

Lender-Owned Self-Storage Property With Additional Income

FOR SALE

3661 Peach Orchard Rd, Augusta, GA 30906



PROPERTY OVERVIEW

Economy Self-Storage presents an exceptional value-add investment opportunity in the growing Augusta, Georgia market. Strategically located on a busy thoroughfare, the property offers high visibility and strong potential for income growth under improved management.

The facility was historically well-occupied. The property has recently come under new professional management and is already showing signs of a rapid lease-up trend.

The property offers four distinct income streams, providing diversification and stability potential for investors:

1. 122 non-climate controlled storage units
2. Two office suites – one leased and one available for occupancy
3. Parking income via a U-Haul contract, generating 15% of lease income
4. Lease with Wow Way West Utility Station

With strong fundamentals, a growing local economy, and significant upside through improved operations and marketing, this facility represents an outstanding opportunity for a savvy investor to unlock substantial value through stabilization and rent optimization.

- 2 offices (±1,155 SF each)
- 122 NCC Storage Units
- Potential U-Haul contract
- Wow Way West Utility station lease
- B2 zoning
- ±2.4 Acres
- ±11,290 NRA, GBA (±8,980 storage, ±2,310 office)
- 3 buildings
- 25,486 traffic count
- Price per SF is \$52
- 3-mile radius population is 31,916

Size	Total Units	Square Feet
5x5	12	25
5x10	46	50
8x10	46	80
10x15	18	150
Total	122	305



SALE PRICE:
\$595,000



PRICE PER SF:
\$52

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

CONTACT



MARGARET BLANTON
V.P. Self Storage Group
404-876-1640 x166
Margaret@BullRealty.com



MICHAEL BULL, CCIM
Commercial Real Estate Advisor
404-876-1640 x101
Michael@BullRealty.com

BULL REALTY, INC.
50 Glenlake Parkway
Suite 600
Atlanta, GA 30328
BullRealty.com

Lender-Owned Self-Storage Property
With Additional Income

FOR SALE

3661 Peach Orchard Rd, Augusta, GA 30906



Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

CONTACT



MARGARET BLANTON
V.P. Self Storage Group
404-876-1640 x166
Margaret@BullRealty.com



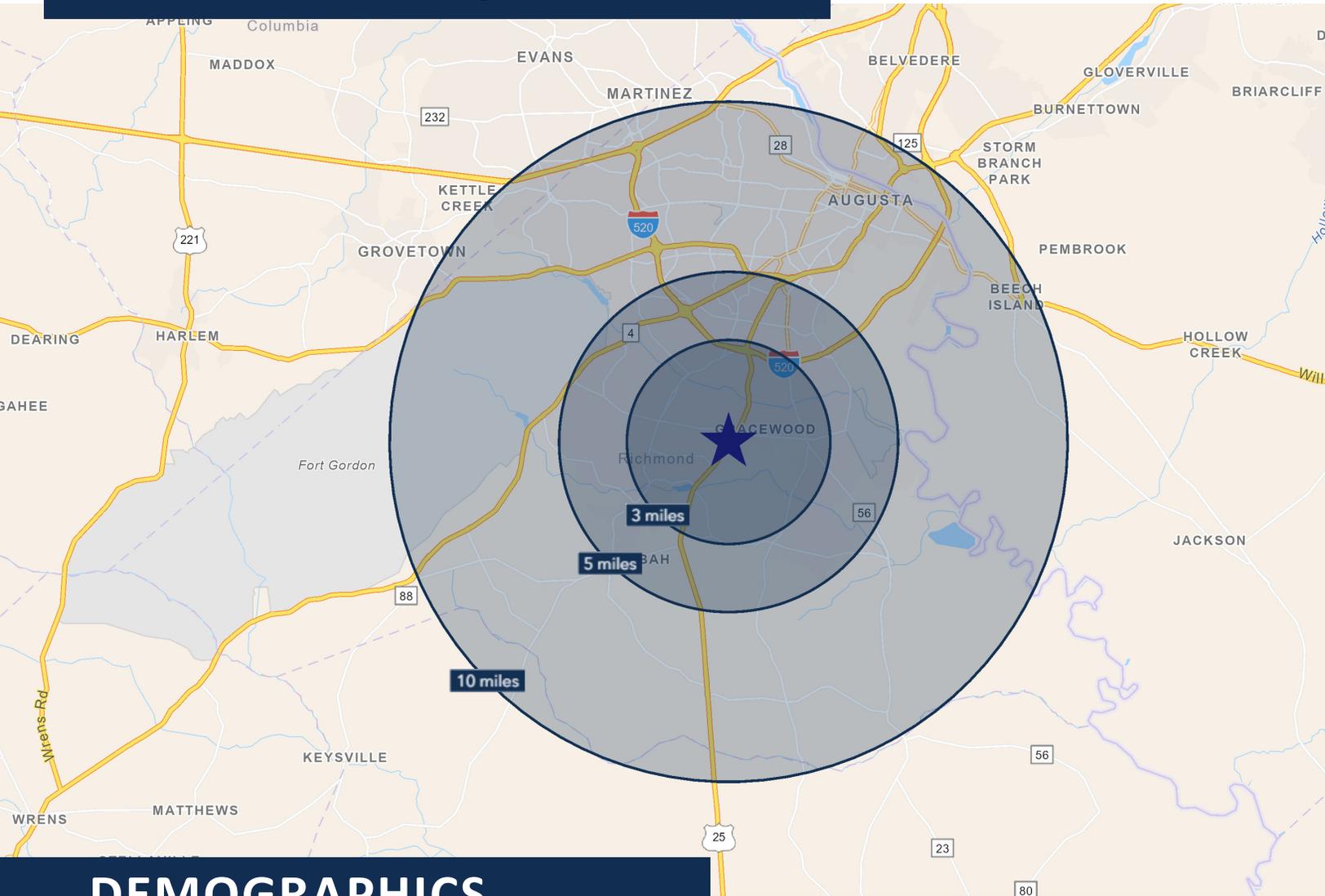
MICHAEL BULL, CCIM
Commercial Real Estate Advisor
404-876-1640 x101
Michael@BullRealty.com

BULL REALTY, INC.
50 Glenlake Parkway
Suite 600
Atlanta, GA 30328
BullRealty.com

Lender-Owned Self-Storage Property With Additional Income

FOR SALE

3661 Peach Orchard Rd, Augusta, GA 30906



DEMOGRAPHICS

	3-Mile	5-Mile	10-Mile
Population	31,916	79,031	210,403
Households	11,848	30,301	86,034
Avg. Household Income	\$75,899	\$74,837	\$78,760

Source: 2025 ESRI

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

CONTACT



MARGARET BLANTON
V.P. Self Storage Group
404-876-1640 x166
Margaret@BullRealty.com



MICHAEL BULL, CCIM
Commercial Real Estate Advisor
404-876-1640 x101
Michael@BullRealty.com

BULL REALTY, INC.
50 Glenlake Parkway
Suite 600
Atlanta, GA 30328
BullRealty.com