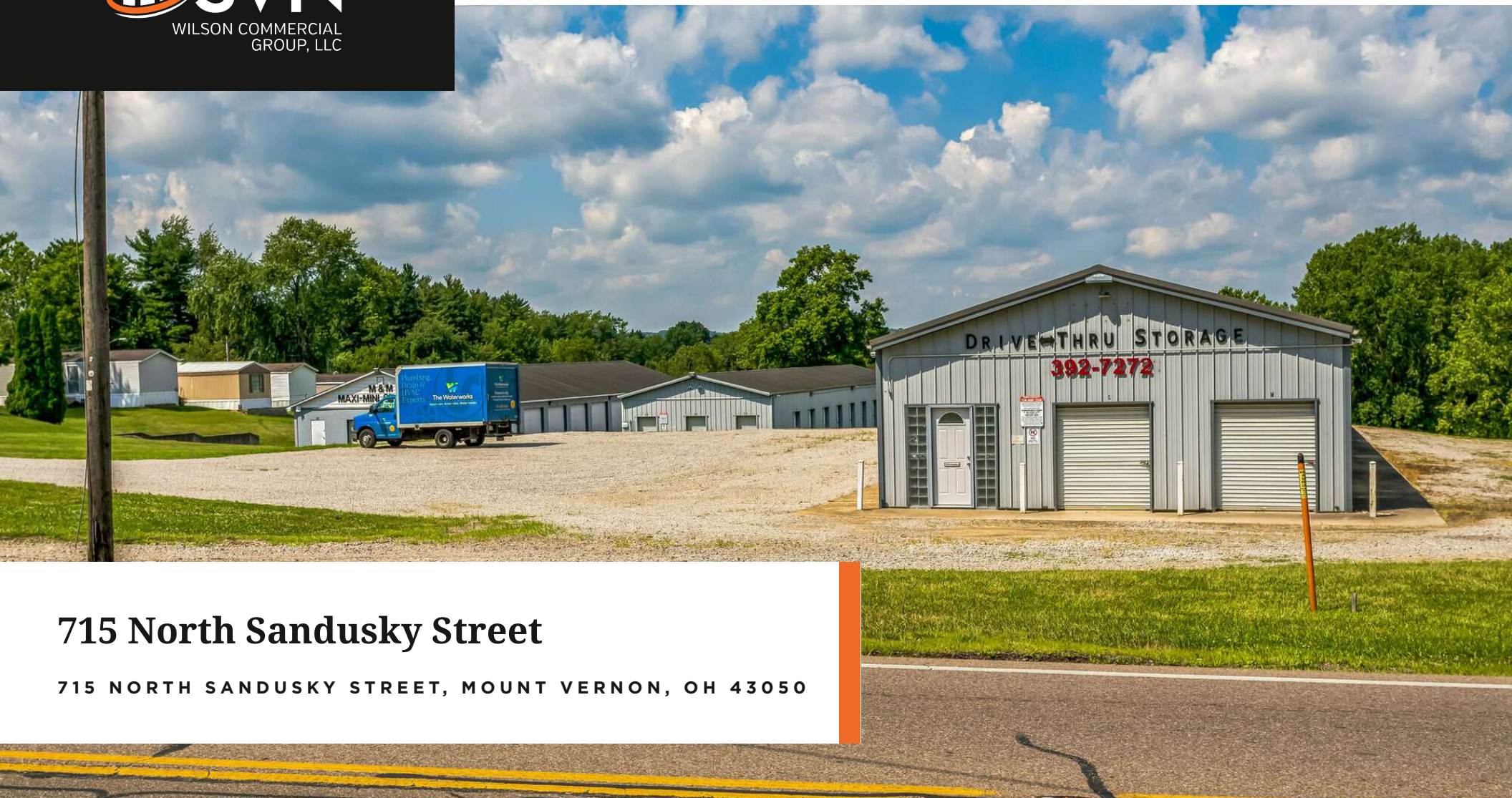




## Store More - M&M Storage - NE Columbus, OH



**715 North Sandusky Street**

715 NORTH SANDUSKY STREET, MOUNT VERNON, OH 43050

# Disclaimer

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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## STORE MORE- M & M STORAGE

### 715 NORTH SANDUSKY STREET

715 NORTH SANDUSKY STREET  
MOUNT VERNON, OH 43050

#### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$849,000
<b>BUILDING SIZE:</b>	11,760 SF
<b>LOT SIZE:</b>	2.603 Acres
<b>PRICE / SF:</b>	\$77.18
<b>UNITS:</b>	61 Units plus Office
<b>OCCUPANCY:</b>	90%

## PROPERTY SUMMARY

SelfStorageSales.com and SVN Wilson are pleased to present Store More/M&M Storage in the heart of the growing college town of Mount Vernon, Ohio - just 40 miles Northeast of Columbus, Ohio. This 11,760 SF Self Storage property features 61 self-storage units plus on-site office and is ideally situated along highly visible Route 13, offering strong traffic and access. Located between Sandusky Apartments and Orchard Mobile Park, this property presents a lucrative opportunity for self-storage operators. There is significant upside potential with the possibility of expanding the facility 15,000-25,000 SF. Additionally, large drive-through units could be split to increase rent per SF. Columbus, Ohio is one of fastest growing cities in the Nation. The immediate 3-mile area has a growing population of about 20,000 people.





## PROPERTY HIGHLIGHTS

- 11,760 SF BUILDING
- 2.6 ACRES
- 61 UNITS
- 3 BUILDINGS PLUS OFFICE
- EXPANSION ROOM!
- NEW ASPHALT AND SECURITY SYSTEM
- 10,000 VPD TRAFFIC COUNT
- PRIME LOCATION IN MOUNT VERNON
- ATTRACTIVE CURB APPEAL
- EXCELLENT FRONTAGE AND SIGNAGE
- GROWING POPULATION - 20,000 3-MILE
- LARGE DRIVE THRU UNITS COULD BE SPLIT TO INCREASE RENT PER SF



**EXCELLENT  
FRONTAGE WITH  
EXISTING SIGNAGE**



**10,000 VPD TRAFFIC  
COUNT**





# SITE OUTLINE

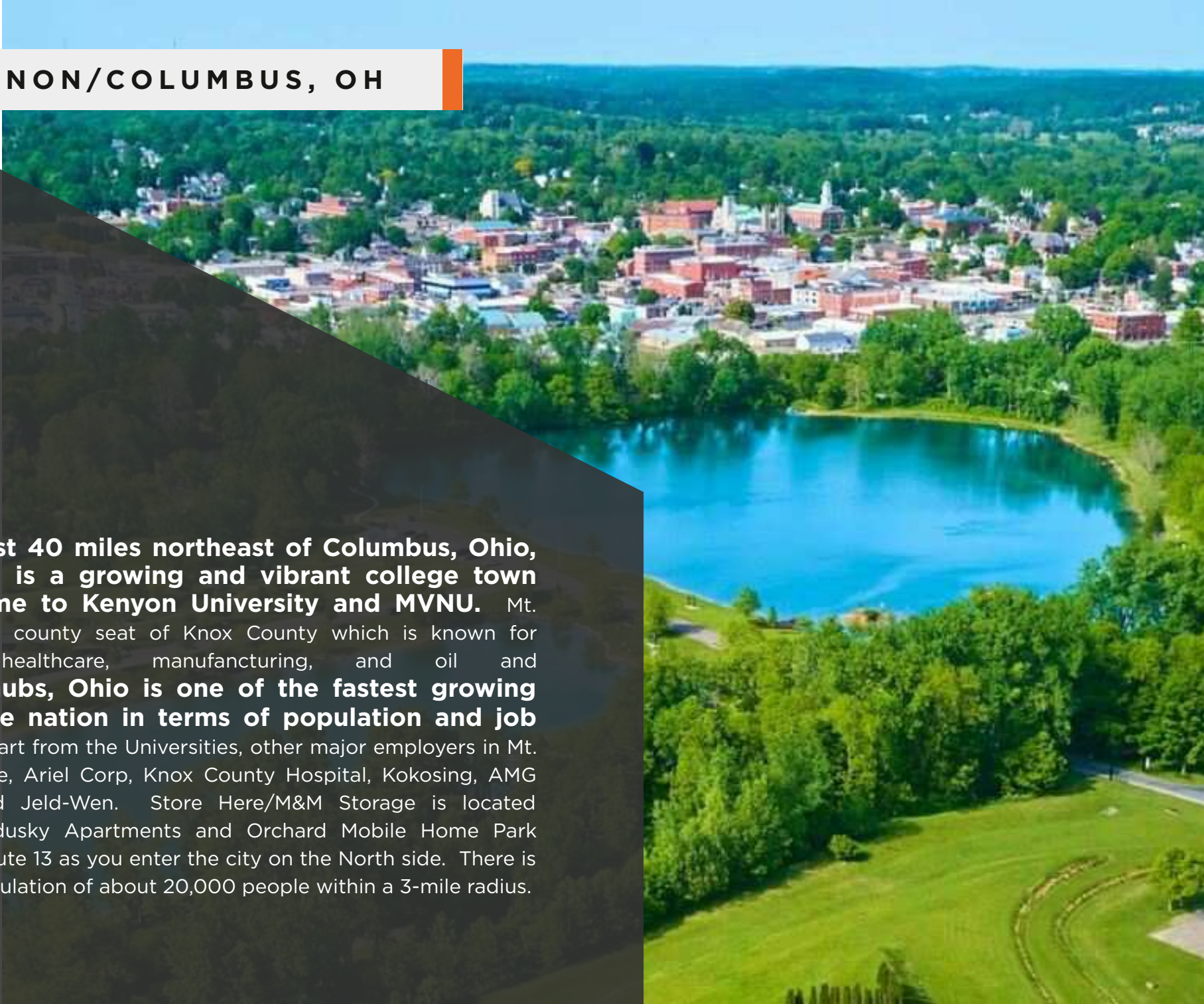




## MT. VERNON/COLUMBUS, OH

**Located just 40 miles northeast of Columbus, Ohio, Mt. Vernon is a growing and vibrant college town that is home to Kenyon University and MVNU.**

Mt. Vernon is the county seat of Knox County which is known for education, healthcare, manufacturing, and oil and gas. **Columbus, Ohio is one of the fastest growing cities in the nation in terms of population and job growth.** Apart from the Universities, other major employers in Mt. Vernon include, Ariel Corp, Knox County Hospital, Kokosing, AMG Industries and Jeld-Wen. Store Here/M&M Storage is located between Sandusky Apartments and Orchard Mobile Home Park directly on Route 13 as you enter the city on the North side. There is a growing population of about 20,000 people within a 3-mile radius.



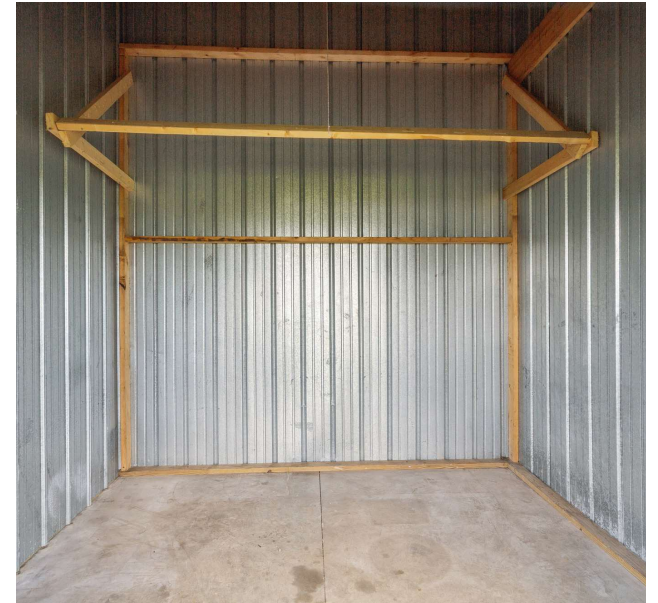


## PROPERTY PHOTOS





## ADDITIONAL PHOTOS





# Trailing 12 Month Income and Expense

## May 1, 2024 through April 30, 2025

M&M Storage, Store More LLC															
	MAY 24	JUN 24	JUL 24	AUG 24	SEP 24	OCT 24	NOV 24	DEC 24	JAN 25	FEB 25	MAR 25	APR 25	TOTAL	Current Rent Roll	Add 15,000 SF
Income															
Rental Income	5,758	4,853	4,614	5,379	4,344	5,416	5,663	4,608	5,529	5,746	5,535	5,786	63,231	72,000	172,000
4108 Application Fees	0	35	0	35	0	0	0	0	0	0	0	0	70	70	
4109 NSF Fees	35	0	35	35	0	0	35	35	0	35	0	0	210	210	
2202 Ohio Sales Tax	418	352	343	389	314	390	412	332	396	431	380	407	4,564	4,564	
4110 Late Fees	259	40	180	160	200	220	320	221	251	267	180	180	2,478	2,478	
Total Income:	6,470	5,280	5,172	5,998	4,858	6,026	6,430	5,196	6,176	6,479	6,095	6,373	70,553	79,322	172,000
Expenses															
5050 Insurance Expense	0	2,389	0	0	0	0	0	0	0	0	0	0	2,389	2,389	4,000
5061 Professional Fees	375	456	175	292	234	180	471	79	196	375	138	179	3,150	3,150	3,150
5062 Legal Fees	0	165	330	0	94	0	0	0	0	0	0	0	589	589	1,500
5064 Accounting Fees	0	0	0	0	0	0	0	0	0	925	0	0	925	925	1,500
5100 Property Repairs &	2,203	0	0	290	0	0	0	0	0	0	0	0	2,493	2,493	5,000
5301 Property Taxes	308	308	308	308	308	308	308	308	308	308	308	308	3,700	3,700	6,000
5306 Storage sales tax	386	432	354	340	407	326	390	409	350	398	413	398	4,603	4,603	9,500
5404 Electric Expense	232	190	218	173	326	0	539	0	94	475	0	359	2,606	2,606	4,000
5003 Manager	172	172	172	172	172	172	172	172	172	172	159	157	2,036	2,036	4,000
Total Expense:	3,676	4,112	1,557	1,575	1,541	986	1,880	968	1,120	2,653	1,018	1,401	22,491	22,491	38,650
Net Operating Income:	2,794	1,168	3,615	4,423	3,317	5,040	4,550	4,228	5,056	3,826	5,077	4,972	48,062	56,831	133,350

Notes: On 2.6 Acres we would anticipate room for 15,000-25,000 additional SF. We used the current rent roll and current expenes to determine construction pro-forma



# RENT ROLL

## Rent Roll As Of April 29, 2025

Properties: M&M Storage,Store More LLC

Unit	Unit Type	Account Name	Rent Charge	Trash	Pet Fee	Admin Fee	Current Balance	Lease Start Date	Lease End Date	Security Deposit Held
Unit 1 (10X20)	10X20 Storag	Thompson, Rebecca	\$139.95	\$0.00	\$0.00	\$0.00	\$150.10			\$0.00
Unit 2 (10X30)	10X30 Storag	Thompson, Rebecca	\$129.95	\$0.00	\$0.00	\$0.00	\$139.37			\$20.00
Unit 3 (10X30)	10X30 Storag	Vacant		\$0.00	\$0.00	\$0.00				
Unit 4 (10X20)	10X20 Storag	Miracle, Monte	\$99.95	\$0.00	\$0.00	\$0.00	\$107.20			\$20.00
Unit 5 (10X20)	10X20 Storag	Johnson, Christopher	\$99.95	\$0.00	\$0.00	\$0.00	\$107.20	3/10/2020		\$20.00
Unit 6 (10X20)	10X20 Storag	Bean, Justin	\$139.95	\$0.00	\$0.00	\$0.00	\$150.10	11/10/2022		\$0.00
Unit 7 (10X20)	10X20 Storag	Delong, Jordan	\$139.95	\$0.00	\$0.00	\$0.00	\$150.10			\$0.00
Unit 8 (10X20)	10X20 Storag	Sleeper, Michael	\$100.00	\$0.00	\$0.00	\$0.00	\$107.25			\$50.00
Unit 9 (10X20)	10X20 Storag	Mizer, Janine	\$139.95	\$0.00	\$0.00	\$0.00	\$150.10			\$0.00
Unit 10 (10X20)	10X20 Storag	Anders, Cassandra	\$139.95	\$0.00	\$0.00	\$0.00	\$150.10			\$0.00
Unit 11 (10X20)	10X20 Storag	Zale, Starcy	\$139.95	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
Unit 12 (10X20)	10X20 Storag	Rice, Douglas	\$99.95	\$0.00	\$0.00	\$0.00	\$107.20	9/7/2020		\$0.00
Unit 13 (10X20)	10X20 Storag	Wise, Alicia	\$139.95	\$0.00	\$0.00	\$0.00	\$319.70	9/18/2024	9/18/2024	\$0.00
Unit 14 (10X20)	10X20 Storag	Cline, Alice	\$99.95	\$0.00	\$0.00	\$0.00	\$107.20	6/2/2021		\$0.00
Unit 15 (10X20)	10X20 Storag	Anders, Cassandra	\$139.95	\$0.00	\$0.00	\$0.00	\$151.50	6/22/2024	6/22/2024	\$0.00
Unit 16 (10X20)	10X20 Storag	Spencer, Randall	\$119.95	\$0.00	\$0.00	\$0.00	\$128.65			\$0.00
Unit 17 (10X20)	10X20 Storag	Gallogly, Gary	\$99.95	\$0.00	\$0.00	\$0.00	-\$19.75			\$20.00
Unit 18 (10X10)	10X10 Storag	Zimmerman, Troy	\$69.95	\$0.00	\$0.00	\$0.00	\$75.02			\$20.00
Unit 19 (10X10)	10X10 Storag	Bell, Cathy	\$70.00	\$0.00	\$0.00	\$0.00	\$74.06			\$50.00
Unit 20 (10X20)	10X20 Storag	Mitchell-Tardiff, Maureen	\$139.95	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
Unit 21 (10X10)	10X10 Storag	Camera Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
Unit 22 (10X10)	10X10 Storag	Aliemenious, David	\$89.95	\$0.00	\$0.00	\$0.00	\$246.36	6/25/2022		\$50.00
Unit 23 (10X10)	10X10 Storag	Smith, Andrea	\$70.00	\$0.00	\$0.00	\$0.00	\$75.08	5/16/2022		\$50.00
Unit 24 (10X10)	10X10 Storag	Lewis, Bobby	\$89.95	\$0.00	\$0.00	\$0.00	\$329.23	7/2/2024	7/2/2024	\$0.00
Unit 25 (10X10)	10X10 Storag	Vacant		\$0.00	\$0.00	\$0.00				
Unit 26 (10X10)	10X10 Storag	Hensley, Autumn	\$89.95	\$0.00	\$0.00	\$0.00	\$96.47	2/27/2025		\$0.00
Unit 27 (10X10)	10X10 Storag	Church, Kristee	\$69.95	\$0.00	\$0.00	\$0.00	\$0.00			\$20.00
Unit 28 (10X10)	10X10 Storag	Rush, Tracey	\$69.95	\$0.00	\$0.00	\$0.00	\$75.02			\$20.00
Unit 29 (10X10)	10X10 Storag	Akins, Iris	\$69.95	\$0.00	\$0.00	\$0.00	\$75.02			\$20.00
Unit 30 (10X10)	10X10 Storag	Beeman, Dollie	\$89.95	\$0.00	\$0.00	\$0.00	\$96.47			\$0.00
Unit 31 (10X10)	10X10 Storag	Grassbaugh, Steven	\$89.95	\$0.00	\$0.00	\$0.00	\$96.47	4/30/2024	4/30/2024	\$0.00
Unit 32 (10X10)	10X10 Storag	Vacant		\$0.00	\$0.00	\$0.00				

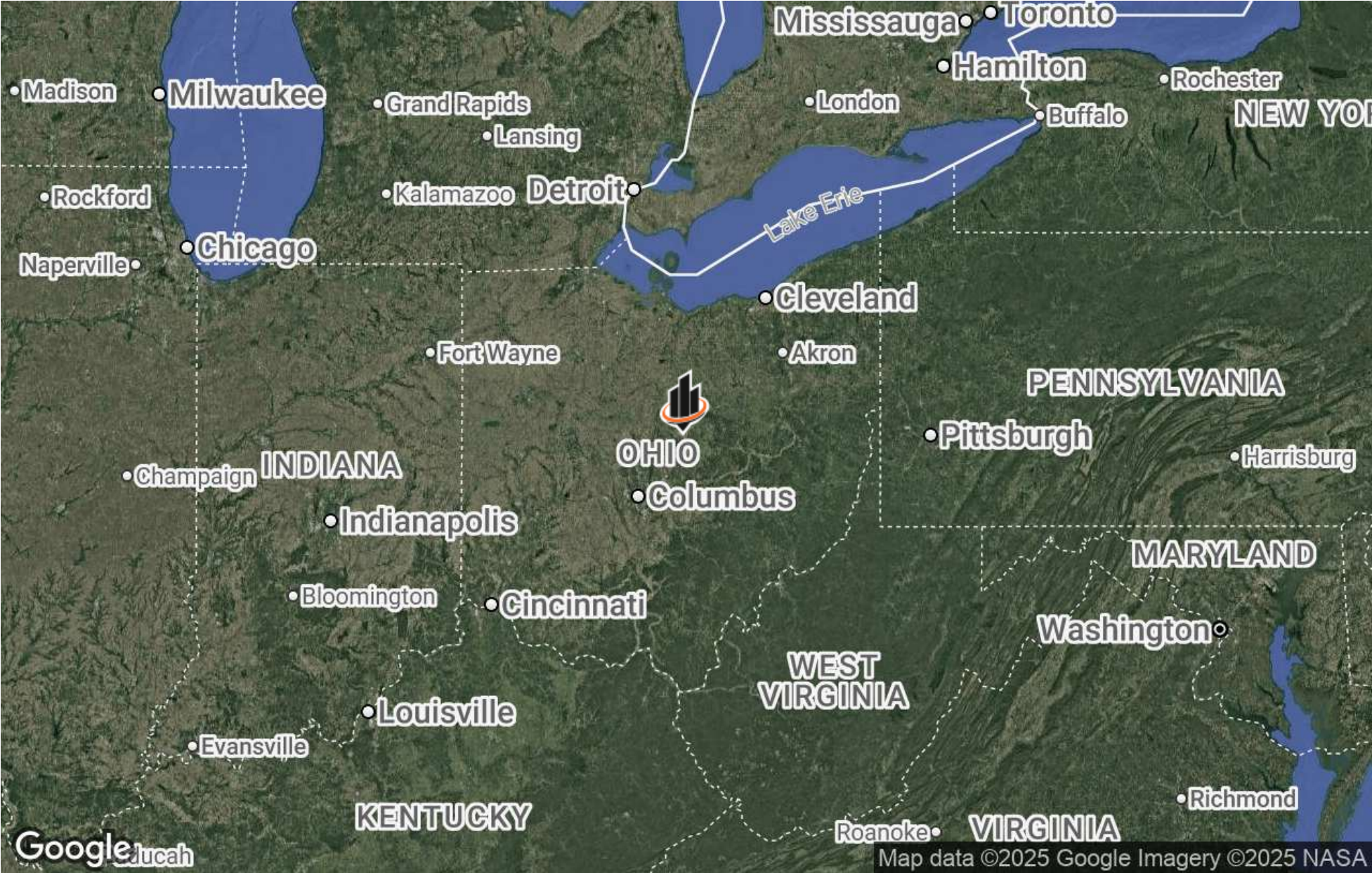


# RENT ROLL

Unit	Unit Type	Account Name	Rent Charge	Trash	Pet Fee	Admin Fee	Current Balance	Lease Start Date	Lease End Date	Security Deposit Held
Unit 33 (10X10)	10X10 Storag	Canter, Ray & Sandy	\$40.00	\$0.00	\$0.00	\$0.00	\$42.90			\$0.00
Unit 34 (10X10)	10X10 Storag	Vacant		\$0.00	\$0.00	\$0.00				
Unit 35 (10X10)	10X10 Storag	Canter, Heather	\$69.95	\$0.00	\$0.00	\$0.00	\$75.02	3/31/2021		\$0.00
Unit 36 (10X10)	10X10 Storag	Malek, Bruce	\$69.95	\$0.00	\$0.00	\$0.00	-\$75.87			\$0.00
Unit 37 (10X10)	10X10 Storag	Frye, Janice	\$89.95	\$0.00	\$0.00	\$0.00	\$96.47	4/13/2023		\$0.00
Unit 38 (10X20)	10X20 Storag	Niedermier, Jason	\$139.95	\$0.00	\$0.00	\$0.00	\$150.10	4/16/2023		\$0.00
Unit 39 (10X20)	10X20 Storag	Kempen, Mark	\$99.95	\$0.00	\$0.00	\$0.00	\$107.20			\$0.00
Unit 40 (10X20)	10X20 Storag	Wilson, Linda	\$99.95	\$0.00	\$0.00	\$0.00	\$107.20	2/1/2018		\$20.00
Unit 41 (10X20)	10X20 Storag	Orchard, Park	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
Unit 42 (10X20)	10X20 Storag	Rinker, Jessica	\$139.95	\$0.00	\$0.00	\$0.00	\$150.10	12/27/2024		\$0.00
Unit 43 (10X20)	10X20 Storag	Tomes, Glen	\$139.95	\$0.00	\$0.00	\$0.00	\$150.10	9/22/2022	9/22/2022	\$0.00
Unit 44 (10X20)	10X20 Storag	Williams Jr & sr, Daniel	\$99.95	\$0.00	\$0.00	\$0.00	\$107.10	10/3/2019		\$0.00
Unit 45 (10X20)	10X20 Storag	Ball, Sue	\$99.95	\$0.00	\$0.00	\$0.00	\$0.00	5/3/2020		\$20.00
Unit 46 (10X20)	10X20 Storag	Smith, Betty	\$99.95	\$0.00	\$0.00	\$0.00	\$107.20			\$0.00
Unit 47 (10X20)	10X20 Storag	McCluskey, Dick	\$99.95	\$0.00	\$0.00	\$0.00	\$0.00			\$20.00
Unit A (10X30)	10X30 Storag	Ferebaugh, Conner	\$189.95	\$0.00	\$0.00	\$0.00	\$203.72	7/27/2023		\$0.00
Unit B (10X30)	10X30 Storag	Segner, Corinna	\$189.95	\$0.00	\$0.00	\$0.00	\$203.72			\$0.00
Unit C (10X30)	10X30 Storag	Prettyman, Steve	\$195.00	\$0.00	\$0.00	\$0.00	\$209.14	1/5/2022		\$50.00
Unit D (10X30)	10X30 Storag	Vacant		\$0.00	\$0.00	\$0.00				
Unit E (10X30)	10X30 Storag	Poole, Joseph and Melissa	\$160.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
Unit F (10X30)	10X30 Storag	Showalter, Troy	\$160.00	\$0.00	\$0.00	\$0.00	\$63.00			\$0.00
Unit G (10X30)	10X30 Storag	Cross, Darlene	\$189.95	\$0.00	\$0.00	\$0.00	\$203.72	10/3/2023		\$0.00
Unit H (10X30)	10X30 Storag	Vacant		\$0.00	\$0.00	\$0.00				
Unit I (10X30)	10X30 Storag	McGuire, Tina	\$185.00	\$0.00	\$0.00	\$0.00	\$198.44			\$0.00
Unit J (10X30)	10X30 Storag	Dillon, Matthew	\$189.95	\$0.00	\$0.00	\$0.00	\$203.72			\$0.00
Unit K--office	10X10 Storag	Vacant		\$0.00	\$0.00	\$0.00				
Unit L (10X10)	10X10 Storag	White, Melvin	\$89.95	\$0.00	\$0.00	\$0.00	-\$909.77	4/15/2024	4/15/2024	\$0.00
Unit M (10X10)	10X10 Storag	Vacant		\$0.00	\$0.00	\$0.00				
Well House	10X20 Storag	McElroy, Connie	\$100.00	\$0.00	\$0.00	\$0.00	\$107.25			\$0.00
<b>61</b>	<b>53</b>		<b>5,917.90</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$4,745.68</b>			<b>\$470.00</b>

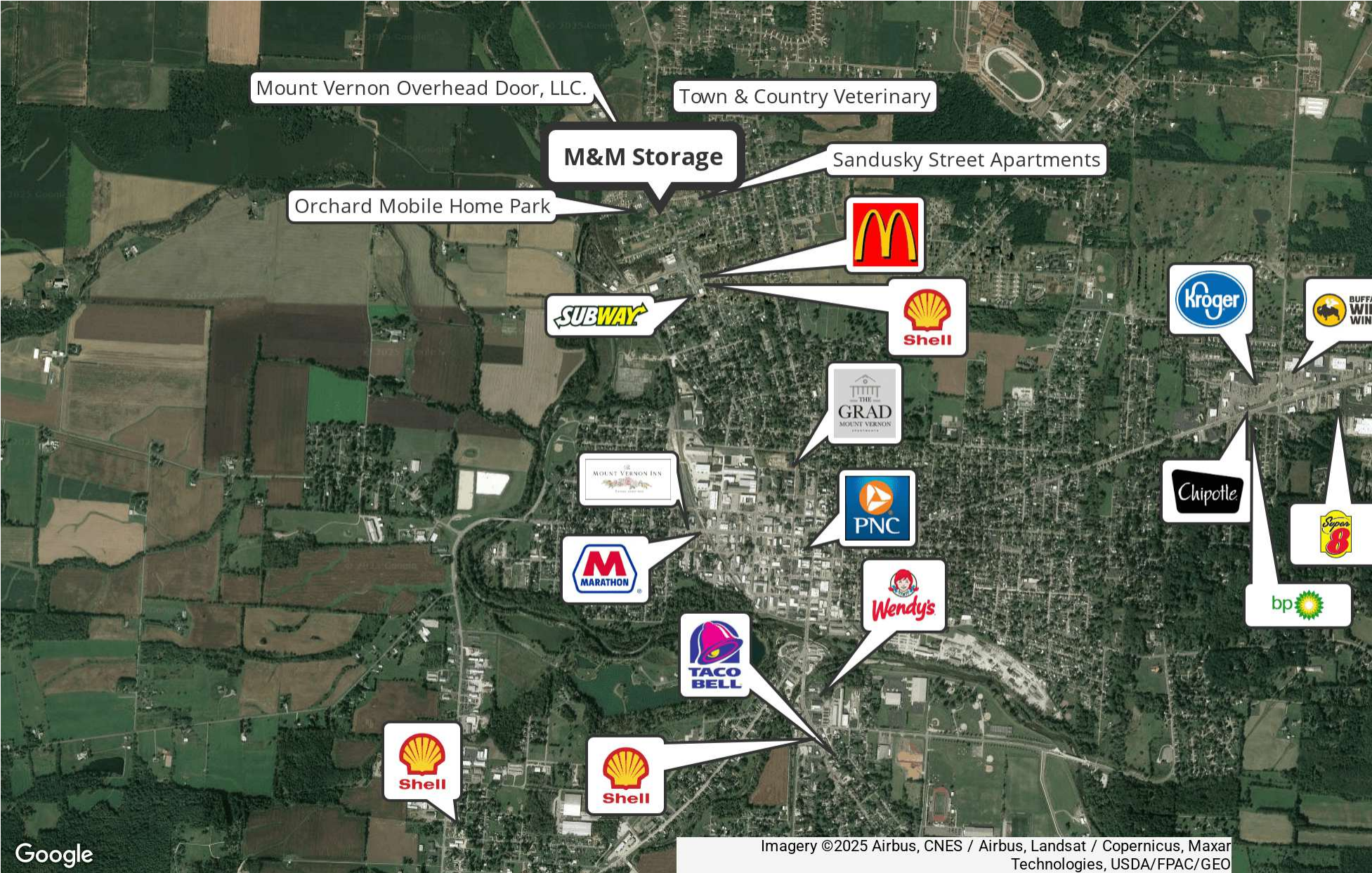


REGIONAL MAP





# RETAILER MAP





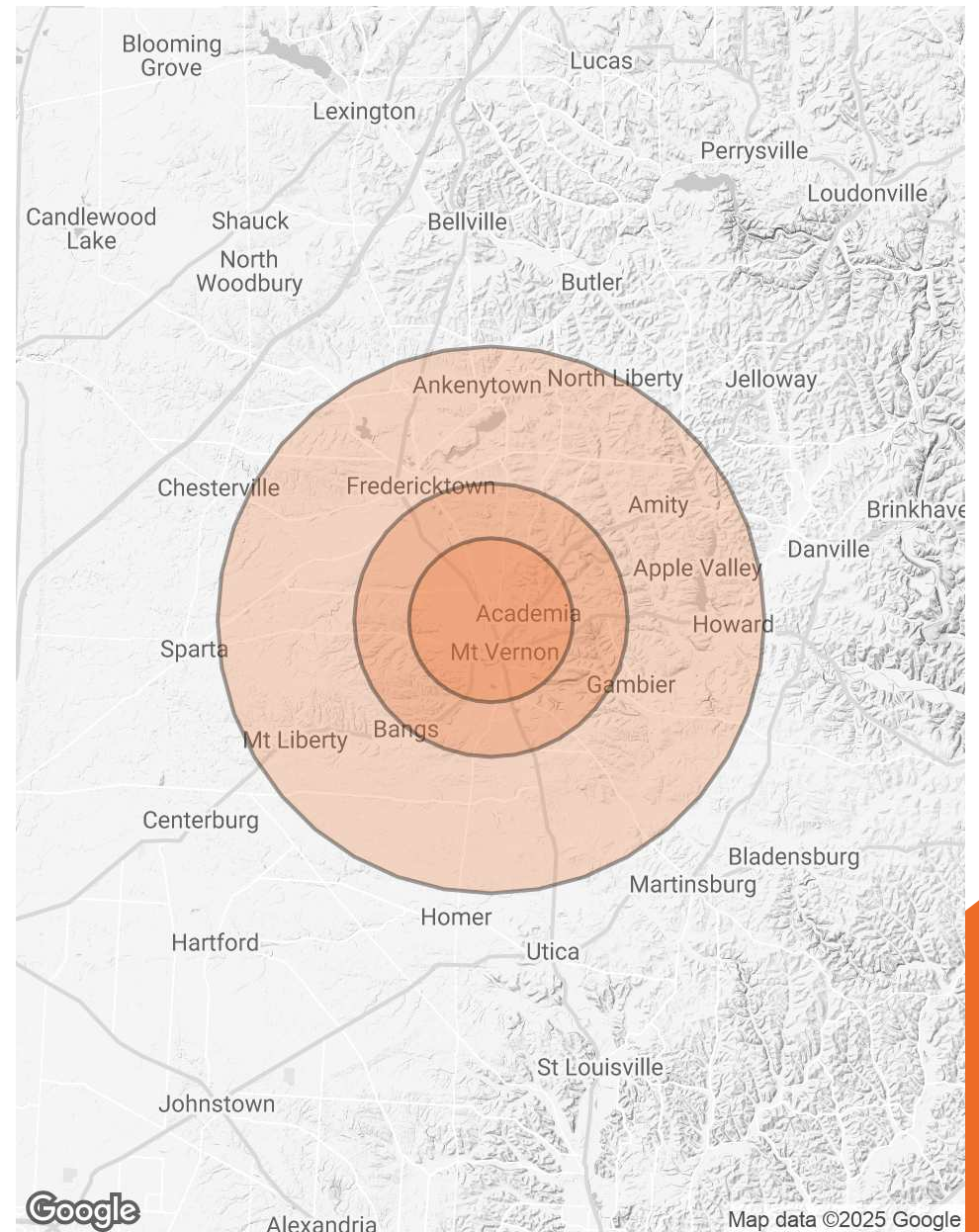
## DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	19,820	26,654	46,578
<b>AVERAGE AGE</b>	42	42	41
<b>AVERAGE AGE (MALE)</b>	40	41	40
<b>AVERAGE AGE (FEMALE)</b>	44	44	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	8,126	10,850	17,799
<b># OF PERSONS PER HH</b>	2.4	2.5	2.6
<b>AVERAGE HH INCOME</b>	\$80,228	\$85,480	\$96,885
<b>AVERAGE HOUSE VALUE</b>	\$214,971	\$224,381	\$253,877

Demographics data derived from AlphaMap







## KRISTEN ASMAN

Vice President & Broker of Brokerage Services

kristen.asman@svn.com

Direct: **614.370.9077** | Cell: **614.370.9077**

OH #658012934

## PROFESSIONAL BACKGROUND

Kristen Wilson-Asman is a Licensed Real Estate Agent and a Senior Real Estate Advisor with SVN. She received her Bachelor's Degree in Accounting from Miami University of Ohio. After graduation, Ms. Asman worked as an Auditor for Deloitte and Touche in Cincinnati, OH.

Ms. Asman began her real estate career with Matthews Click Bauman in Columbus, Ohio and later worked at McKinney Properties in Pittsburgh, Pennsylvania. She then worked at Horizons Real Estate as a Regional Property Manager and Developer before joining SVN in 2003. Ms. Asman has worked in Sales and Leasing of all Real Property Types but has specialized for many years in the sale of Self-Storage Properties nationwide.

Kristen Asman Product Council Chair of the SVN National Self Storage Team and serves on the Board of Trustees at the state level for the Self Storage Association.

Ms. Asman lives with her family in the Columbus, Ohio area and oversees development of the Mid-America Region for the SVN National Self Storage Team.

## EDUCATION

Bachelor of Science, Accountancy, Miami University  
Hondros School of Real Estate

## MEMBERSHIPS

SVN National Self Storage Team  
National Self Storage Association  
Board of Trustees Ohio Self Storage Association

### SVN | Wilson Commercial Group, LLC

Easton Town Center, 4200 Regent Street, Suite 200  
Columbus, OH 43219  
614.944.5140





# Collective Strength, Accelerated Growth

EASTON TOWN CENTER, 4200  
REGENT STREET, SUITE 200

COLUMBUS , OH 43219



[SVNWILSON.COM](http://SVNWILSON.COM)