

OFFERING MEMORANDUM

# POSH STORAGE SOLUTIONS

*CubeSmart Managed*

4344 CHARCOAL DR.  
ALLENTOWN, PA 18103



**GRANDSTONE**  
STORAGE INVESTMENT SALES

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OFFERING MEMORANDUM

# INVESTMENT OVERVIEW

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POSH STORAGE SOLUTIONS

**GRANDSTONE**

SECTION 1

# OFFERING SUMMARY // POSH STORAGE SOLUTIONS // 4344 CHARCOAL DR. ALLENTOWN, PA 18103



\$17,500,000	PURCHASE PRICE
\$216.80	PRICE PER RENTABLE SQUARE FOOT
7.73%	YEAR 3 CAP RATE
8.00%	YEAR 4 CAP RATE
8.28%	YEAR 5 CAP RATE
80,716	NET RENTABLE SQUARE FEET
3.17 ACRES	LOT SIZE
2023	YEAR BUILT

# INVESTMENT OVERVIEW // POSH STORAGE SOLUTIONS // ALLENTOWN, PA

Grandstone Investment Sales is excited to introduce Posh Storage Solutions, an upscale facility located in Allentown, PA. Currently under the management of CubeSmart, this class A facility officially opened its doors in October 2023 and is experiencing a successful leasing phase. Positioned in a prime location, the facility capitalizes on robust demographics, boasting a population of over 197,000 within a 5-mile radius. The average household income surpasses the national average, standing at an impressive \$129,000 annually. Additionally, the saturation metrics are favorable, with 5 net rentable square feet (NRSF) per capita in the 5-mile radius. With Allentown undergoing a significant growth surge, this facility is poised to thrive in the midst of this flourishing environment.

## INVESTMENT HIGHLIGHTS

- New Class A Self Storage Facility Located in Allentown, PA
- 850 Climate Controlled Units
- C/O Oct. 2023 and Currently in Lease Up
- High Traffic Count on Hamilton Blvd (US Hwy 222) – 29,438
- Strong Population
  - 3 – Mile Radius 60,343 / 5 – Mile Radius 197,000
- Average Household Income \$90K-\$129K
- Over 3,000 Multifamily Units under Development within a 5 – Mile Radius



# SITE DESCRIPTION // POSH STORAGE SOLUTIONS // ALLENTOWN, PA

TRAFFIC COUNT	29,438 Hamilton Blvd (US Hwy 222)
COUNTY	Lehigh
NON CLIMATE UNITS	0
CLIMATE CONTROLLED UNITS	850
TOTAL NUMBER OF UNITS	850
UNCOVERED PARKING SPACES	0
UNIT SIZES	
NRSF	80,716
ONSITE MANAGERS APARTMENT	NO
# OF ACRES	3.17
# OF BUILDINGS	1
YEAR BUILT	2023
ZONING	Commercial
PARCEL NUMBER(S)	548518947026
# OF STORIES	3
# OF ELEVATORS / STAIRWELLS / ETC.	2 Elevator 2 Stairwells
FOUNDATION	Concrete

FRAMING	Steel
EXTERIOR	Siding & Masonry
ROOF TYPE	Rubber Membrane
FENCING TYPE	NA
# OF ENTRIES	2
TYPE OF GATE	NA
MANAGEMENT SOFTWARE	storEDGE
SECURITY SYSTEMS	Yes
FLOOD ZONE X	NO
SIGNAGE	Building Sign

**PROPERTY IMAGES // POSH STORAGE SOLUTIONS // ALLENTOWN, PA**





# SATURATION STUDY // POSH STORAGE SOLUTIONS // ALLENTOWN, PA

FACILITY NAME	ADDRESS	DISTANCE	CLIMATE CONTROL	NRSF 1-MILE	NRSF 3-MILE	NRSF 5-MILE
Budget Store & Lock Self Storage	299 Schantz Rd, Allentown, PA 18104	0.63	No	72,554		
Budget Store and Lock-Schantz Rd	299 Schantz Rd, Allentown, PA 18104	0.7	No	64,803		
Budget Store & Lock Self Storage	832 Werley Rd, Allentown, PA 18104	2.05	Yes		42,335	
Budget Store & Lock Self Storage	5230 Oakview Dr, Allentown, PA 18104	2.19	Yes		15,710	
Budget Store and Lock ( Oakview 2 )	5518 Oakview Dr, Allentown, PA 18104	2.68	Yes		36,384	
Budget Store and Lock ( Oakview 2 )	5518 Oakview Dr, Allentown, PA 18106	2.71	Yes		35,868	
Walbert Avenue Self-Storage Facility	3350 Walbert Ave, Allentown, PA 18104	3.07	No			
Iron Run Self Storage	6749 Ruppsville Rd, Trexlertown, PA 18087	3.21	No			13,037
East Penn Self Storage: Emmaus	3801 Allen St, Emmaus, PA 18049	3.32	Yes			68,556
Storhouse Self Storage - Lehigh Street	1449 Lehigh St, Allentown, PA 18103	3.4	Yes			17,987
Simply Self Storage	1925 PA-309, Allentown, PA 18104	3.45	Yes			71,880
Budget Store and Lock Self Storage	23 S 6th St, Emmaus, PA 18049	3.57	No			26,355
Budget Store & Lock (Emmaus Ave)	1700 S 4th St, Allentown, PA 18103	3.6	No			49,479
Capco Self Storage	525 N 14th St, Allentown, PA 18102	3.7	No			7,267
Trexlertown Self Storage	1455 Trexlertown Rd, Macungie, PA 18062	3.74	Yes			69,831
Lopsonzski Self Storage/South Whitehall Township	4828 Huckleberry Rd, South Whitehall Township, PA 18069	3.78	No			75,000
Eagles Wings Self Storage	314 N 12th St Rear, Allentown, PA 18102	3.81	Yes			18,767
Lower Macungie Self Storage	2830 PA-100, Macungie, PA 18062	3.98	Yes			53,140
U-Haul Storage Facility/Macungie	7785 Spring Creek Rd, Macungie, PA 18062	4.1	No			65,278
Budget Store and Lock	1700 S 4th St, Allentown, PA 18103	4.31	Yes			48,174
Devon Self Storage - DAP	1502 South 4th Street, Allentown, PA 18103	4.32	Yes			72,388
1384 Storage	1384 S 5th St, Allentown, PA 18103	4.43	No			23,273
Budget Store and Lock-S 4th St.	1700 S 4th St, Allentown, PA 18103	4.5	No			49,653
East Penn Self Storage: Fogelsville	8235 Schantz Rd, Breinigsville, PA 18031	4.53	Yes			54,698
Budget Store & Lock (Mickley Rd)	184 Mickley Rd, Whitehall, PA 18052	4.62	No			29,393
Budget Store and Lock-Macarthur Rd.	1090 Macarthur Rd, Whitehall, PA 18052	4.69	No			29,386
East Penn Self Storage: Allentown	383 Washington St, Allentown, PA 18102	4.9	Yes			20,870
<b>TOTAL EXISTING SUPPLY</b>				<b>137,357</b>	<b>267,654</b>	<b>1,132,066</b>
<b>2023 POPULATION   1-MILE 6,090   3-MILE 63,888   5-MILE 205,208</b>				<b>SQ FT PER PERSON</b>	<b>22.55</b>	<b>4.19</b>
					<b>5.52</b>	

# 5 MILE MULTIFAMILY DEVELOPMENT PIPELINE // POSH STORAGE SOLUTIONS // ALLENTOWN, PA

FACILITY NAME	ADDRESS	CITY	# OF UNITS	COST	PROJECT STAGE	DISTANCE
Macungie Manor Senior Living	900 Hillview Rd	Allentown		\$7,000,000	Conceptual	0.28
Cedarbrook- Allentown Senior Care and Rehab	350 S Cedarbrook Rd	Allentown		\$350,000	Award	0.41
Cedarbrook Senior Care and Rehabilitation - Phase 1b	350 S Cedarbrook Rd	Allentown		\$41,200,000	Under Construction	0.42
Liberty Lane Townhome Development	4950 Liberty Ln	Allentown	12	\$1,500,000	Conceptual	0.8
Krocks Road Mixed Use Development	617 N Krocks Rd	Allentown	318	\$165,081,920	Design	0.98
Sober Elderly Care / Assisted Living Facility / Allentown	3599 Broadway	Allentown		\$1,200,000	Pre-Construction/Negotiated	1.17
North Krocks Road Mixed-Use Development	N Krocks Rd	Upper Macungie Township	372	\$185,000,000	Pre-Construction/Negotiated	1.25
Laurel Fields Phase V Townhomes	Werley Rd	Upper Macungie Township	25	\$4,500,000	Pre-Construction/Negotiated	1.65
Parkland Circle Townhomes	6045 Reppert Ln	Allentown	24	\$9,000,000	Conceptual	1.83
Luther Crest Independent Living Apartments	800 Hausman Rd	Allentown	76	\$7,000,000	Conceptual	2.01
Hidden Meadows Phase 3	Werley Rd & Rockrose Ln.	Upper Macungie Township	25	\$5,000,000	Pre-Construction/Negotiated	2.08
Willow Lane Mixed-Use Development	1935 Willow Ln	Macungie	2	\$2,000,000	Final Planning	2.11
Premier Center Luxury Apartments	1151 Bulldog Dr	Allentown	360	\$6,000,000	Final Planning	2.33
Mill Creek Pointe Apartments	6300 Lower Macungie Rd	Macungie	180	\$45,000,000	Final Planning	2.38
Broad Street Multi Residential	801 N Broad St	Allentown	50	\$19,000,000	Under Construction	2.45
Millbrook Estates Residential Subdivision / Macungie	Sauerkraut Ln	Macungie	42	\$16,000,000	Occupancy	2.57
Sunset Orchards / Upper Macungie Township	Ruppsville Rd & Schantz Rd	Upper Macungie Township	216	\$84,000,000	Pre-Construction/Negotiated	3.16
The Waterfront Phase 2	Tilghman St	Allentown		\$70,000,000	Conceptual	3.19
1528 West Senior Apartment Development	1528 Hamilton St	Allentown	49	\$17,345,570	Pre-Construction/Negotiated	3.36
Brookside Meadows Apartments	3500 Brookside Rd	Macungie	44	\$1,600,000	Conceptual	3.36
Woodmont Valley Mixed-Use Phase 2	3370 PA-100	Macungie	21	\$12,000,000	Final Planning	3.82
1100 Hamilton Street Apartments / Allentown	1100 Hamilton St	Allentown	88	\$12,000,000	Final Planning	3.84
1010 Apartments	1010 Hamilton St	Allentown	125	\$25,000,000	Under Construction	3.93
932 Hamilton Mixed-Use Development	932 Hamilton St	Allentown	123	\$15,000,000	Under Construction	4.02
Landmark Tower	90 S 9th St	Allentown	20	\$70,000,000	Design	4.06
Little Lehigh Phase II	To Be Determined	Allentown	45	\$12,000,000	Conceptual	4.21
Little Lehigh Redevelopment Phase 1	700 Union St	Allentown	50	\$12,000,000	Award	4.23
Washington Street Multi Residential	938 W Washington St	Allentown	46	\$10,000,000	Under Construction	4.24
Linden Streets Commons	Seventh and Linden streets	Allentown	250	\$55,000,000	Pre-Construction/Negotiated	4.31
North Carlisle Street Apartments	Multiple Locations	Allentown	8	\$3,000,000	Final Planning	4.31
Top of the Mountain Estates	To Be Determined	Allentown		\$5,000,000	Award	4.31
Allentown Manufactured Home Park	To Be Determined	Allentown	29	\$6,000,000	Award	4.31
Cumberland Apartment Complex	N 6th St & W Cumberland St	Allentown	150	\$57,000,000	Final Planning	4.31
Hamilton Street Apartments / Five City Center	S 7th St & Hamilton St	Allentown	170	\$81,000,000	Conceptual	4.31
Trout Creek Cottages	1101 S 6th St	Allentown	52	\$20,350,000	Design	4.34
Schaefer Run Commons	PA-100 & Weilers Rd	Upper Macungie Township	269	\$55,000,000	Award	4.46
Ridge Farms Mixed Use Development	2700 N Cedar Crest Blvd	Allentown	408	\$150,000,000	Conceptual	4.67
Quarry Drive (T-838) Bridge Rehabilitation Project	Quarry Dr	Upper Milford		\$181,184	Bid Results	4.74
Nathan's Famous Hot Dogs	328 Linden St	Allentown		\$508,740	Conceptual	4.85

**TOTAL NUMBER OF UNITS 3,649**

OFFERING MEMORANDUM

# FINANCIAL ANALYSIS

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POSH STORAGE SOLUTIONS

**GRANDSTONE**

SECTION 2

# UNIT MIX SUMMARY // POSH STORAGE SOLUTIONS // ALLENTOWN, PA

UNIT TYPE & DESCRIPTION	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME	YEAR 5 PROJ. MO. RENT/UNIT	YEAR 5 PROJ. ANNUAL INCOME
<b>CLIMATE CONTROLLED:</b>								
5.0 X 5.0	17	25	425	\$99.47	\$1,691	\$20,292	\$108.69	\$22,173
5.0 X 5.0	74	25	1,850	\$84.50	\$6,253	\$75,036	\$92.34	\$81,994
5.0 X 5.0	1	25	25	\$75.00	\$75	\$900	\$81.95	\$983
5.0 X 7.0	5	35	175	\$121.60	\$608	\$7,296	\$132.88	\$7,973
5.0 X 7.0	9	35	315	\$101.89	\$917	\$11,004	\$111.34	\$12,024
7.0 X 5.0	1	35	35	\$104.00	\$104	\$1,248	\$113.64	\$1,364
5.0 X 8.0	1	40	40	\$102.00	\$102	\$1,224	\$111.46	\$1,337
8.0 X 5.0	1	40	40	\$102.00	\$102	\$1,224	\$111.46	\$1,337
5.0 X 10.0	8	50	400	\$144.63	\$1,157	\$13,884	\$158.04	\$15,172
5.0 X 10.0	91	50	4,550	\$124.43	\$11,323	\$135,878	\$135.97	\$148,477
10.0 X 5.0	48	50	2,400	\$142.33	\$6,832	\$81,982	\$155.53	\$89,584
10.0 X 5.0	53	50	2,650	\$123.38	\$6,539	\$78,470	\$134.82	\$85,746
12.0 X 5.0	2	60	120	\$128.00	\$256	\$3,072	\$139.87	\$3,357
7.0 X 10.0	3	70	210	\$187.00	\$561	\$6,732	\$204.34	\$7,356
10.0 X 7.0	2	70	140	\$194.00	\$388	\$4,656	\$211.99	\$5,088
10.0 X 7.0	26	70	1,820	\$152.54	\$3,966	\$47,592	\$166.68	\$52,006
5.0 X 15.0	3	75	225	\$164.00	\$492	\$5,904	\$179.21	\$6,451
<b>TOTAL CC</b>	<b>345</b>	<b>45</b>	<b>15,420</b>	<b>\$119.90</b>	<b>\$41,366</b>	<b>\$496,394</b>	<b>\$131.02</b>	<b>\$542,423</b>

# UNIT MIX SUMMARY // POSH STORAGE SOLUTIONS // ALLENTOWN, PA

UNIT TYPE & DESCRIPTION	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME	YEAR 5 PROJ. MO. RENT/UNIT	YEAR 5 PROJ. ANNUAL INCOME
<b>CLIMATE CONTROLLED CONTINUED:</b>								
10.0 X 8.0	2	80	160	\$192.50	\$385	\$4,620	\$210.35	\$5,048
13.0 X 7.0	2	91	182	\$160.00	\$320	\$3,840	\$174.84	\$4,196
6.0 X 16.0	1	96	96	\$166.00	\$166	\$1,992	\$181.39	\$2,177
10.0 X 10.0	80	100	8,000	\$202.75	\$16,220	\$194,640	\$221.55	\$212,688
10.0 X 10.0	1	100	100	\$184.00	\$184	\$2,208	\$201.06	\$2,413
10.0 X 10.0	136	100	13,600	\$177.08	\$24,083	\$288,995	\$193.50	\$315,792
10.0 X 12.0	33	120	3,960	\$237.00	\$7,821	\$93,852	\$258.98	\$102,555
10.0 X 12.0	59	120	7,080	\$206.66	\$12,193	\$146,315	\$225.82	\$159,883
20.0 X 6.0	1	120	120	\$243.00	\$243	\$2,916	\$265.53	\$3,186
10.0 X 13.0	7	130	910	\$222.14	\$1,555	\$18,660	\$242.74	\$20,390
12.0 X 12.0	2	144	288	\$272.50	\$545	\$6,540	\$297.77	\$7,146
10.0 X 15.0	31	150	4,650	\$283.00	\$8,773	\$105,276	\$309.24	\$115,038
10.0 X 15.0	65	150	9,750	\$257.05	\$16,708	\$200,499	\$280.89	\$219,091
12.0 X 13.0	2	156	312	\$250.00	\$500	\$6,000	\$273.18	\$6,556
7.0 X 23.0	1	161	161	\$282.00	\$282	\$3,384	\$308.15	\$3,698
7.0 X 24.0	4	168	672	\$277.75	\$1,111	\$13,332	\$303.50	\$14,568
13.0 X 13.0	1	169	169	\$294.00	\$294	\$3,528	\$321.26	\$3,855
13.0 X 13.0	6	169	1,014	\$278.00	\$1,668	\$20,016	\$303.78	\$21,872
10.0 X 18.0	2	180	360	\$321.00	\$642	\$7,704	\$350.77	\$8,418
10.0 X 18.0	4	180	720	\$299.00	\$1,196	\$14,352	\$326.73	\$15,683
12.0 X 16.0	1	192	192	\$321.00	\$321	\$3,852	\$350.77	\$4,209
10.0 X 20.0	22	200	4,400	\$367.09	\$8,076	\$96,912	\$401.13	\$105,898
10.0 X 20.0	42	200	8,400	\$328.67	\$13,804	\$165,650	\$359.15	\$181,010
<b>TOTAL CC CONTINUED:</b>	<b>505</b>	<b>129</b>	<b>65,296</b>	<b>\$231.86</b>	<b>\$117,090</b>	<b>\$1,405,082</b>	<b>\$253.36</b>	<b>\$1,535,371</b>
<b>GRAND TOTAL</b>	<b>850</b>	<b>95</b>	<b>80,716</b>	<b>\$186.42</b>	<b>\$158,456</b>	<b>\$1,901,476</b>	<b>\$203.71</b>	<b>\$2,077,795</b>

# INCOME & EXPENSE // POSH STORAGE SOLUTIONS // ALLENTOWN, PA

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
<b>GROSS POTENTIAL RENT</b>	\$1,901,476	\$1,901,476	\$1,958,521	\$2,017,276	\$2,077,795
<b>PHYSICAL VACANCY</b>	(760,591)	(380,295)	(97,926)	(100,864)	(103,890)
<b>ECONOMIC VACANCY</b>	(190,148)	(142,611)	(97,926)	(100,864)	(103,890)
<b>TOTAL VACANCY</b>	(950,738)	(522,906)	(195,852)	(201,728)	(207,779)
<b>VACANCY %</b>	50.0%	27.5%	10.0%	10.0%	10.0%
<b>EFFECTIVE RENTAL INCOME</b>	\$950,738	\$1,378,570	\$1,762,669	\$1,815,549	\$1,870,015
<b>LATE, LETTER, &amp; NSF FEES</b>	14,261	20,679	26,440	27,233	28,050
<b>ADMINISTRATION FEES</b>	4,754	6,893	8,813	9,078	9,350
<b>TENANT INSURANCE</b>	12,929	19,890	28,343	31,493	34,642
<b>MERCHANDISE SALES, NET</b>	7,200	7,344	7,491	7,641	7,794
<b>TOTAL OTHER INCOME</b>	\$39,143	\$54,805	\$71,088	\$75,444	\$79,836
<b>EFFECTIVE GROSS INCOME (EGI)</b>	\$989,881	\$1,433,376	\$1,833,756	\$1,890,993	\$1,949,851
<b>PROPERTY TAXES</b>	\$150,000	\$153,000	\$156,060	\$159,181	\$162,365
<b>INSURANCE</b>	20,000	20,400	20,808	21,224	21,649
<b>UTILITIES &amp; TRASH</b>	37,500	38,250	39,015	39,795	40,591
<b>REPAIRS &amp; MAINTENANCE</b>	10,000	15,000	17,500	17,850	18,207
<b>ADVERTISING</b>	25,000	20,000	15,000	12,500	12,500
<b>SALARIES, TAXES, &amp; BENEFITS</b>	80,000	81,600	83,232	84,897	86,595
<b>MANAGEMENT FEE</b>	49,494	71,669	91,688	94,550	97,493
<b>OFFICE SUPPLIES &amp; POSTAGE</b>	5,000	5,100	5,202	5,306	5,412
<b>BANK &amp; CREDIT CARD FEES</b>	15,838	22,934	29,340	30,256	31,198
<b>TELEPHONE &amp; INTERNET</b>	3,600	3,672	3,745	3,820	3,897
<b>LANDSCAPING &amp; SNOW REMOVAL</b>	8,000	8,160	8,323	8,490	8,659
<b>OTHER EXPENSES</b>	10,000	10,200	10,404	10,612	10,824
<b>TOTAL EXPENSES</b>	\$414,432	\$449,985	\$480,318	\$488,481	\$499,389
<b>% OF EGI</b>	41.9%	31.4%	26.2%	25.8%	25.6%
<b>NET OPERATING INCOME (NOI)</b>	\$575,449	\$983,391	\$1,353,439	\$1,402,512	\$1,450,462
<b>OPERATING MARGIN %</b>	58.1%	68.6%	73.8%	74.2%	74.4%

Income is based on annualized October income. Real estate taxes are based on an assessed value of \$1,635,974; Taxes were increased 25% to hedge against the risk of reassessment. Expenses are based on industry standards.

PROPERTY IMAGES // POSH STORAGE SOLUTIONS // ALLENTOWN, PA



OFFERING MEMORANDUM

# PROPERTY INFORMATION

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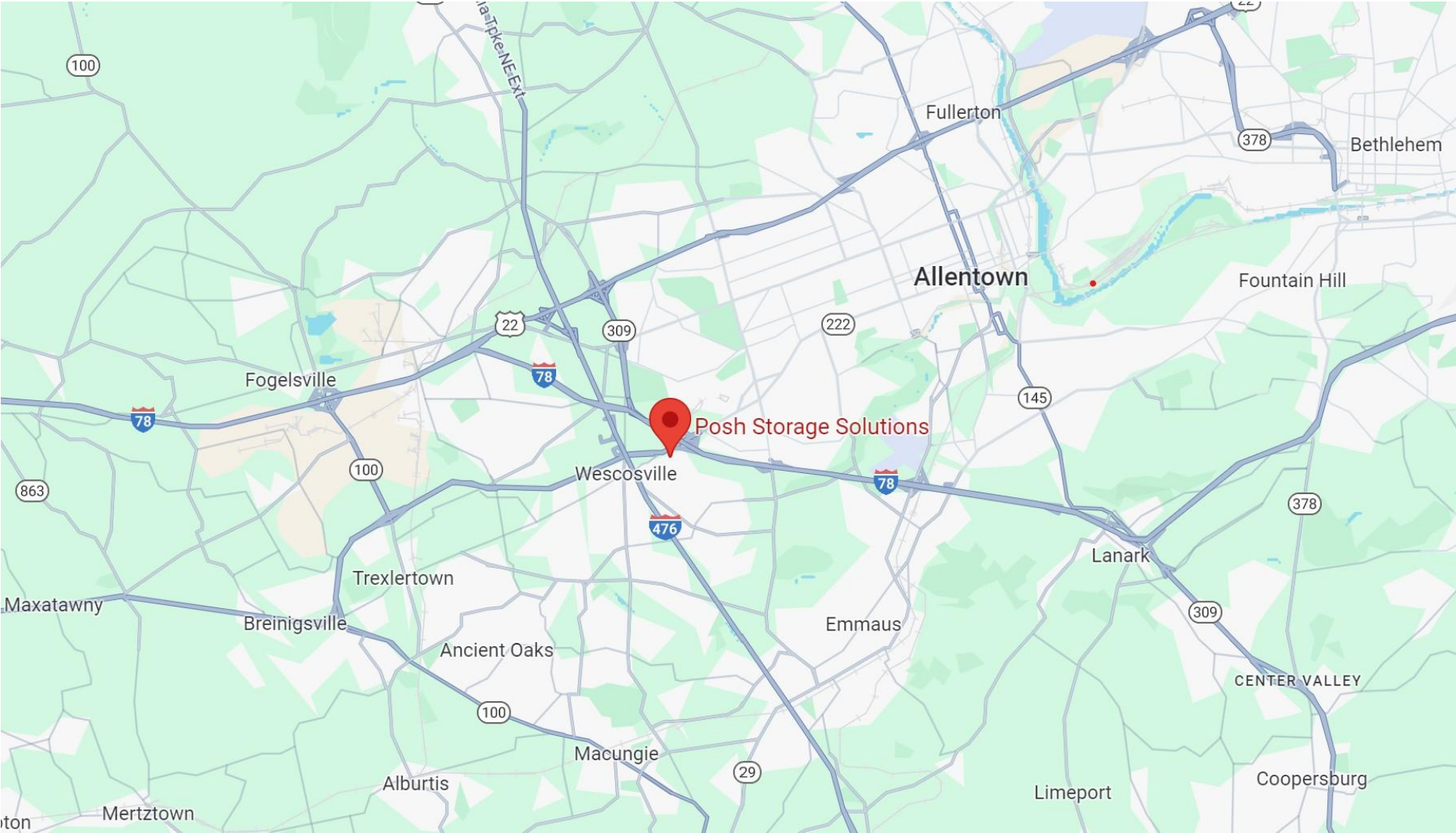
POSH STORAGE SOLUTIONS

**GRANDSTONE**

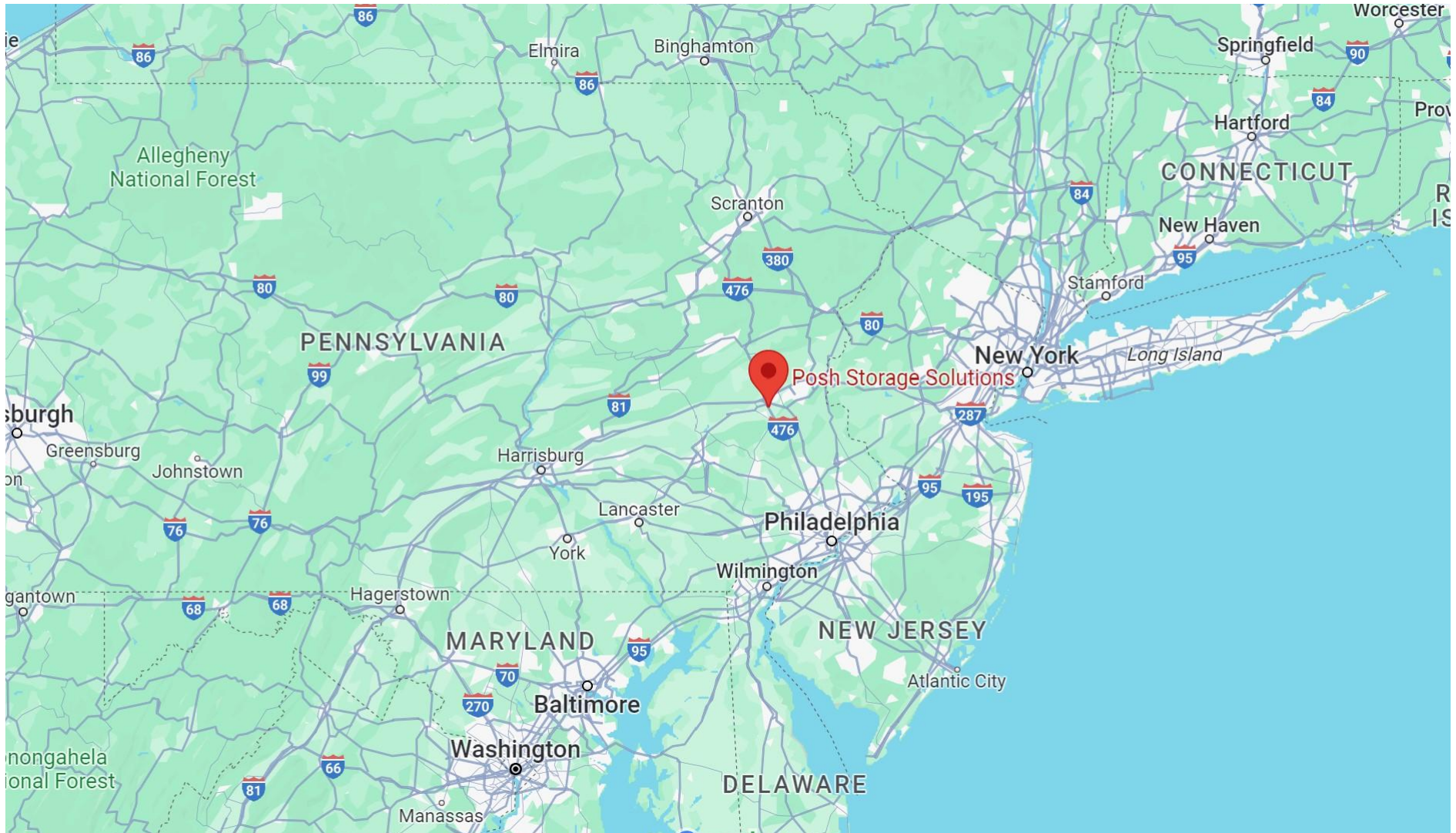
SECTION 3



**LOCAL MAP // POSH STORAGE SOLUTIONS // ALLENTOWN, PA**



# REGIONAL MAP // POSH STORAGE SOLUTIONS // ALLENTOWN, PA



PARCEL OUTLINE // POSH STORAGE SOLUTIONS // ALLENTOWN, PA



OFFERING MEMORANDUM

# RENT COMPARABLES

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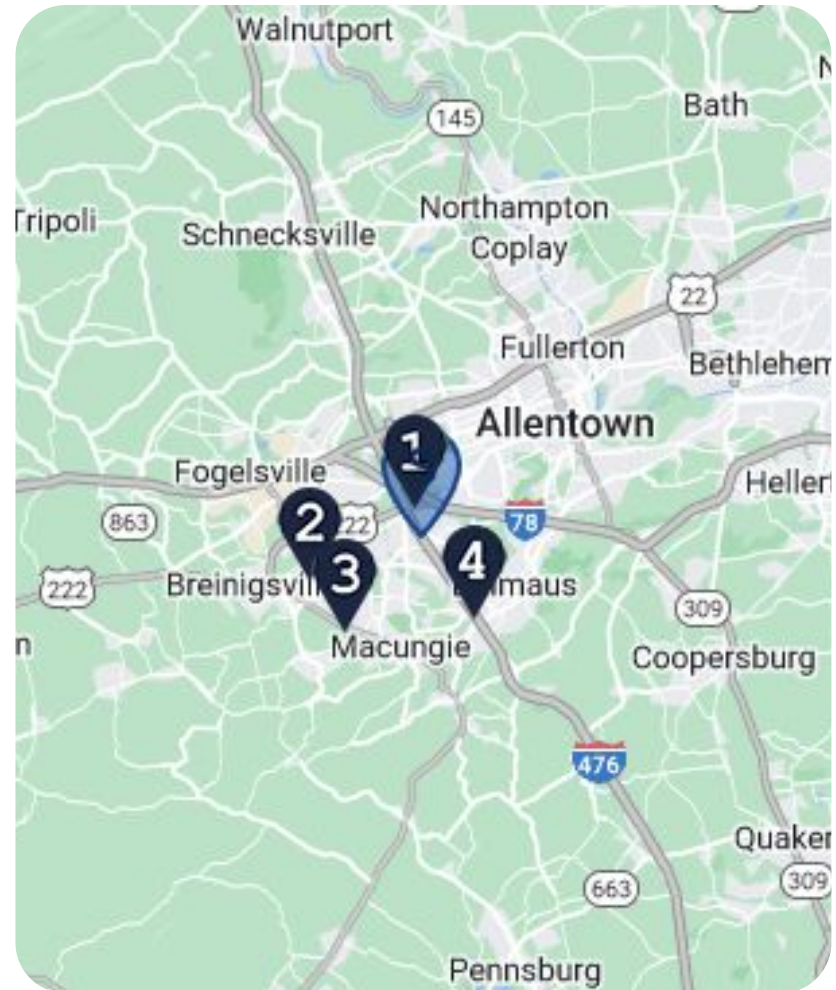
POSH STORAGE SOLUTIONS

**GRANDSTONE**

SECTION 4

## RENT COMPS MAP // POSH STORAGE SOLUTIONS // ALLENTOWN, PA

- ★ POSH STORAGE SOLUTIONS
- 1 GUARDIAN STORAGE
- 2 TREXLERTOWN SELF STORAGE
- 3 LOWER MACUNGIE SELF STORAGE
- 4 EAST PENN SELF STORAGE



# RENT COMPS // POSH STORAGE SOLUTIONS // ALLENTOWN, PA



## Posh Storage Solutions

4344 Charcoal Dr, Allentown, PA 18103



Land Acres	3.17
Year Built	2023
Distance	

Unit Type	SF	Asking Rent	Rent/SF
5x10 CC	50	\$146	\$2.92
10x10 CC	100	\$208	\$2.08
10x15 CC	150	\$291	\$1.94
10x20 CC	200	\$376	\$1.88
<b>Total/Avg</b>			<b>\$2.21</b>

1

## Guardian Storage

4440 S Cedarbrook Rd, Allentown, PA 18103



Land Acres	3.13
Year Built	2023
Distance	0.3 miles

Unit Type	SF	Asking Rent	Rent/SF
5x10 CC	50	\$106	\$2.12
10x10 CC	100	\$145	\$1.45
10x15 CC	150	\$216	\$1.44
10x20 CC	200	\$271	\$1.36
<b>Total/Avg</b>			<b>\$1.59</b>

# RENT COMPS // POSH STORAGE SOLUTIONS // ALLENTOWN, PA

## 2 Trexlertown Self-Storage 1455 Trexlertown Rd, Macungie, PA 18062



Land Acres	8.28
Year Built	2003
Distance	5 miles

Unit Type	SF	Asking Rent	Rent/SF
5x10 CC	50	\$118	\$2.36
10x10 CC	100	\$189	\$1.89
10x15 CC	150	\$234	\$1.56
10x20 CC	200	\$299	\$1.50
<b>Total/Avg</b>			<b>\$1.83</b>

## 3 Lower Macungie Self Storage 2830 PA-100, Macungie, PA 18062



Land Acres	8.5
Year Built	2008
Distance	5.2 miles

Unit Type	SF	Asking Rent	Rent/SF
5x10 CC	50	\$169	\$3.38
10x10 CC	100	\$229	\$2.29
10x15 CC	150	\$289	\$1.93
10x20 CC	200	\$369	\$1.85
<b>Total/Avg</b>			<b>\$2.36</b>

# RENT COMPS // POSH STORAGE SOLUTIONS // ALLENTOWN, PA

**4** East Penn Self Storage  
3801 Allen St, Emmaus, PA 18049



Land Acres	5.26
Year Built	1990
Distance	5.1 miles

Unit Type	SF	Asking Rent	Rent/SF
5x10 CC	50	\$160	\$3.20
10x10 CC	100	\$215	\$2.15
10x15 CC	150	\$260	\$1.73
10x20 CC	200	\$295	\$1.48
<b>Total/Avg</b>			<b>\$2.14</b>



OFFERING MEMORANDUM

# DEMOGRAPHIC ANALYSIS

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POSH STORAGE SOLUTIONS

**GRANDSTONE**

SECTION 5

# WELCOME TO ALLENTOWN, PA

**Allentown**, located in the eastern part of Pennsylvania, is a city with a rich history and vibrant community. Known for its diverse cultural scene, the city offers residents and visitors a variety of museums, theaters, and parks to explore. With a strong industrial past, Allentown has transformed into a dynamic urban center, blending historic charm with modern amenities. The city's strategic location in the Lehigh Valley makes it a hub for commerce, education, and healthcare, contributing to its status as a lively and welcoming place to call home.



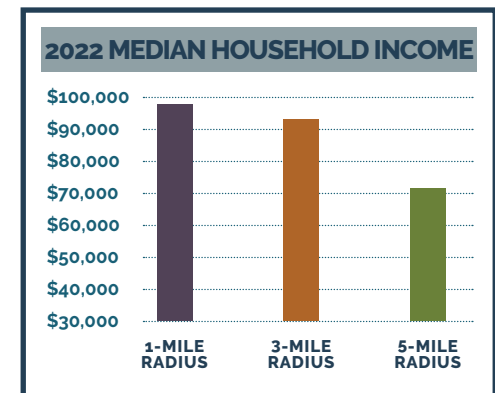
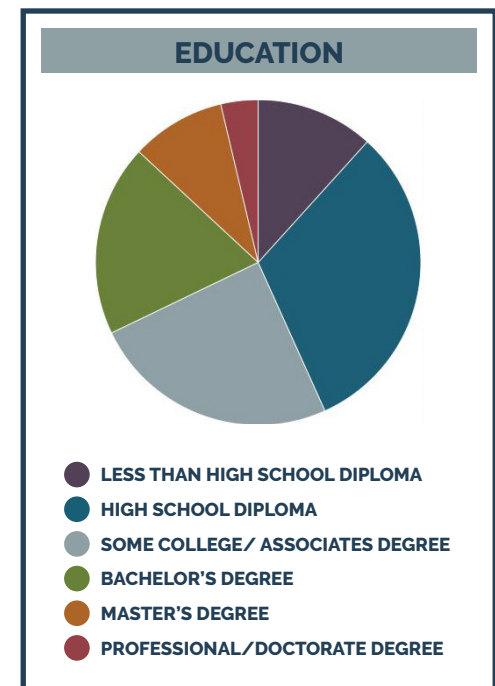
## **SOME OF THE MAJOR EMPLOYERS IN ALLENTOWN, PA (AS OF JANUARY 2022)**

**1.** Lehigh Valley Health Network (LVHN): LVHN is a prominent healthcare provider and one of the largest employers in the region. **2.** St. Luke's University Health Network: Another major healthcare provider, St. Luke's operates hospitals and medical facilities in the area. **3.** PPL Corporation: PPL is an energy company with a significant presence in the region, providing electricity and natural gas services. **4.** Air Products and Chemicals, Inc.: A global industrial gases company, Air Products is a key player in the local economy. **5.** The Allentown School District: The school district is a major employer, consisting of various educational institutions and administrative offices. **6.** Amazon: With the growth of e-commerce, Amazon has contributed to job opportunities in the region.



# DEMOGRAPHIC ANALYSIS // POSH STORAGE SOLUTIONS // ALLENTOWN, PA

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>POPULATION &amp; GROWTH</b>			
2022 Total Population	6,080	61,215	197,751
2022 Population Density	1,667.0	2,392.2	2,843.3
2020-2022 Growth	62.00	178.00	370.00
2020-2022 Average Annual Growth	31.00	91.00	186.00
2027 Total Population	6,196	62,387	201,669
2027 Population Density	1,698.8	2,438.0	2,899.7
2022-2027 Projected Population Growth	116.00	1,172.00	3,918.00
2022-2027 Projected Average Annual Growth	22.00	219.00	731.00
2020 Population	6,018	61,037	197,381
2010 Total Population	5,473	57,072	183,459
2000 Population	5,371	47,805	158,332
<b>INCOME</b>			
2022 Aggregate Household Income	\$425,441,658	\$3,121,941,647	\$7,264,447,536
2022 Average Household Income	\$161,335	\$131,572	\$95,417
2022 Median Household Income	\$97,578	\$92,726	\$71,551
2022 Per Capita Income	\$72,227	\$51,649	\$37,163
2027 Aggregate Household Income	\$531,663,595	\$3,568,466,739	\$8,226,128,612
2027 Average Household Income	\$196,840	\$145,824	\$105,296
2027 Median Household Income	\$101,139	\$96,793	\$76,304
2027 Per Capita Income	\$88,375	\$57,901	\$41,246
<b>HOUSEHOLDS &amp; GROWTH</b>			
2022 Households	2,637	23,728	76,134
2020-2022 Growth	105.00	176.00	1,568.00
2020-2022 Average Annual Growth	52.00	82.00	756.00
2027 Households	2,701	24,471	78,124
2022-2027 Growth	64.00	743.00	1,990.00
2022-2027 Average Annual Growth	11.00	135.00	346.00
2020 Households	2,532	23,552	74,566



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

OFFERING MEMORANDUM

# FACILITY GALLERY

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POSH STORAGE SOLUTIONS

**GRANDSTONE**

PROPERTY IMAGES // POSH STORAGE SOLUTIONS // ALLENTOWN, PA



PROPERTY IMAGES // POSH STORAGE SOLUTIONS // ALLENTOWN, PA



# PROPERTY IMAGES // POSH STORAGE SOLUTIONS // ALLENTOWN, PA





## POSH STORAGE SOLUTIONS // ALLENTOWN, PA

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**GRANDSTONE**  
STORAGE INVESTMENT SALES