

33 STORAGE SOLUTIONS

2059 CHARLOTTE HIGHWAY | MOORESVILLE, NC





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SECTION 1

INVESTMENT OVERVIEW

OFFERING SUMMARY

33 STORAGE SOLUTIONS
2059 CHARLOTTE HIGHWAY, MOORESVILLE, NC

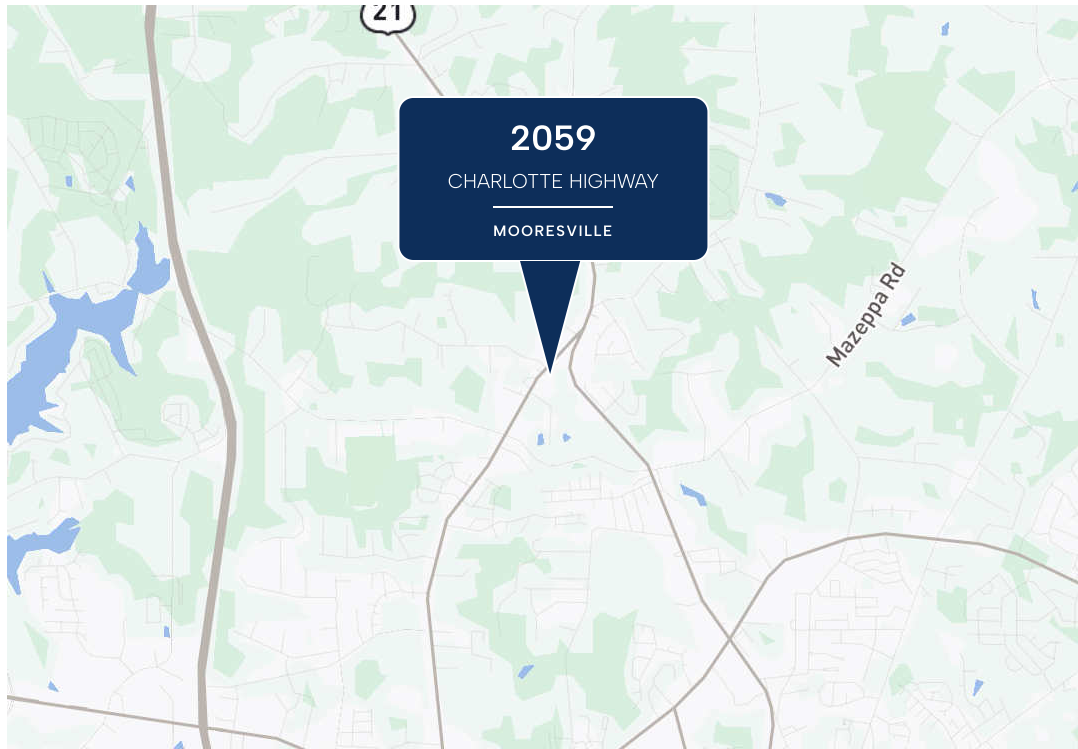
PURCHASE PRICE	UNPRICED
PRICE PER RENTABLE SQUARE FOOT	\$--
CURRENT PHYSICAL OCCUPANCY	87.88%
CURRENT ECONOMIC OCCUPANCY	89.62%
NET RENTABLE SQUARE FEET	39,605
LOT SIZE	2.83
YEAR BUILT/RENOVATED	2021



INVESTMENT OVERVIEW

Grandstone Investment Sales is pleased to exclusively present 33 Storage Solutions, a self-storage renovation opportunity located at 2059 Charlotte Highway, Mooresville, NC. This property comprises 318 units across 39,605 NRSF and sits on a 2.83-acre lot. Currently, the facility presents a significant value-add opportunity, operating with below-market rents, which presents a clear path to implement aggressive rental rate increases and align with market comparables. The property is currently 87.88% physically occupied, and with its high-quality 2021 construction featuring 100% climate-controlled units, there is a clear path to improving revenue through optimized pricing and capturing affluent tenant demand. Projected NOI growth from \$304,704 currently to \$459,708 in Year 1 highlights the upside potential for this asset.

The local market serves a rapidly growing and highly affluent population within a 3-mile radius of the Mooresville and Lake Norman submarket. This offering presents a unique opportunity to capitalize on the below-market rents of the current operation and realize strong returns through strategic rate adjustments and sustained local demand.



INVESTMENT HIGHLIGHTS



AFFLUENT DEMOGRAPHICS

The local population within a 3-mile radius stands at 28,227 residents and has expanded by 10.7% since 2020. This growing consumer base features a median household income of \$76,849 and average household income of \$96,288, supporting strong demand for premium storage solutions.



NEWEST IN COMP SET

Delivered in 2021, this Class B+ facility features 318 units across 39,605 NRSF. It holds a distinct physical advantage as the newest construction among its immediate competitive set.



VALUE-ADD VIA RENT GROWTH

The asset offers a clear value-add strategy through aggressive rental rate increases, projected to boost Year 1 NOI to \$459,708.



100% CLIMATE-CONTROLLED

Operating at an 87.88% physical occupancy, the property boasts a 100% climate-controlled unit mix with a large average unit size of 125 SF.

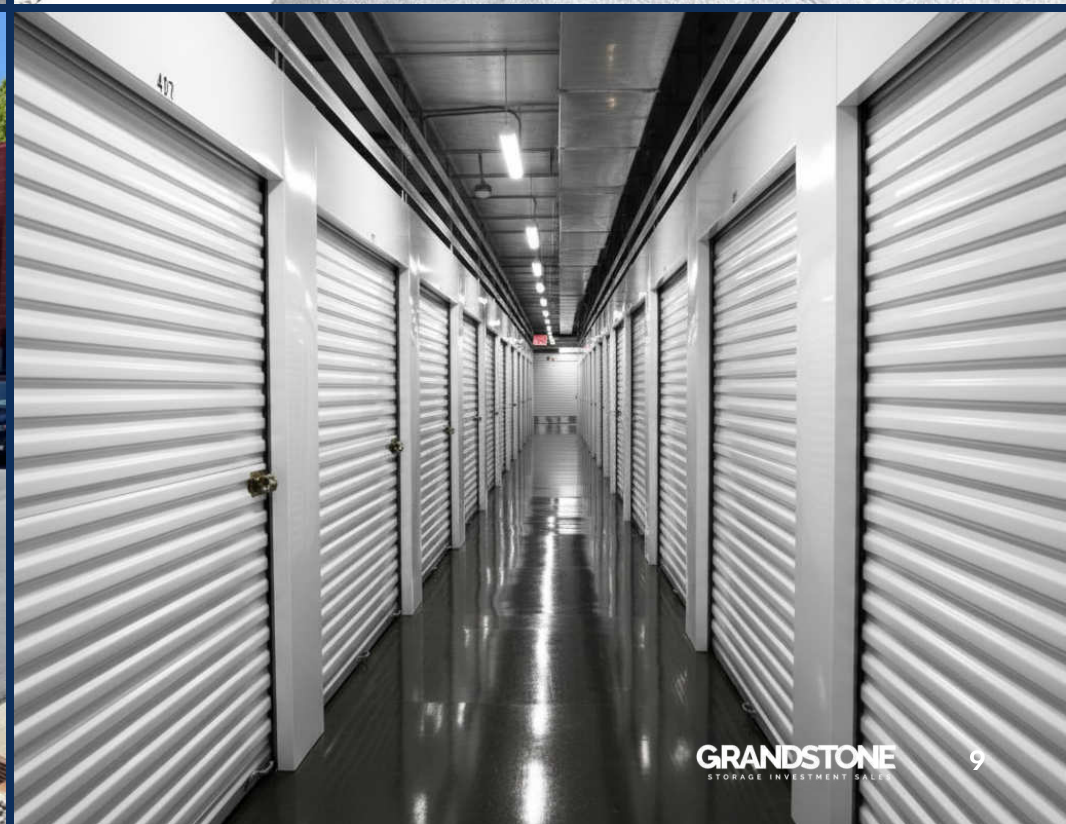


SATURATION STUDY

33 STORAGE SOLUTIONS | 2059 Charlotte Highway, Mooresville, NC

FACILITY NAME	FULL ADDRESS	DISTANCE (MILES)	HAS CLIMATE CONTROL	NRSF 1-MILE	NRSF 3-MILE	NRSF 5-MILE
33 Storage Solutions	2059 Charlotte Hwy, Mooresville, NC 28117	★	Yes	39,605	-	-
Star Storage World	2319 Statesville Hwy, Mooresville, NC 28115	1.18	Yes	-	59,153	-
Late Apex Storage Condos	149 Cayuga Dr, Mooresville, NC 28117	1.40	Yes	-	141,164	-
Port City Self Storage	110 Haney Dr, Mooresville, NC 28115	1.42	Yes	-	38,534	-
Dave's Storage	694 Oakridge Farm Hwy, Mooresville, NC 28115	1.63	No	-	4,420	-
Mooresville Mini Storage	598 Oakridge Farm Hwy, Mooresville, NC 28115	1.67	Yes	-	32,422	-
Go Store It Self Storage	196 E Plaza Dr, Mooresville, NC 28115	2.31	Yes	-	33,036	-
U-Haul Moving & Storage	304 W Plaza Dr, Mooresville, NC 28117	2.32	Yes	-	94,153	-
Morningstar Self-Storage	111 Westmoreland Rd, Mooresville, NC 28115	2.33	No	-	28,125	-
Affordable Storage Mooresville	928 Oakridge Farm Hwy, Mooresville, NC 28115	2.36	No	-	20,495	-
Great American Self Storage of Lake Norman	119 Executive Center Pl, Mooresville, NC 28117	2.40	Yes	-	87,090	-
Morningstar Storage	568 Bluefield Rd, Mooresville, NC 28117	2.44	Yes	-	69,428	-
ModBox Storage	2702 Charlotte Hwy, Mooresville, NC 28117	2.48	Yes	-	43,881	-
Extra Space Storage	2788 Charlotte Highway, Mooresville, NC 28117	2.82	No	-	36,956	-
Public Storage	114 Joann Ln, Mooresville, NC 28117	2.96	Yes	-	72,144	-
A-1 Self Storage	116 Gasoline Aly Dr, Mooresville, NC 28117	3.02	No	-	-	33,290
Extra Space Storage	140 Ebert Ln, Mooresville, NC 28117	3.19	Yes	-	-	85,740
Public Storage	522 Brawley School Rd, Mooresville, NC 28117	3.29	Yes	-	-	62,111
CubeSmart Self Storage	321 Flower House Loop, Troutman, NC 28166	3.62	Yes	-	-	52,813
KC Mini Storage Mooresville	111 Alexander Acres Rd, Mooresville, NC 28115	3.78	No	-	-	43,235
CubeSmart Self Storage	211 Singleton Rd, Mooresville, NC 28117	3.94	Yes	-	-	43,312
Exit 42 Self Storage	139 Houston Rd, Troutman, NC 28166	4.45	No	-	-	45,956
Extra Space Storage	809 South Main Street, Troutman, NC 28166	4.60	Yes	-	-	49,410
Storage Sense - Troutman	782 S Main St, Troutman, NC 28166	4.74	Yes	-	-	1,561
Linwood Road Self-Storage Facility	Linwood Road (Beside South Iredell VFD), Mooresville, NC 28115	4.80	No	-	-	13,125
Mini Storage 1109	836 Williamson Rd, Mooresville, NC 28117	4.86	No	-	-	15,077
Extra Space Storage	1220 River Hwy, Mooresville, NC 28117	4.96	Yes	-	-	44,645

POPULATION	1-MILE	902	3-MILES	28,227	5-MILES	67,417	TOTAL EXISTING SUPPLY	39,605	800,606	1,290,881
							SQ FT PER PERSON	43.91	28.36	19.15



SECTION 2

**FINANCIAL
ANALYSIS**

UNIT MIX

CLIMATE CONTROLLED (CC):

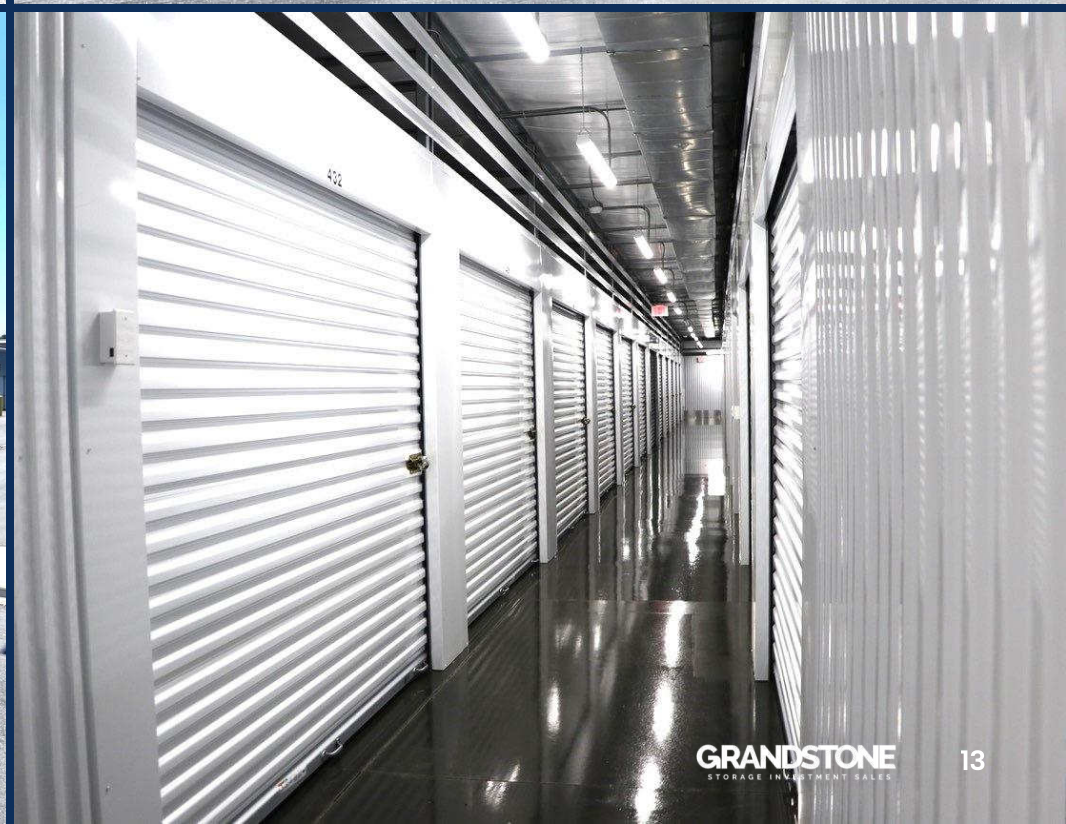
UNIT SIZE	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME
5.0 x 5.0	25	25	625	\$29.00	\$725	\$8,700
5.0 x 10.0	66	50	3,300	\$49.00	\$3,234	\$38,808
5.0 x 12.0	1	60	60	\$54.00	\$54	\$648
7.0 x 10.0	1	70	70	\$59.00	\$59	\$708
10.0 x 10.0	84	100	8,400	\$94.00	\$7,896	\$94,752
10.0 x 15.0	36	150	5,400	\$139.00	\$5,004	\$60,048
10.0 x 15.0	19	150	2,850	\$149.00	\$2,831	\$33,972
20.0 x 10.0	16	200	3,200	\$149.00	\$2,384	\$28,608
10.0 x 20.0	24	200	4,800	\$159.00	\$3,816	\$45,792
10.0 x 20.0	28	200	5,600	\$179.00	\$5,012	\$60,144
10.0 x 25.0	2	250	500	\$237.00	\$474	\$5,688
20.0 x 15.0	11	300	3,300	\$199.00	\$2,189	\$26,268
30.0 x 10.0	2	300	600	\$199.00	\$398	\$4,776
10.0 x 30.0	3	300	900	\$249.00	\$747	\$8,964
TOTAL Climate Controlled (CC):	318	125	39,605	\$109.51	\$34823	\$417,876
GRAND TOTAL	318	125	39,605	\$109.51	\$34823	\$417,876

INCOME AND EXPENSES

(\$ Actual)	CURRENT		YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5	
Gross Potential Rent	\$417,876		\$605,920		\$624,098		\$642,821		\$662,105		\$681,969	
Physical Vacancy	(50,647)	12.1%	(45,444)	7.5%	(31,205)	5.0%	(32,141)	5.0%	(33,105)	5.0%	(34,098)	5.0%
Economic Vacancy	7,266	-1.7%	(45,444)	7.5%	(31,205)	5.0%	(32,141)	5.0%	(33,105)	5.0%	(34,098)	5.0%
Total Vacancy	(43,381)		(90,888)		(62,410)		(64,282)		(66,211)		(68,197)	
Vacancy %	10.4%		15.0%		10.0%		10.0%		10.0%		10.0%	
Effective Rental Income	\$374,495		\$515,032		\$561,688		\$578,539		\$595,895		\$613,772	
Late, Letter, & NSF Fees	11,601		15,955		17,400		17,922		18,460		19,014	
Administration Fees	2,400		2,448		2,497		2,547		2,598		2,650	
Tenant Insurance	17,635		20,649		21,207		21,207		21,207		21,207	
Sign Income	0		24,000		24,480		24,970		25,469		25,978	
Total Other Income	\$31,637		\$63,052		\$65,585		\$66,646		\$67,734		\$68,849	
Effective Gross Income (EGI)	\$406,132		\$578,085		\$627,273		\$645,185		\$663,629		\$682,621	
Property Taxes	16,534		20,668		21,081		21,503		21,933		22,371	
Insurance	5,087		5,189		5,293		5,398		5,506		5,616	
Utilities & Trash	7,100		7,242		7,387		7,535		7,685		7,839	
Repairs & Maintenance	4,000		4,080		4,162		4,245		4,330		4,416	
Advertising	4,800		4,896		4,994		5,094		5,196		5,300	
Salaries, Taxes, & Benefits	30,000		30,600		31,212		31,836		32,473		33,122	
Management Fee	20,307		28,904		31,364		32,259		33,181		34,131	
Office Supplies & Postage	5,000		5,100		5,202		5,306		5,412		5,520	
Bank & Credit Card Fees	6,200		9,249		10,036		10,323		10,618		10,922	
Telephone & Internet	2,400		2,448		2,497		2,547		2,598		2,650	
Total Expenses	\$101,428		\$118,376		\$123,227		\$126,046		\$128,932		\$131,888	
% of EGI	25.0%		20.5%		19.6%		19.5%		19.4%		19.3%	
Net Operating Income (NOI)	\$304,704		\$459,708		\$504,046		\$519,139		\$534,697		\$550,733	
Operating Margin %	75.0%		79.5%		80.4%		80.5%		80.6%		80.7%	

Financial Footnotes:

1. RE Taxes are based on the current appraised value of \$2,802,340; Taxes increased 25% to hedge risk of reassessment
2. Income based on Q1 2026 annualized
3. Expenses based on 2025 actual; Salary, Management Fees, Office Supplies adjusted to reflect industry standard
4. A management fee is added to expenses based on 5% of the gross income

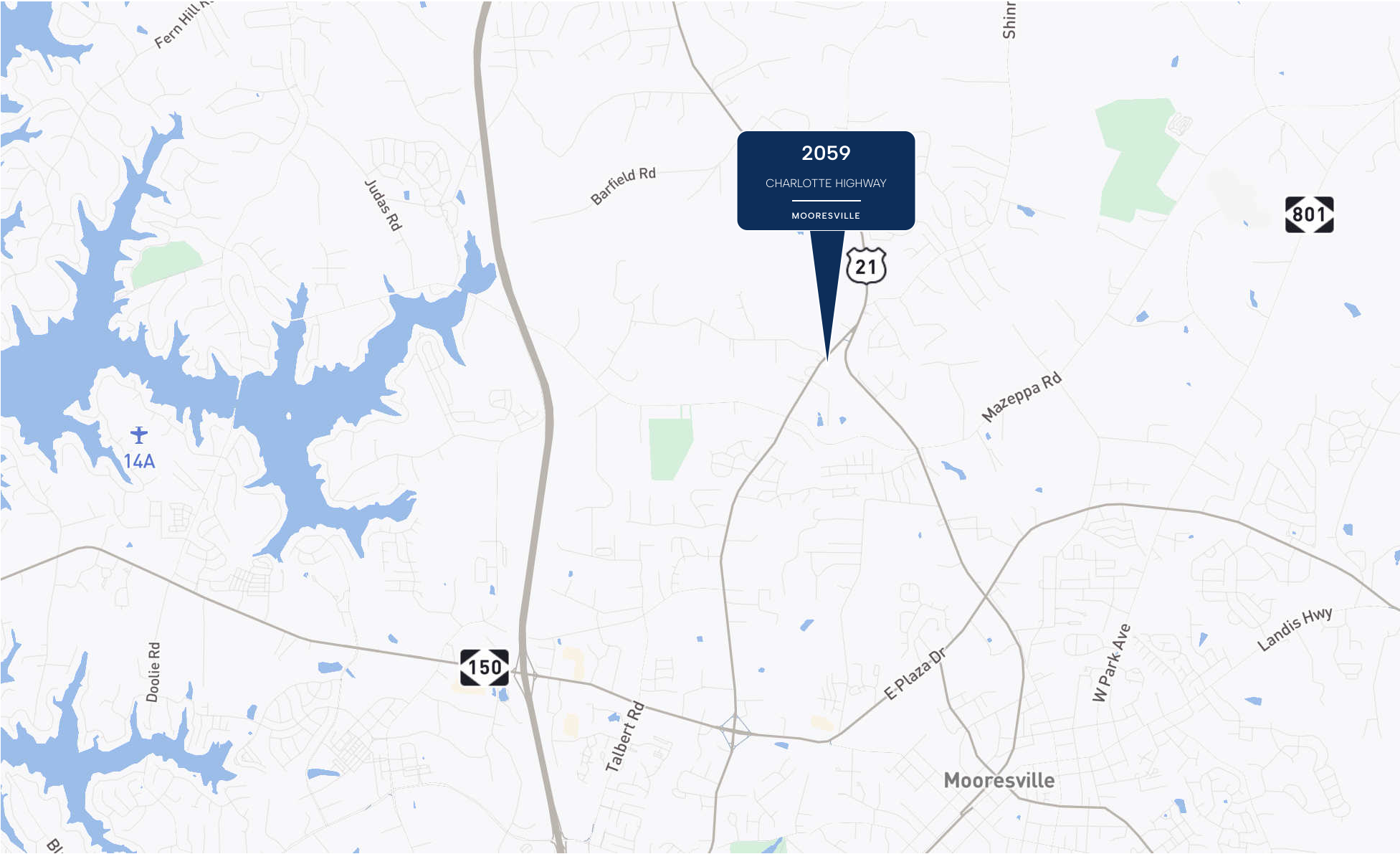


SECTION 2

PROPERTY
INFORMATION

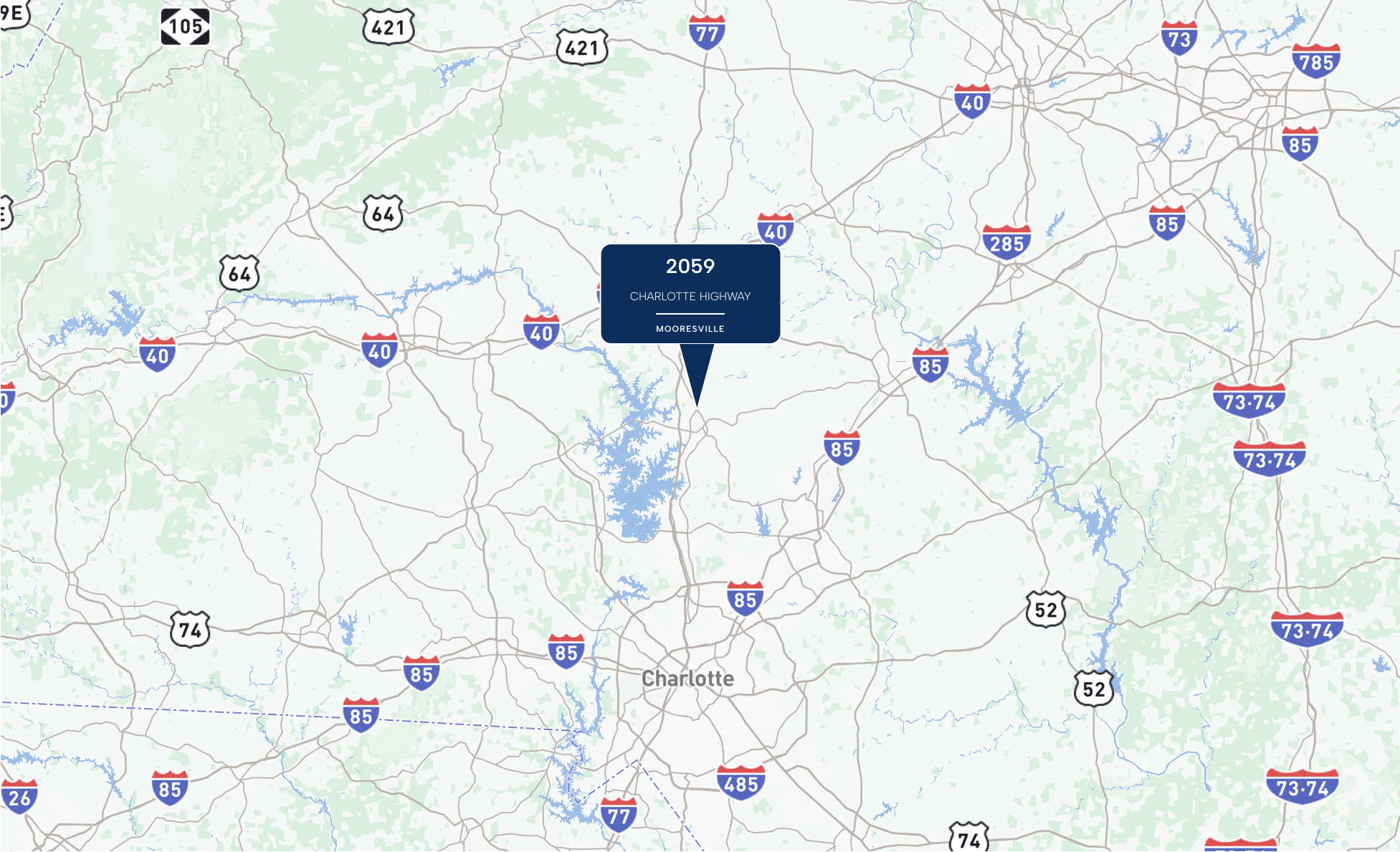
LOCAL MAP

2059 CHARLOTTE HIGHWAY, MOORESVILLE, NC



REGIONAL MAP

2059 CHARLOTTE HIGHWAY, MOORESVILLE, NC

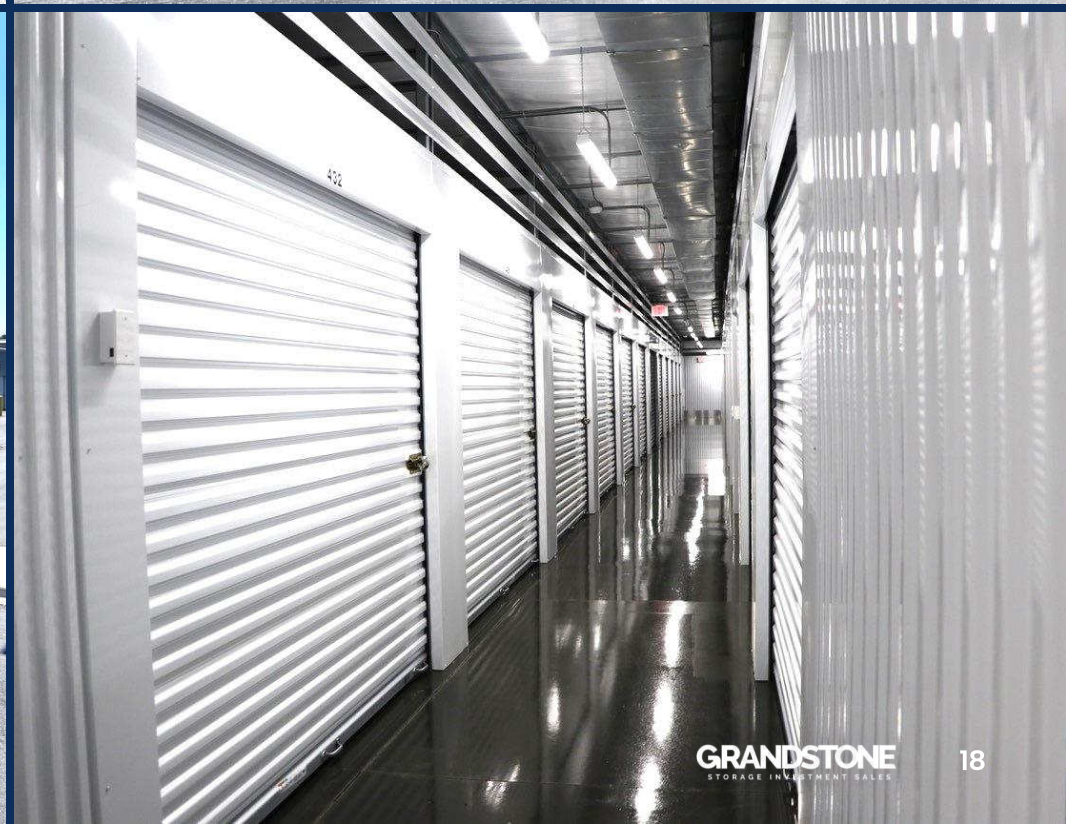


An aerial photograph of an industrial area. A dark blue callout box with white text is positioned in the upper center. Below it, a white-bordered callout box highlights a large, light-colored industrial building. The surrounding area includes other industrial buildings, a parking lot with several cars, and roads. The text 'BAILEY RD' and 'CHARLOTTE HWY' is visible on the left side of the image.

33 STORAGE SOLUTIONS
2059 CHARLOTTE HIGHWAY
MOORESVILLE, NC

BAILEY RD

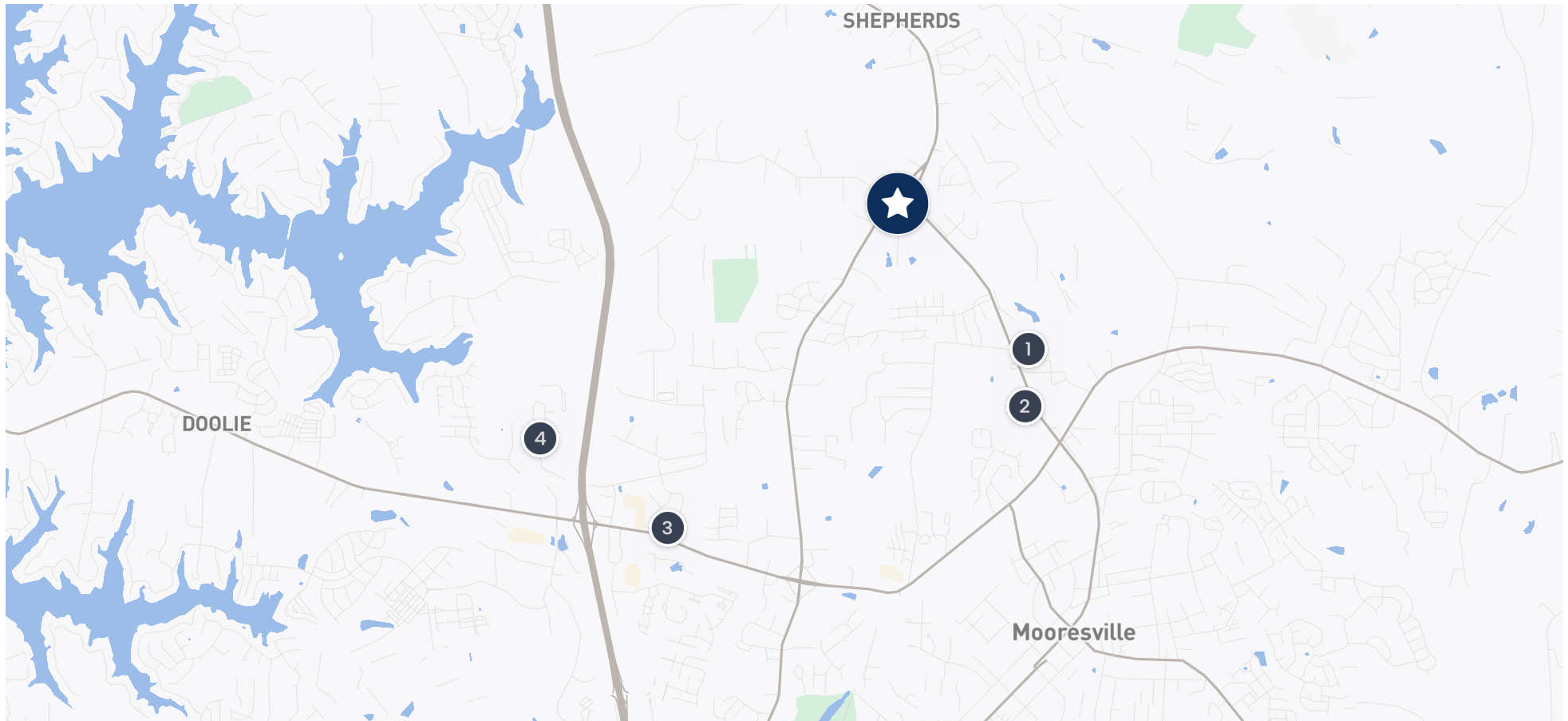
CHARLOTTE HWY



SECTION 4

RENT
COMPARABLES

RENT COMPARABLES



LEGEND	PROPERTY NAME	ADDRESS	AVERAGE RENT/SF
★	33 Storage Solutions	2059 Charlotte Hwy, Mooresville, NC 28117	\$0.95
1	Star Storage World	2319 Statesville Hwy, Mooresville, NC 28115	\$1.21
2	Port City Self Storage	110 Haney Dr, Mooresville, NC 28115	\$1.48
3	U-Haul Moving & Storage	304 W Plaza Dr, Mooresville, NC 28117	\$1.71
4	Morningstar Storage	568 Bluefield Rd, Mooresville, NC 28117	\$1.00

RENT COMPARABLES



33 Storage Solutions

2059 Charlotte Hwy,
Mooresville, NC 28117

Star Storage World

2319 Statesville Hwy,
Mooresville, NC 28115

Port City Self Storage

110 Haney Dr,
Mooresville, NC 28115

U-Haul Moving & Storage

304 W Plaza Dr,
Mooresville, NC 28117

Morningstar Storage

568 Bluefield Rd,
Mooresville, NC 28117

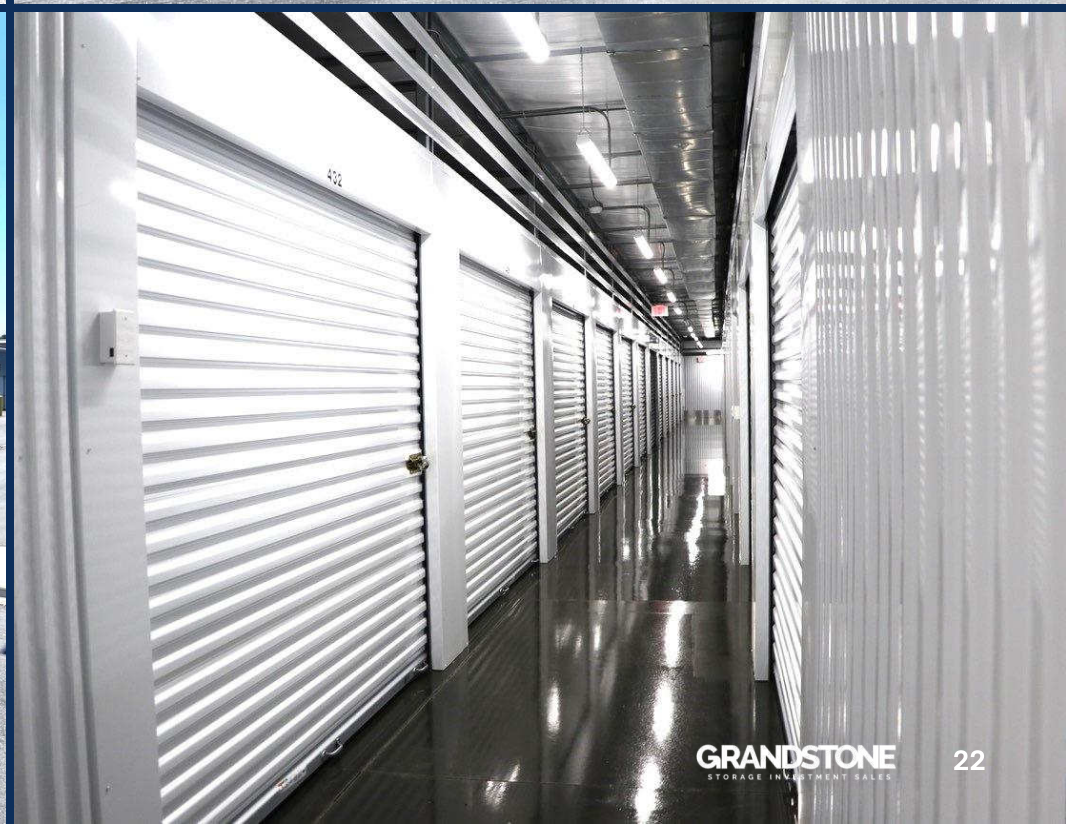
Unit Type	Rent	Rent/SF
5x10 CC	\$49	\$0.98
10x10 CC	\$94	\$0.94
10x15 CC	\$149	\$0.99
10x20 CC	\$179	\$0.90
Average:	\$0.95	

Unit Type	Rent	Rent/SF
5x10 CC	\$85	\$1.70
10x10 CC	\$105	\$1.05
10x15 CC	\$149	\$0.99
10x20 CC	\$219	\$1.10
Average:	\$1.21	

Unit Type	Rent	Rent/SF
5x10 CC	\$95	\$1.90
10x10 CC	\$145	\$1.45
10x15 CC	\$200	\$1.33
10x20 CC	\$250	\$1.25
Average:	\$1.48	

Unit Type	Rent	Rent/SF
5x10 CC	\$105	\$2.10
10x10 CC	\$170	\$1.70
10x15 CC	\$200	\$1.33
10x20 CC	\$--	\$--
Average:	\$1.71	

Unit Type	Rent	Rent/SF
5x10 CC	\$59	\$1.18
10x10 CC	\$99	\$0.99
10x15 CC	\$--	\$--
10x20 CC	\$169	\$0.85
Average:	\$1.01	



SECTION 4

MARKET
ANALYSIS

WELCOME TO

MOORESVILLE, NC



Mooresville, North Carolina, known as "Race City USA," is a premier suburban market located 25 miles north of Uptown Charlotte along the eastern shore of Lake Norman. The local economy is bolstered by major employers like Lowe's Corporate Headquarters and numerous NASCAR businesses. Positioned on Charlotte Highway, the area offers seamless connectivity to Interstate 77 and features vibrant commercial nodes like Mooresville Town Square. Supported by a highly affluent demographic with a median household income of \$76,849, the rapidly growing population drives immense demand for premium housing, retail, and recreational storage.

MARKET HIGHLIGHTS



AFFLUENT MARKET

The Lake Norman submarket features a highly affluent consumer base, boasting a median household income of \$76,849 within three miles and a median home value of \$567,200.



ROBUST DEMOGRAPHIC GROWTH

Mooresville's population has expanded by 10.7% since 2020 to 28,227 residents within a 3-mile radius, driving continuous residential demand.



LOWE'S HQ

Lowe's Companies operates its corporate headquarters just five miles away. This major economic anchor draws a steady flow of new residents and employment to the area.



MOTORSPORTS HUB

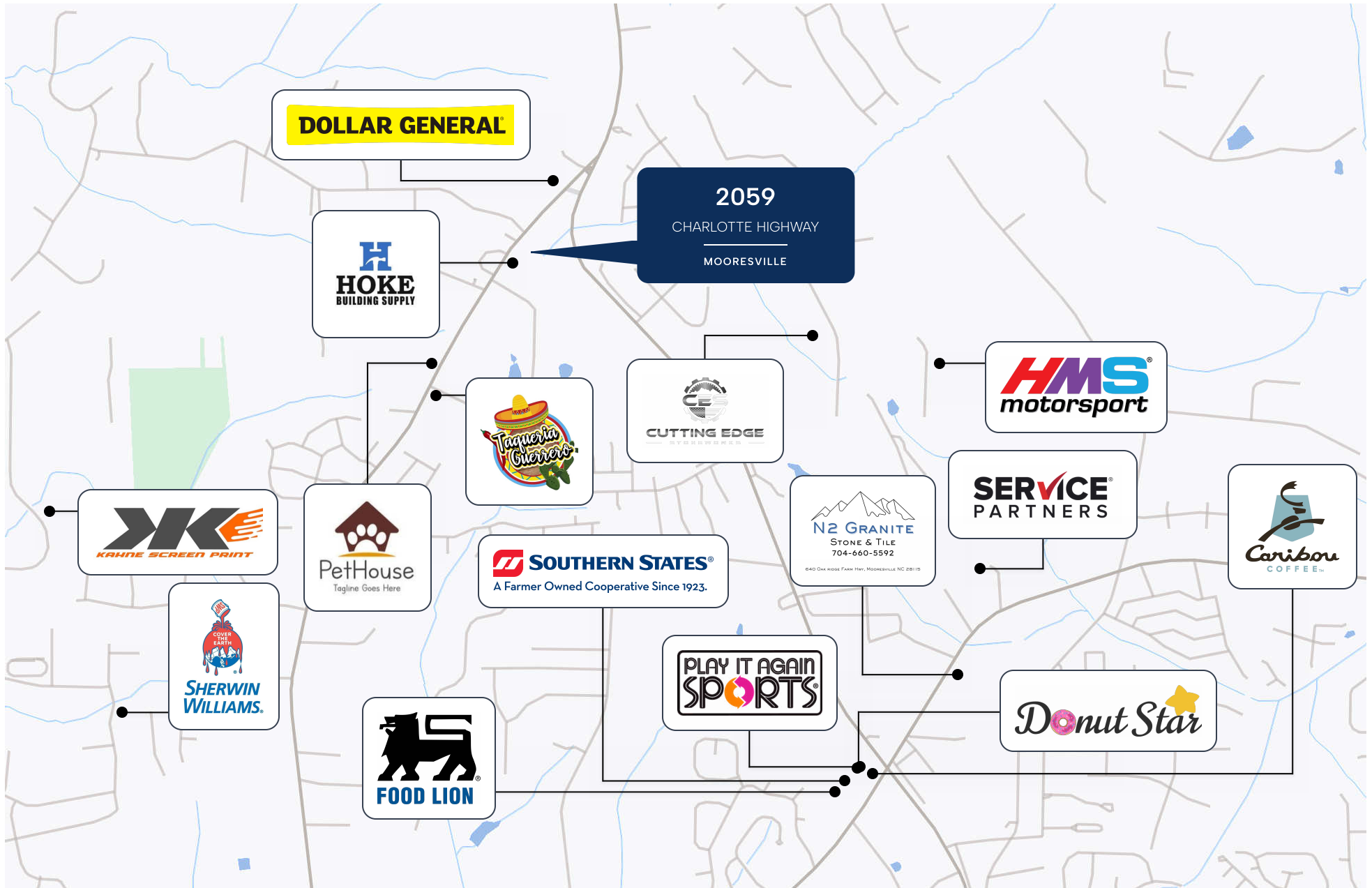
Known as 'Race City USA', the town is a major hub for NASCAR businesses and Lake Norman's 520 miles of shoreline.



HIGHWAY ACCESS

Located on US-21 with 18,000 vehicles daily, the site offers direct I-77 access and benefits from the \$21.7M East-West Connector project improving transit.

AMENITIES MAP



DEMOGRAPHICS

Population	1 MILE	3 MILE	5 MILE
2025 Total Population	902	28,227	67,417
2025 Population Density	286.5	965.5	938.9
2020-2025 Growth	116	2,739	6,613
2020-2025 Average Annual Growth	23	548	1,323
2030 Total Population	949	29,556	70,575
2030 Population Density	301	1,011	983
2025-2030 Projected Population Growth	47	1,329	3,158
2025-2030 Projected Average Annual Growth	9	266	632
2020 Population	786	25,488	60,804
2010 Total Population	362	19,267	46,429
2000 Population	147	12,379	30,652

Household Income	1 MILE	3 MILE	5 MILE
2025 Average Household Income	\$ 107,556	\$ 96,288	\$ 107,211
2025 Aggregate Household Income	\$ 38,397,480	\$ 1,023,641,859	\$ 2,816,325,308
2025 Median Household Income	\$ 64,500	\$ 76,849	\$ 86,518
2025 Per Capita Income	\$ 42,569	\$ 36,549	\$ 41,974
2030 Aggregate Household Income	\$ 46,364,704	\$ 1,217,264,589	\$ 3,319,063,617
2030 Average Household Income	\$ 122,983	\$ 108,879	\$ 120,191
2030 Median Household Income	\$ 70,455	\$ 83,457	\$ 93,396
2030 Per Capita Income	\$ 48,856	\$ 41,473	\$ 47,234

Households	1 MILE	3 MILE	5 MILE
2025 Households	357	10,631	26,269
2020-2025 Growth	-742	2,807	7,072
2020-2025 Average Annual Growth	-148	561	1,414
2030 Households	377	11,180	27,615
2025-2030 Growth	20	549	1,346
2025-2030 Average Annual Growth	4	110	269
2020 Households	1,099	7,824	19,197



949

2030 Total Population
1 MILE



983

2030 Population Density
5 MILES



\$ 120,191

2030 Avg HH Income
5 MILES



\$ 47,234

2030 Per Capita Income
5 MILES



357

2025 Households
1 MILE



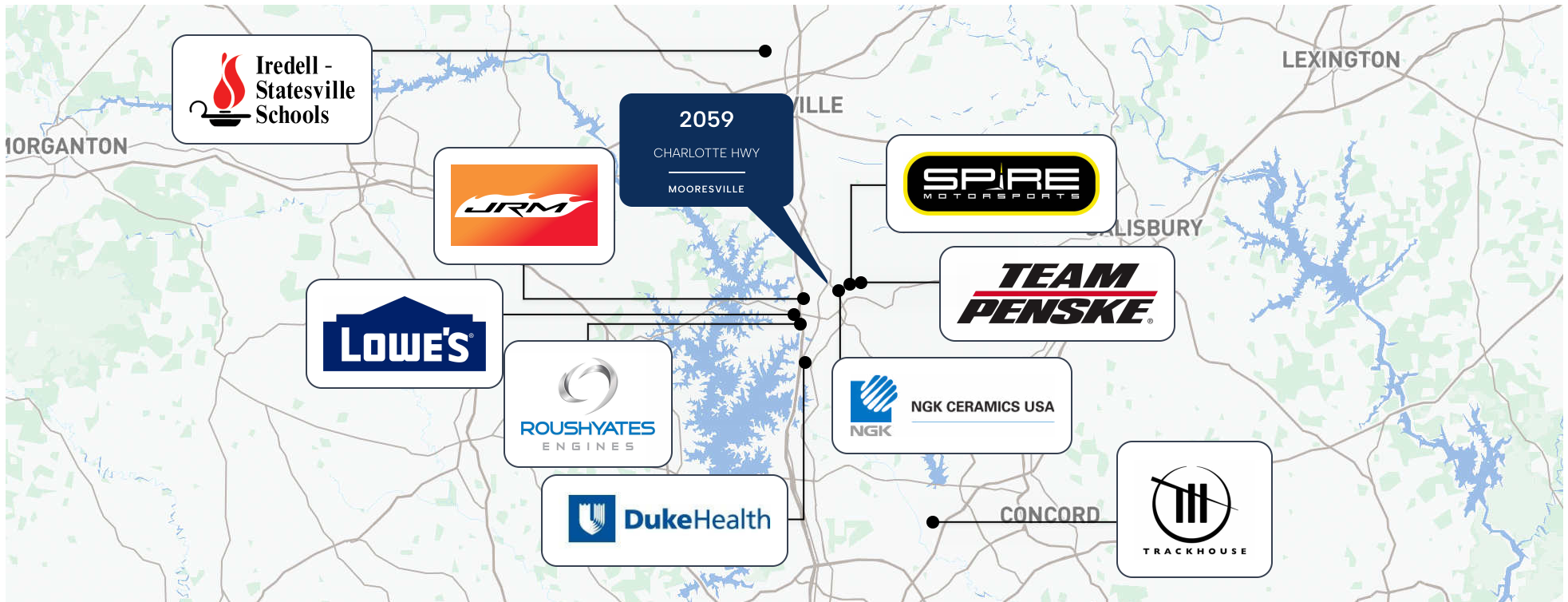
2,807

2020-2025 Growth
3 MILES

MAJOR EMPLOYERS

Mooresville, NC benefits from a robust local economy anchored by Lowe's Companies, Inc., which employs approximately 4,000 people at its corporate headquarters. Widely known as "Race City USA," the area boasts an extraordinary concentration of NASCAR and motorsports operations, including Team Penske and JR Motorsports, employing over 1,350 professionals. This diverse employment base, complemented by major healthcare and manufacturing sectors, drives job growth, in-migration, and sustained demand for housing, services, and self-storage.

Employer Name	Industry	Employees
Lowe's Companies, Inc.	Retail	4,000
Iredell-Statesville Schools	Education	2,500
Duke Health Lake Norman Hospital	Healthcare	900
NGK Ceramics USA, Inc.	Manufacturing	500
Team Penske	Motorsports	500
Trackhouse Racing	Motorsports	200
JR Motorsports	Motorsports	200
Roush Yates Engines	Motorsports	200
Spire Motorsports	Motorsports	100



MAJOR DEVELOPMENTS



Gabriel Farms
Townhomes

Approved in April 2026, this major project by Stanley Martin Homes will bring 218 luxury townhomes to the NC-115 corridor. This development supports Mooresville's professional class, which has grown 10.7% since 2020. By targeting "move-up" buyers transitioning from apartments, the project captures a demographic with high storage needs. As these units prioritize living space over basements, residents will rely on climate-controlled facilities to house their seasonal and recreational gear.



Lake Norman Business
Hub

Situated near the heart of Mooresville, the Lake Norman Business Hub is rapidly emerging as a key commercial and industrial center. This development focuses on logistics, retail, and office spaces, providing ample room for businesses to grow. With easy access to transportation routes and nearby airport facilities, the area is attracting both local and national companies, further fueling demand for storage and business services.



Mooresville Regional
Airport Expansion

Mooresville is set to benefit from the planned expansion of the Mooresville Regional Airport, located just south of the city. The expansion will increase airport capacity, enhance amenities, and improve connectivity. With more businesses expected to settle in the area, this development will boost local job opportunities, making the region even more attractive for residential growth and self-storage needs.



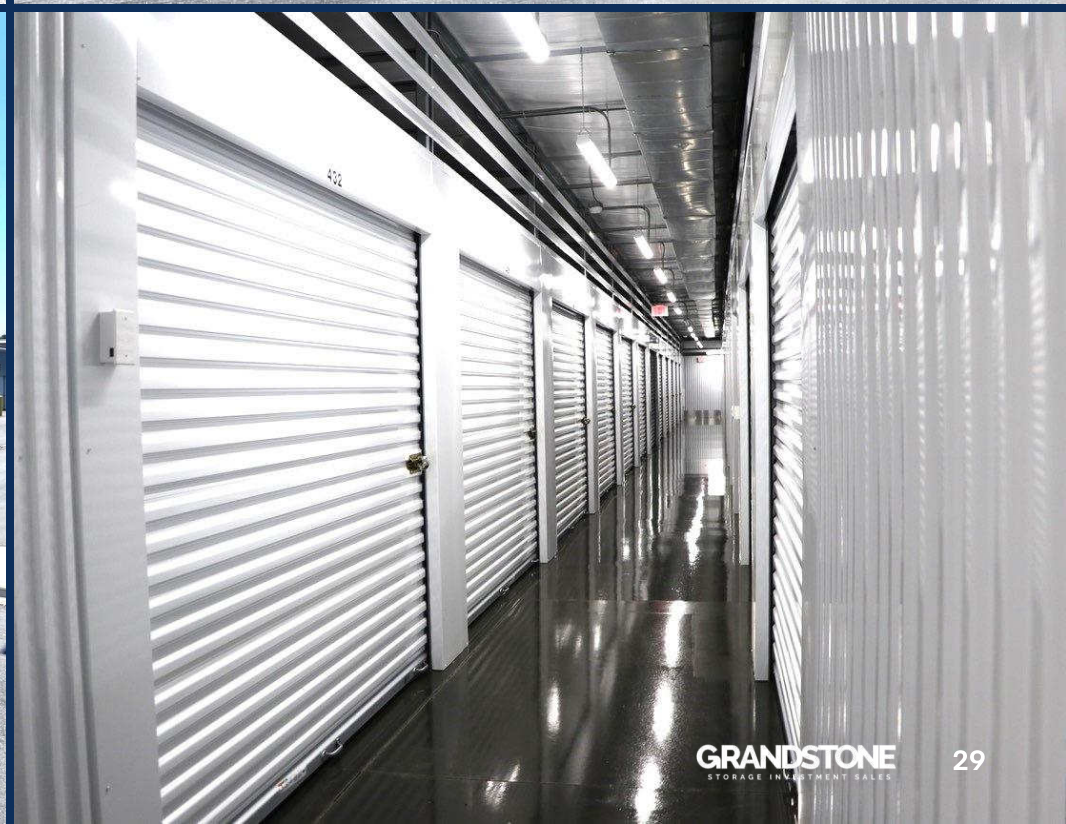
I-77 Corridor
Development Projects

The I-77 corridor near Mooresville is undergoing significant redevelopment, with a focus on residential, commercial, and mixed-use spaces. This prime location along a major highway between Charlotte and Statesville is bringing in more suburban residents, leading to an increase in housing demand. Along with that, demand for storage solutions is rising as families move to the area for its affordability and quality of life.



Mooresville Downtown
Revitalization

Ongoing revitalization efforts in downtown Mooresville are transforming the area into a vibrant, mixed-use district. With an emphasis on modern living spaces, office buildings, and public amenities, the downtown area is attracting a younger, professional demographic. This development will continue to drive demand for both residential and business storage options as the town attracts more individuals seeking a blend of suburban tranquility and city conveniences.



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33 STORAGE SOLUTIONS
2059 Charlotte Highway | Mooresville, NC

GRANDSTONE
STORAGE INVESTMENT SALES