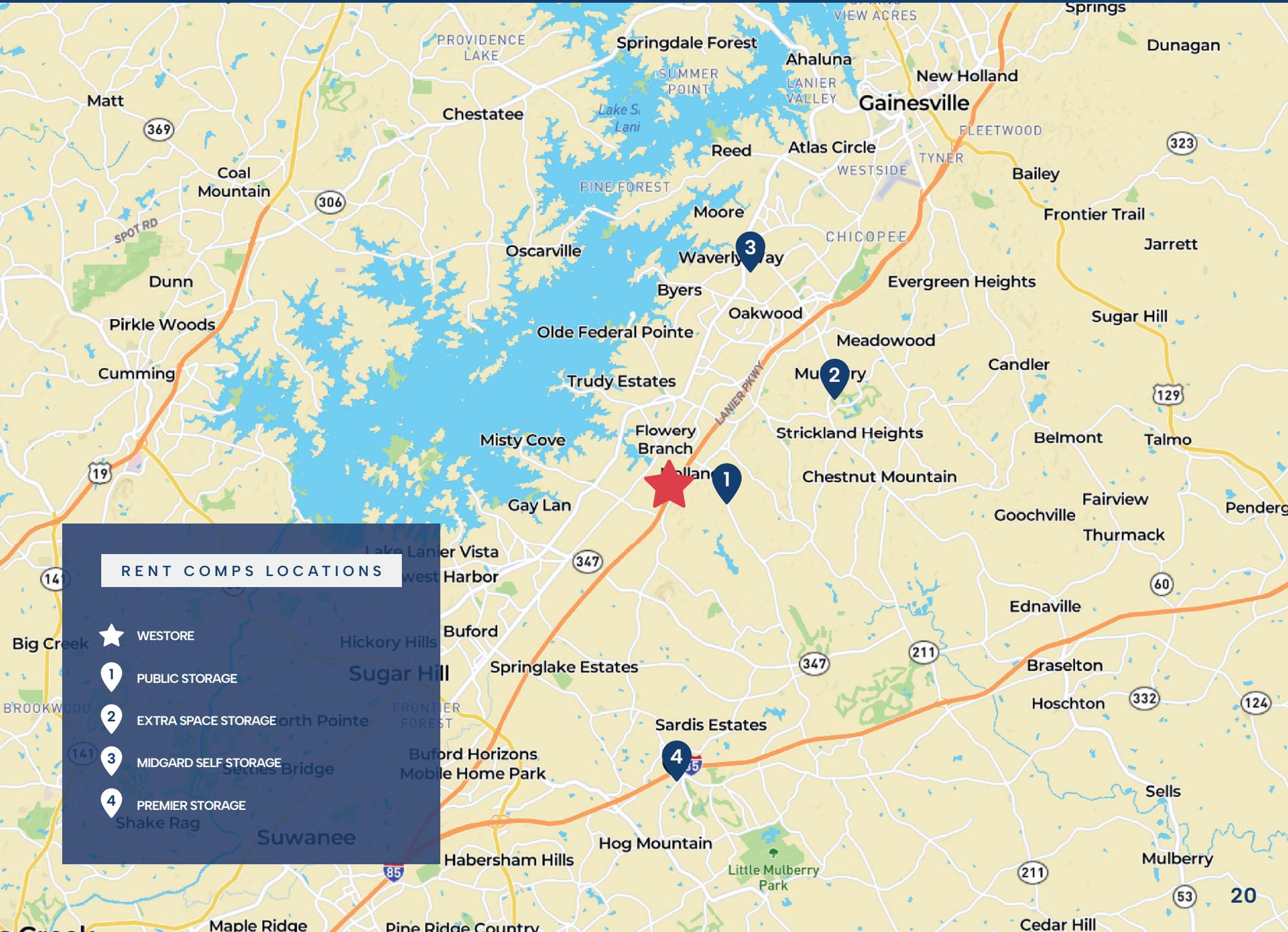
SECTION 4

RENT COMPARABLES

WESTORE



RENT COMPS MAP



RENT COMPS LOCATIONS

- ★ WESTORE
- 1 PUBLIC STORAGE
- 2 EXTRA SPACE STORAGE
- 3 MIDGARD SELF STORAGE
- 4 PREMIER STORAGE



WeStore

5092 Hog Mountain Rd,
Flowery Branch, GA 6121

NSRF	82,960
YEAR BUILT	2024
DISTANCE	★

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 CC	\$90	\$1.80
10X10 CC	\$140	\$1.40
10X15 CC	\$180	\$1.20
10X20 CC	\$250	\$1.25
AVERAGE:		\$1.41



Public Storage

Spout Springs Rd,
Flowery Branch, GA

NSRF	73,453
YEAR BUILT	2006-2018
DISTANCE	1.1

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 CC	\$49	\$0.98
10X10 CC	\$72	\$0.72
10X15 CC	\$134	\$0.89
10X20 CC	\$180	\$0.90
AVERAGE:		\$0.87



Extra Space Storage

3719 Winder Hwy,
Flowery Branch, GA 3825

NSRF	32,817
YEAR BUILT	2017
DISTANCE	4.5

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 CC	\$86	\$1.72
10X10 CC	\$123	\$1.23
10X15 CC	\$169	\$1.13
10X20 CC	\$242	\$1.21
AVERAGE:		\$1.32



Midgard Self Storage

Old Flowery Branch Rd,
Oakwood, GA 3220

NSRF	56,489
YEAR BUILT	2002
DISTANCE	5.8

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 CC	\$78	\$1.56
10X10 CC	\$84	\$0.84
10X15 CC	\$90	\$0.60
10X20 CC	\$171	\$0.86
AVERAGE:		\$0.96



Premier Storage

Sardis Church Rd,
Buford, GA 30519

NSRF	120,715
YEAR BUILT	2017-2022
DISTANCE	6.3

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 CC	\$54	\$1.08
10X10 CC	\$89	\$0.89
10X15 CC	\$134	\$0.89
10X20 CC	\$199	\$1.00
AVERAGE:		\$0.96

S E C T I O N 5

DEMOGRAPHIC ANALYSIS

WESTORE



WELCOME TO

Flowery Branch, GA



Flowery Branch, Georgia, is a growing city located in Hall County along Lake Lanier, known for its blend of small-town charm and economic growth. Major employers include Wrigley's (Mars, Inc.), King's Hawaiian, and the Atlanta Falcons training facility, which provide diverse opportunities in manufacturing, food production, and sports management. Healthcare, professional services, and retail also play a key role, offering steady jobs to support the area's expanding population. With its proximity to I-985 and Atlanta, Flowery Branch attracts new businesses and provides residents with both local and regional employment options.

ECONOMIC DRIVERS



MANUFACTURING

Wrigley's (Mars, Inc.) and King's Hawaiian provide hundreds of jobs and support the local economy. These industries use Flowery Branch's location and infrastructure for production and distribution.



RETAIL & HOSPITALITY

Shops, restaurants, and downtown attractions draw visitors and support local commerce. Events and boutiques create a vibrant atmosphere for residents and tourists alike.



LOGISTICS & DISTRIBUTION

Warehouses and distribution centers like Medmix create jobs and support industry. They complement manufacturing with efficient supply chain operations.



HEALTHCARE

Hospitals, clinics, and elder care employ many residents and offer steady growth. This sector meets community needs while providing diverse job opportunities.



SPORTS & ENTERTAINMENT

The Atlanta Falcons training facility brings tourism, jobs, and regional recognition. It supports local services and boosts the city's visibility.



PROFESSIONAL & TECHNICAL SERVICES

Consulting and technical firms provide skilled jobs and strengthen local business support. These roles contribute to higher incomes and economic resilience.



2024 POPULATION

1-MILE	3-MILE	5-MILE
3,915	25,251	70,136



2024 HOUSEHOLDS

1-MILE	3-MILE	5-MILE
1,314	8,805	23,941



2024 AVERAGE INCOME

1-MILE	3-MILE	5-MILE
\$104,969	\$119,490	\$117,475



2029 POPULATION

1-MILE	3-MILE	5-MILE
4,188	27,012	74,892



2024-2029 ANNUAL GROWTH

1-MILE	3-MILE	5-MILE
17	112	314



2029 AVERAGE INCOME

1-MILE	3-MILE	5-MILE
\$117,031	\$133,082	\$131,170



*DATA COLLECTED BY YARDI MATRIX & TRACTIQ. ALL DATA WITHIN 3-5 MILE RADIUS OF THE SUBJECT.

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