



INDUSTRIAL & SELF STORAGE

1658 GA-85 | FAYETTEVILLE, GA 30214



INTERACTIVE OFFERING MEMORANDUM

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY LISTED BY:

NICK WATSON

SENIOR ASSOCIATE

DIR +1 (954) 204-3079

MOB +1 (321) 960-1810

nick.watson@matthews.com

License No. SL3469703 (FL)

HARRISON AUERBACH

VP AND ASSOCIATE DIRECTOR

DIR +1 (404) 445-1092

MOB +1 (407) 312-1284

harrison.auerbach@matthews.com

License No. SL3422263 (FL)

BROKER OF RECORD

KYLE MATTHEWS 80041 (GA)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

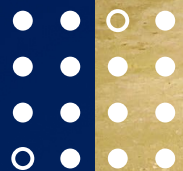


TABLE OF CONTENTS

05

ASSET OVERVIEW

08

INVESTMENT SUMMARY

10

AREA OVERVIEW





INVESTMENT HIGHLIGHTS

- **Expansion Capability** - The site sits on a total of ± 7 acres and offers expansion capability for the Self Storage facility as well as for the warehouse facility. The open land near the storage facility can be utilized for more storage units, Rv or Boat parking while the land near the warehouse can be used for additionally warehouse space or parking.
- **Significant Room to Improve Performance** - As the Self Storage facility and Warehouse are vacant this offers investors the ability to add value and raise rents over the next several years.
- **Strong Surrounding Area** - Located less than 4 miles from Trilith Studios and has a surrounding population with over 43,000 people in a 3 mile radius.
- **Great Location** - Directly adjacent to highway 85, this asset offers future occupants easy access to Atlanta.



ASSET OVERVIEW

WAREHOUSE

Address	1643 GA 85, Fayetteville, GA 30214
Building Square Footage	±43,000 SF
Acres	±7.00 AC
Docks	2 12' x 14'
Roll Up	1 tot. 9 x 12'
Clear Height	20'
Construction	Metal
Year Built	1984
Coverage Ratio	14.10%

MINI STORAGE

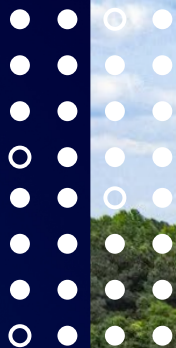
Address	1643 GA 85, Fayetteville, GA 30214
Total Units	233
Number of Stories	1
NSRF	±29,700 SF
Number of Buildings	4
Physical Occupancy	0%
Management	None
Foundation	Concrete
Fencing	Chain Linked with gate
Parking Surface	Concrete
On Site Living	Available
Climate Controlled Units	None
Non-Climate Controlled Units	233



ASSET OVERVIEW

UNIT MIX			
4x8	12	10x8	1
4x6	5	8x12	80
5x6	4	10x24	30
5x10	17	24x40	3
10x10	71	14x40	2
7x8	1	10x40	5
10x14	1	12x40	1
		Total Units	233





INVESTMENT SUMMARY

1658 GA-85 | FAYETTEVILLE, GA 30214

 **\$3,750,000**
LIST PRICE

 **\$87.21**
PPSF

 **\$12.29**
PPSF OF LAND

 **±43,000 SF**
WAREHOUSE

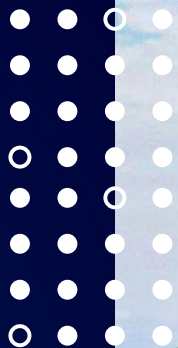
 **4**
NUMBER OF BUILDINGS

 **233**
NON-CLIMATE CONTROLLED
UNITS

 **233**
TOTAL UNITS

 **±29,700 SF**
NRSF





AREA OVERVIEW

1658 GA-85 | FAYETTEVILLE, GA 30214



FAYETTEVILLE, GA

Fayetteville is a well-known suburb in Georgia with a historic downtown district, great public schools, and a welcoming community. About 22 miles south of Atlanta, Fayetteville has close proximity to big-city attractions while offering small-town charm. Fayetteville belongs to the Fayette County Public School district and offers quiet residential streets lined with apartments, houses, and condos for rent. Find your next home in the area so you can have access to all of the amenities in this charming suburban oasis. The city’s historic downtown district is a family-friendly area that served as inspiration for places and characters in Margaret Mitchell’s “Gone With the Wind.” Fayetteville has everything you’d need in a Georgian suburb: a movie theater, casual dining options, grocery stores, specialty retailers, and good schools. If you’re looking to eat local, visit Old Courthouse Tavern nestled in the heart of Fayetteville, offering delicious cuisine, drinks, and a warm atmosphere.

PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five Year Projection	12,356	51,150	73,378
Current Year Estimate	12,300	51,595	73,957
2020 Census	11,600	52,182	74,481
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five Year Projection	4,606	20,113	27,744
Current Year Estimate	4,573	20,311	27,989
2020 Census	4,230	20,586	28,239
INCOME	1-MILE	3-MILE	5-MILE
2023 Avg. Household Income	\$38,696	\$48,572	\$55,663

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1658 GA-85, Fayetteville, GA 30214** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

INDUSTRIAL & SELF STORAGE

1658 GA-85 | FAYETTEVILLE, GA 30214

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY:

NICK WATSON

SENIOR ASSOCIATE

DIR +1 (954) 204-3079

MOB +1 (321) 960-1810

nick.watson@matthews.com

License No. SL3469703 (FL)

HARRISON AUERBACH

VP AND ASSOCIATE DIRECTOR

DIR +1 (404) 445-1092

MOB +1 (407) 312-1284

harrison.auerbach@matthews.com

License No. SL3422263 (FL)

BROKER OF RECORD

KYLE MATTHEWS 80041 (GA)