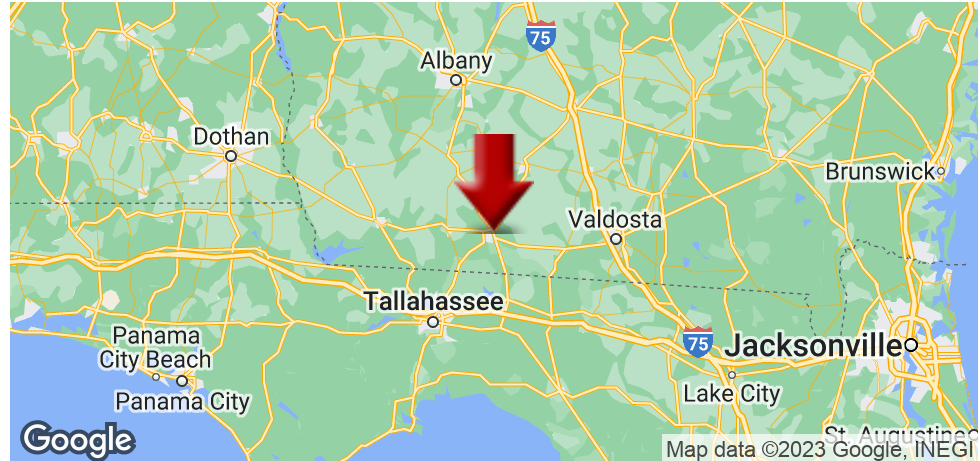


# ALL ACCESS SELF STORAGE - ROOM TO EXPAND

183 Big Star Dr, Thomasville, GA 31757



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,100,000
<b>NUMBER OF UNITS:</b>	156
<b>CAP RATE 2019:</b>	5.57%
<b>NOI:</b>	\$117,000
<b>LOT SIZE:</b>	2.03 Acres
<b>BUILDING SIZE:</b>	17,950
<b>ZONING:</b>	M
<b>PRICE / SF:</b>	\$116.99
<b>OCCUPANCY SF:</b>	76%

## PROPERTY OVERVIEW

All climate controlled self storage facility in Thomasville GA, currently in lease-up mode, built in 2018 + 2019. At 82% occupancy with 6 completed buildings and separate office building. Room to expand to a total of approximately 33,000 SF. Great opportunity for new owner to complete expansion in growth area of south Georgia. Opportunity to add ancillary revenue with tenant insurance, truck rental and retail.

Thomasville is enjoying a 21st century boom, serving a population of 155,000. The city is home to multiple corporate headquarters. The local chamber of commerce reported hundreds of jobs are being created as more companies relocate to the area.

## PROPERTY HIGHLIGHTS

- Room to expand
- Lease up opportunity
- No ancillary services or products currently offered

**KW COMMERCIAL**  
1200 Commerce Dr. Suite 110  
Peachtree City, GA 30269

**CHARLOTTE JONES**  
Commercial Director  
O: 239.821.3178  
C: 239.821.3178  
charlottejonesdk@gmail.com  
GA #334942

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# ALL ACCESS SELF STORAGE - ROOM TO EXPAND

183 Big Star Dr, Thomasville, GA 31757

Building Name	All Access Self Storage - Room to Expand
Property Type	Self Storage
Property Subtype	Self Storage
APN	045ETH010A
Building Size	17,950 SF
Lot Size	2.03 Acres
Number Of Floors	1
Parking Spaces	3
Construction Status	Existing
Roof	Metal
Free Standing	Yes
Number Of Buildings	6



All climate controlled self storage facility in Thomasville GA, currently in lease-up mode, built in 2018 + 2019. At 82% occupancy with 6 completed buildings and separate office building. Room to expand to a total of approximately 33,000 SF. Great opportunity for new owner to complete expansion in growth area of south Georgia. Opportunity to add ancillary revenue with tenant insurance, truck rental and retail.

Thomasville is enjoying a 21st century boom, serving a population of 155,000. The city is home to multiple corporate headquarters. The local chamber of commerce reported hundreds of jobs are being created as more companies relocate to the area.

- Room to expand
- Lease up opportunity
- No ancillary services or products currently offered

**KW COMMERCIAL**  
1200 Commerce Dr. Suite 110  
Peachtree City, GA 30269

**CHARLOTTE JONES**  
Commercial Director  
O: 239.821.3178  
C: 239.821.3178  
charlottejonesdk@gmail.com  
GA #334942

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# ALL ACCESS SELF STORAGE - ROOM TO EXPAND

183 Big Star Dr, Thomasville, GA 31757



**KW COMMERCIAL**  
1200 Commerce Dr. Suite 110  
Peachtree City, GA 30269

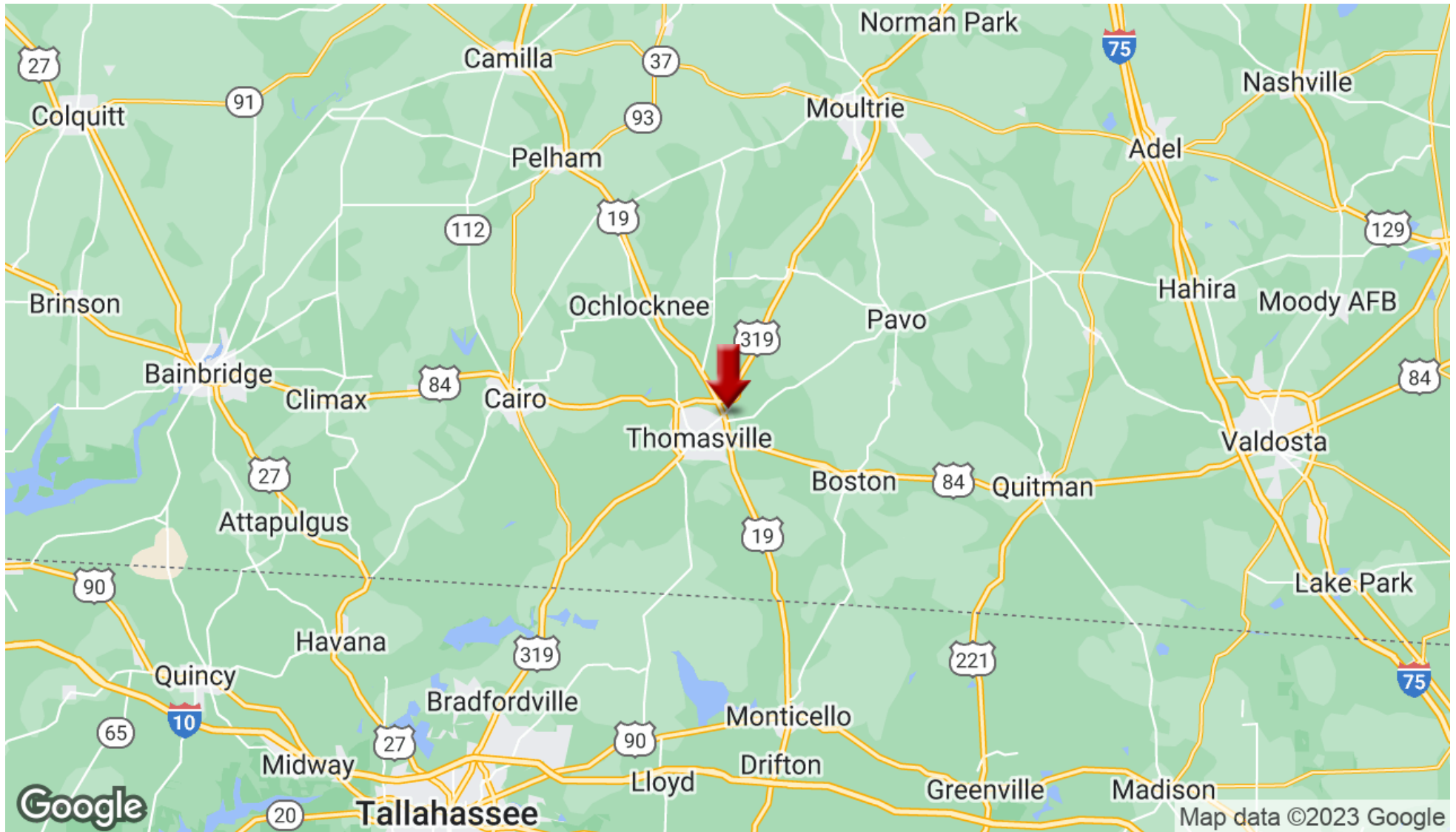
**CHARLOTTE JONES**  
Commercial Director  
O: 239.821.3178  
C: 239.821.3178  
charlottejonesdk@gmail.com  
GA #334942

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# ALL ACCESS SELF STORAGE - ROOM TO EXPAND

183 Big Star Dr, Thomasville, GA 31757



**KW COMMERCIAL**  
1200 Commerce Dr. Suite 110  
Peachtree City, GA 30269

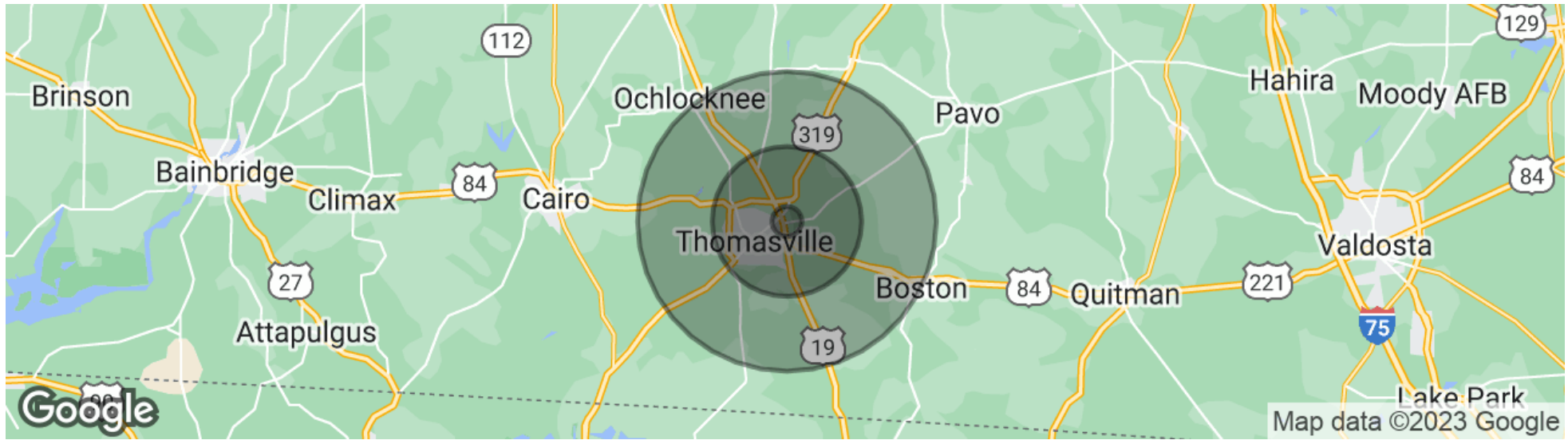
**CHARLOTTE JONES**  
Commercial Director  
O: 239.821.3178  
C: 239.821.3178  
charlottejonesdk@gmail.com  
GA #334942

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# ALL ACCESS SELF STORAGE - ROOM TO EXPAND

183 Big Star Dr, Thomasville, GA 31757



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,072	19,395	37,059
Median age	38.2	39.0	38.6
Median age (Male)	34.5	37.2	37.5
Median age (Female)	40.2	40.8	39.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	453	8,048	14,755
# of persons per HH	2.4	2.4	2.5
Average HH income	\$50,886	\$55,211	\$54,425
Average house value	\$163,320	\$196,741	\$194,879

*\* Demographic data derived from 2020 ACS - US Census*

**KW COMMERCIAL**  
1200 Commerce Dr. Suite 110  
Peachtree City, GA 30269

**CHARLOTTE JONES**  
Commercial Director  
O: 239.821.3178  
C: 239.821.3178  
charlottejonesdk@gmail.com  
GA #334942

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.