



OFFERING MEMORANDUM

353 E 1ST ST  
FENNVILLE, MI

FOR SALE | \$1,250,000

FOR MORE INFORMATION, PLEASE CONTACT

DANIELLE MOORE, DIRECTOR OF COMMERCIAL REAL ESTATE

Cell: (586) 354-4433 | DANIELLEM@REALTYEXECUTIVES.COM

DANIELLEMOORE.SHOWCASECOMMERCIAL.COM



SHOWCASE COMMERCIAL



**DANIELLE MOORE, DIRECTOR OF COMMERCIAL REAL ESTATE**  
Cell: (586) 354-4433 | DANIELLEM@REALTYEXECUTIVES.COM  
DANIELLEMOORE.SHOWCASECOMMERCIAL.COM

## EXECUTIVE SUMMARY

<b>Property Name</b>	<b>Stowaway Self Storage</b>
<b>Address</b>	353 E 1st St Fennville, MI
<b>Offering Price</b>	\$1,250,000
<b>Asset Type</b>	Self-Storage Facility
<b>NRSF</b>	12,780
<b>Number of Units</b>	137
<b>Lot Size</b>	1.39 acres
<b>Location Summary</b>	Near major highways, established residential communities, and the Lake
<b>Property Status</b>	Recently built, professionally managed, well-maintained
<b>Occupancy</b>	76% (continuing lease-up)





SHOWCASE COMMERCIAL

DANIELLE MOORE, DIRECTOR OF COMMERCIAL REAL ESTATE  
Cell: (586) 354-4433 | DANIELLEM@REALTYEXECUTIVES.COM  
DANIELLEMOORE.SHOWCASECOMMERCIAL.COM

## FINANCIAL INFORMATION

Metric	Amount
2025 Gross Revenue	\$134,314.54
Operating Expenses	\$56,832.12
Net Operating Income (NOI)	\$77,482.42
Occupancy	76%





**SHOWCASE COMMERCIAL**

**DANIELLE MOORE, DIRECTOR OF COMMERCIAL REAL ESTATE**  
**Cell: (586) 354-4433 | DANIELLEM@REALTYEXECUTIVES.COM**  
**DANIELLEMOORE.SHOWCASECOMMERCIAL.COM**

Category	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Advertising & Marketing	2,088.87	240	0	0	0	0	0	0	0	0	0	0	2,328.87
Bank Fees (Cubby Processing)	329.34	312.38	385.37	348.4	330.29	355.39	361.58	558.3	353.88	583.91	312.46	345.12	4,576.42
Insurance	685.25	723.75	696.81	659.95	666.35	682.97	637.31	659.12	646.71	644.37	653.28	1,420.36	8,776.23
Legal & Accounting	0	0	0	0	0	0	0	805	0	0	0	0	805
Management Fees	0	1,651.90	0	0	0	2,004.00	0	0	0	0	0	0	3,655.90
Office Expenses	99	438.3	99	99	99	116.89	115	303.47	115	115	115	115	1,829.66
Repairs & Maintenance	2,880.90	4,577.04	614.08	667.01	264	629	454	529	589	674	519	527.5	12,924.53
Property Taxes	12,015.94	0	0	0	0	0	5,960.80	0	0	0	0	0	17,976.74
Utilities	271.38	346.36	337.12	332.45	336.2	333.46	329.78	333.04	331.82	330.14	336.2	340.82	3,958.77
<b>Total Expenses</b>	<b>16,281.81</b>	<b>8,049.73</b>	<b>2,132.38</b>	<b>2,106.81</b>	<b>1,695.84</b>	<b>4,121.71</b>	<b>7,858.47</b>	<b>3,187.93</b>	<b>2,036.41</b>	<b>4,436.29</b>	<b>2,175.94</b>	<b>2,748.80</b>	<b>56,832.12</b>

**OPERATING EXPENSES**



SHOWCASE COMMERCIAL

DANIELLE MOORE, DIRECTOR OF COMMERCIAL REAL ESTATE  
 Cell: (586) 354-4433 | DANIELLEM@REALTYEXECUTIVES.COM  
 DANIELLEMOORE.SHOWCASECOMMERCIAL.COM

Unit Type & Description	Area (SF)	No. of Units	Total SF	SF/Unit
Self Storage (10x10)	100	73	7,400	101
Self Storage (5x10)	50	29	1,401	48
Self Storage (10x20) With 2 Doors	200	10	1,800	180
Self Storage (5x5)	25	14	254	18
Self Storage (10x5) With 2 Doors	50	2	150	75
Self Storage (20x10) With 1 Separating Wall / 2 Doors	200	2	400	200
Self Storage (30x10) With 2 Walls / 3 Doors	300	1	300	300
Self Storage (20x10) With 3 Walls / 4 Doors	200	1	200	200
Self Storage (5x20) With 2 Doors	100	2	200	100
Self Storage (20x5) With 4 Doors	100	1	100	100
Self Storage (10x10) With 1 Wall / 2 Doors	100	1	100	100
Self Storage (15x5) With 3 Doors	75	1	75	75
<b>Total Non-Climate Controlled (NCC)</b>	<b>1,500</b>	<b>137</b>	<b>12,380</b>	—
Parking (10x40) – Uncovered	400	1	400	400
<b>Total Uncovered Parking</b>	<b>400</b>	<b>1</b>	<b>400</b>	—
<b>Grand Total</b>	<b>1,900</b>	<b>138</b>	<b>12,780</b>	<b>93</b>

UNIT MIX



### Stowaway Self-Storage

353 E 1st St  
 Fennville, MI 49408

NSRF YEAR 12,780  
 BUILT 2020  
 DISTANCE ★

Unit Type	Rent / Unit	Avg Rent / SF
5x5 Ground	\$38.00	\$1.52
5x10 Ground	\$69.00	\$1.38
10x10 Ground	\$84.00	\$0.84
10x20 Ground	\$156.00	\$0.78
20x10 Ground	\$178.00	\$0.89
30x10 Ground	\$198.00	\$0.66



### KLC Self Storage

6464 124th Ave  
 Fennville, MI 49408

NSRF YEAR 32,000  
 BUILT 2001  
 DISTANCE 3.79

Unit Type	Rent / Unit	Avg Rent / SF
5x10 Ground	\$75.00	\$1.50
10x10 Ground	\$85.00	\$0.85
30x10 Ground	\$180.00	\$0.60



### Just Storage of Saugatuck

6308 Just A Mere Rd  
 Saugatuck, MI 49453

NSRF YEAR 50,400  
 BUILT 2022  
 DISTANCE 5.43

Unit Type	Rent / Unit	Avg Rent / SF
5x10 Ground	\$69.00	\$1.38
10x10 Ground	\$105.00	\$1.05
10x20 Ground	\$150.00	\$0.75
30x10 Ground	\$209.00	\$0.70

# SALES COMPARABLES



DANIELLE MOORE, DIRECTOR OF COMMERCIAL REAL ESTATE  
 Cell: (586) 354-4433 | DANIELLEM@REALTYEXECUTIVES.COM  
 DANIELLEMOORE.SHOWCASECOMMERCIAL.COM

Property	City / State	Sale Date	NRSF / GBA (SF)	Sale Price	Price per SF	Sale Type / Notes
<b>Stowaway Self Storage (Subject)</b>	Fennville, MI	<i>Offering</i>	<b>12,780 SF (NRSF)</b>	<b>\$1,250,000</b>	<b>\$97.81/SF</b>	Ongoing lease-up (76% occupied); built 2020
10380 W Grand River Hwy	Eagle, MI	12/18/2025	21,250 SF	\$2,660,000	\$125.18/SF	Stabilized individual sale; built 2003
169 19th St	Holland, MI	8/12/2025	6,048 SF	\$690,000	\$114.09/SF	Small infill facility; individual sale
5859 Michigan Rd	Dimondale, MI	5/9/2025	4,817 SF	\$450,000	\$93.42/SF	Older asset; individual sale
6140 Pleasant Grove Rd	Lansing, MI	5/24/2024	53,665 SF	\$4,643,833	\$86.53/SF	<b>Portfolio-allocated pricing</b>
13894 Hartel Rd	Grand Ledge, MI	5/24/2024	21,000 SF	\$2,052,024	\$97.72/SF	<b>Portfolio-allocated pricing</b>
5590 68th St SE	Caledonia, MI	5/24/2024	40,732 SF	\$3,414,892	\$83.84/SF	<b>Portfolio-allocated pricing</b>

SALES COMPS



SHOWCASE COMMERCIAL

DANIELLE MOORE, DIRECTOR OF COMMERCIAL REAL ESTATE  
Cell: (586) 354-4433 | DANIELLEM@REALTYEXECUTIVES.COM  
DANIELLEMOORE.SHOWCASECOMMERCIAL.COM

# INVESTMENT & OPERATIONAL HIGHLIGHTS

Highlight	Investor Benefit
Automated Gates & CCTV	Reduced on-site staffing needs
Drive-Up Configuration	Lower operating complexity
Professional Management	Scalable operations
Modern Software Stack	Efficient leasing, billing, and reporting
Vehicle Storage	Supplemental revenue stream
Lease-Up in Progress	Embedded revenue growth
Strong Local Demand	Supports rent stability and absorption
Low-Maintenance Asset	Predictable expense profile
Updated Facility	Reduced capital risk

INVESTMENT HIGHLIGHTS

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



SHOWCASE COMMERCIAL

DANIELLE MOORE, DIRECTOR OF COMMERCIAL REAL ESTATE  
Cell: (586) 354-4433 | DANIELLEM@REALTYEXECUTIVES.COM  
DANIELLEMOORE.SHOWCASECOMMERCIAL.COM

## SECURITY & ACCESS FEATURES

Feature	Description
Gated Access	Automatic security gates
Surveillance	24/7 CCTV monitoring by REO Link
Site Security	Fully secured facility perimeter
Lock System	Da Vinci Locks

## OPERATIONS & TECHNOLOGY

Category	System / Provider
Management	Professional management with in-house call center
Management Software	Cubby Storage
Maintenance Profile	Low-maintenance, updated facility

SITE FEATURES

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Realty Executives Showcase Commercial |49433 Hayes Road, Shelby Twp MI 48315



SHOWCASE COMMERCIAL

DANIELLE MOORE, DIRECTOR OF COMMERCIAL REAL ESTATE  
Cell: (586) 354-4433 | DANIELLEM@REALTYEXECUTIVES.COM  
DANIELLEMOORE.SHOWCASECOMMERCIAL.COM

# DEMOGRAPHICS

2023 Population	8,051	2,183	4,664	332,387,540	10,051,595
2025 Population	8133 (+1.02% change)	2206 (+1.05% change)	4711 (+1.01% change)	336617241 (+1.27% change)	10059352 (+0.08% change)
Population Density(per sq mi)	107	740	177	94	178
Region Type	Rural	Rural	Rural	-	-
Households	2,847	710	1,599	127,482,865	4,040,168
Rental Households	372	137	269	44,590,828	1,094,011
Rental Households Percentage	13.07%	19.30%	16.82%	34.98%	27.08%
Median Household Income	\$73,505	\$72,027	\$68,883	\$78,538	\$71,149

DEMOGRAPHICS



SHOWCASE COMMERCIAL

DANIELLE MOORE, DIRECTOR OF COMMERCIAL REAL ESTATE

Cell: (586) 354-4433 | DANIELLEM@REALTYEXECUTIVES.COM

DANIELLEMOORE.SHOWCASECOMMERCIAL.COM

# MARKET SNAPSHOT

	Fennville, MI (This Market)	1 Mile Radius	3 Miles Radius	National	State
Self Storage Only Facilities Net Rentable SQ FT	13,392	N/A	N/A	1,288,940,416	40,509,140
<b>Total Net Self Storage Rentable SQ FT</b>	<b>53,262</b>	<b>11,070</b>	<b>11,070</b>	<b>2,645,049,546</b>	<b>74,381,268</b>
Parking Net Rentable SQ FT	5,625	2,250	2,250	346,048,474	11,306,807
<b>Sq Ft per Capita</b>					
2023 Sq Ft per Capita	6.62	5.07	2.37	7.96	7.4
2025 Sq Ft per Capita	6.55	5.02	2.35	7.86	7.39
Sq Ft per Household	18.71	15.59	6.92	20.75	18.41
<b>Total Stores</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>69,261</b>	<b>2,302</b>
Mid Ops	0	0	0	8,007	276
New Developments	0	0	0	3,228	89
Estimated Net Rentable Sq Ft of Development	0	0	0	170,125,529	3,369,641
Stores opened within the last year	0	0	0	967	32
CC Facilities in Market	N/A	N/A	N/A	34.57%	24.02%

MARKET SNAPSHOT



SHOWCASE COMMERCIAL

DANIELLE MOORE, DIRECTOR OF COMMERCIAL REAL ESTATE  
 Cell: (586) 354-4433 | DANIELLEM@REALTYEXECUTIVES.COM  
 DANIELLEMOORE.SHOWCASECOMMERCIAL.COM

12 Month Trailing Average Rate History for Stowaway Self Storage, 353 E 1st St, Fennville, MI 49408

Store Details	Proximity	Statistics	All Units Without Parking	All Units	All Reg	All CC	All Parking	5x5 Reg	5x10 Reg	10x10 Reg	10x20 Reg	10x30 Reg	Small 150 to 240	Medium 241 to 420
		Market Average Price	\$103.71	\$154.48	\$103.71	-	\$485.78	\$27.89	\$73.38	\$84.37	\$174.42	\$180.00	\$500.00	\$65.00
Stowaway Self Storage, 353 E 1st St, Fennville, MI 49408	0.15	Current Price	\$86.75	\$82.40	\$86.75	-	\$65.00	\$38.00	\$69.00	\$84.00	\$156.00	-	-	\$65.00
		12 mo. trailing avg.	\$92.24	\$91.94	\$92.24	-	\$65.00	\$27.89	\$69.00	\$83.45	\$174.42	-	-	\$65.00
KLC Self Storage, 6464 124th Ave, Fennville, MI 49408	3.79	Current Price	\$113.33	\$113.33	\$113.33	-	-	-	\$75.00	\$85.00	-	\$180.00	-	-
		12 mo. trailing avg.	\$113.36	\$196.23	\$113.36	-	\$500.00	-	\$75.00	\$85.00	-	\$180.00	\$500.00	-

SATURATION STUDY



**SHOWCASE COMMERCIAL**

**DANIELLE MOORE, DIRECTOR OF COMMERCIAL REAL ESTATE**  
**Cell: (586) 354-4433 | DANIELLEM@REALTYEXECUTIVES.COM**  
**DANIELLEMOORE.SHOWCASECOMMERCIAL.COM**

**SATURATION STUDY**

Name	Address	Proximity (mi)	Drive Distance (mi)	Drive Time (min)	Total Sq. Ft.	Rentable Sq. Ft.	Class	Store Type	Year Built
Stowaway Self Storage	353 E 1st St, Fennville, MI	Subject	0	0	12,300	12,300	B	Self Storage	2020
KLC Self Storage	6464 124th Ave, Fennville, MI	3.79	3.86	6.12	32,000	28,800	B	Hybrid	2001
Storage Unlimited	3349 60th St, Hamilton, MI	4.98	6.34	9.99	14,880	13,392	B	Self Storage	N/A
Just Storage of Saugatuck	6308 Just A Mere Rd, Saugatuck, MI	5.43	7.69	13.49	50,400	45,360	B	Hybrid	2022
PineCrest Self Storage	276 Wiley Rd, Douglas, MI	5.45	7.26	11.62	8,100	7,290	B	Self Storage	2004
U Store	3285 Jack Wilson Rd, Saugatuck, MI	5.76	8.4	13.86	41,946	37,751	B	Self Storage	1989
Eagle's Nest Storage	1948 68th St, Fennville, MI	5.85	7.76	10.69	8,960	8,064	B	Hybrid	1990
Saugatuck Self Storage	2892 Blue Star Hwy, Douglas, MI	6.08	8.01	12.6	13,800	12,420	B	Self Storage	2006
Blue Star Storage	3326 Blue Star Hwy, Saugatuck, MI	6.36	9.23	14.98	50,686	45,617	B	Hybrid	1984
Laketown Storage Co	3326 Blue Star Hwy, Saugatuck, MI	7.02	9.43	14.37	27,292	24,563	B	Self Storage	1999
Paul's Storage	3326 Blue Star Hwy, Saugatuck, MI	7.42	13.9	17.81	15,600	14,040	B	Self Storage	1997
Hawkeye Self Storage	3326 Blue Star Hwy, Saugatuck, MI	7.63	11.75	16.87	37,800	34,020	B	Self Storage	2019
Hamilton Self Storage	3326 Blue Star Hwy, Saugatuck, MI	7.66	14.67	18.36	30,700	27,630	B	Self Storage	1990
Secure Spot Self Storage	3326 Blue Star Hwy, Saugatuck, MI	7.68	8.21	13.32	4,048	3,643	C	Self Storage	N/A
South Holland Rentals	3326 Blue Star Hwy, Saugatuck, MI	9.54	10.15	14.49	42,546	38,291	C	Self Storage	N/A
M40 Self Storage	3326 Blue Star Hwy, Saugatuck, MI	9.8	13.19	20.06	55,779	50,201	B	Self Storage	N/A



SHOWCASE COMMERCIAL

DANIELLE MOORE, DIRECTOR OF COMMERCIAL REAL ESTATE  
 Cell: (586) 354-4433 | DANIELLEM@REALTYEXECUTIVES.COM  
 DANIELLEMOORE.SHOWCASECOMMERCIAL.COM

## 15-MILE MULTIFAMILY DEVELOPMENT PIPELINE: 353 E 1ST ST FENNVILLE, MI 49408

FACILITY / PROJECT NAME	LOCATION	# OF UNITS	COST / RENTS	PROJECT STAGE / NOTES	DISTANCE (MI)
<b>Small Residential Rentals (Scattered Single-Family / Duplexes)</b>	Fennville & immediate rural area	Varies (1-2 units typical)	Not publicly aggregated	Predominantly single-family homes, farmhouses, and small duplex rentals; no concentration of MF assets	<5 mi
<b>South Haven Small Multifamily</b>	South Haven, MI	Varies	Market rents vary	Limited small apartment buildings and mixed-use residential; seasonal demand driven by tourism	~6-9 mi
<b>Saugatuck / Douglas Residential Apartments</b>	Saugatuck & Douglas, MI	Varies	Market rents vary	Small-scale apartments and mixed-use residential; tourist-driven, limited year-round MF inventory	~7-10 mi
<b>Hamilton / Holland Township Rentals</b>	Hamilton / Holland Twp, MI	Varies	Market rents vary	Scattered MF developments; suburban rental demand	~10-15 mi
<b>Holland Multifamily Developments</b>	Holland, MI	50+ units (varies by project)	Market rents vary	Nearest true concentration of modern MF projects, including newer apartment communities	~15 mi

MULTIFAMILY DEVELOPMENT



SHOWCASE COMMERCIAL

DANIELLE MOORE, DIRECTOR OF COMMERCIAL REAL ESTATE  
Cell: (586) 354-4433 | DANIELLEM@REALTYEXECUTIVES.COM  
DANIELLEMOORE.SHOWCASECOMMERCIAL.COM

## LOCAL MARKET OVERVIEW

Factor	Relevance
Lake Michigan Proximity	Seasonal & residential storage demand
Community Revitalization	Long-term value appreciation
Historic Hotel Renovation	Grant-funded economic catalyst
Additional Development	Supports population and storage demand

LOCAL MARKET OVERVIEW

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Realty Executives Showcase Commercial | 49433 Hayes Road, Shelby Twp MI 48315



SHOWCASE COMMERCIAL

DANIELLE MOORE, DIRECTOR OF COMMERCIAL REAL ESTATE  
Cell: (586) 354-4433 | DANIELLEM@REALTYEXECUTIVES.COM  
DANIELLEMOORE.SHOWCASECOMMERCIAL.COM

## RECREATIONAL & TOURISM CORRIDORS

Recreational Corridor	Relevance
Lake Michigan Shoreline	Major regional and seasonal draw; supports boat, kayak, beach, and second-home related storage demand
Saugatuck & Douglas Tourism Corridor	High-traffic tourist destinations with seasonal population surges; drives overflow storage for short-term rentals and seasonal residents
Kalamazoo River Corridor	Recreational boating, kayaking, and fishing route; supports demand for watercraft and gear storage
Saugatuck Dunes State Park	State park with strong regional draw; attracts seasonal visitors and outdoor recreation users
Wine, Cider, & Agritourism Trail (Fennville Area)	Cluster of wineries, orchards, and agritourism operations; creates seasonal business and equipment storage needs
ORV / Trail & Outdoor Recreation Access (Regional)	Outdoor recreation activity within Allegan County supports seasonal and recreational storage users
Hunting & Fishing Zones (Allegan County)	State-designated hunting and fishing activity areas; draws regional transient population requiring equipment storage

RECREATIONAL & TOURISM CORRIDORS

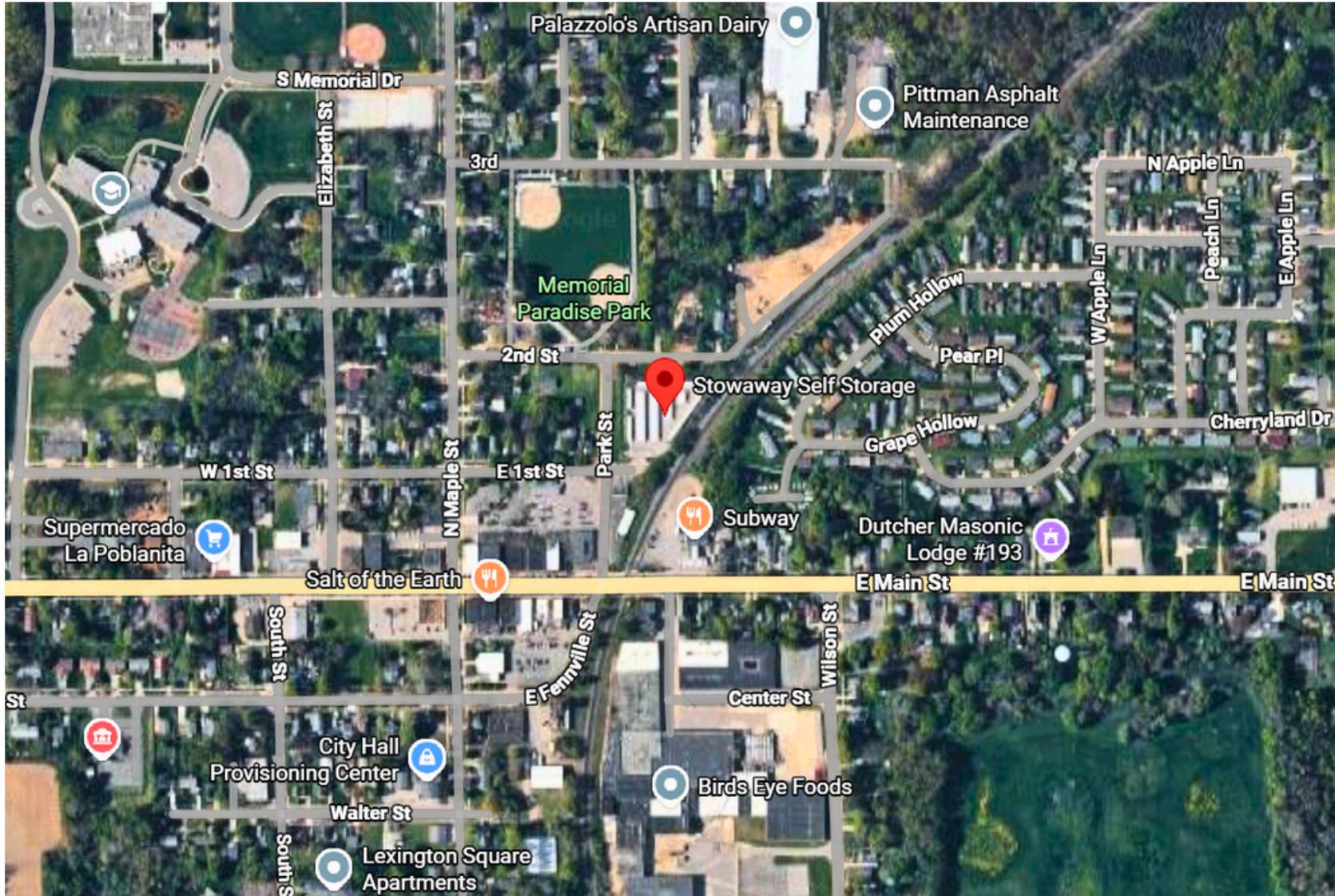
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Realty Executives Showcase Commercial |49433 Hayes Road, Shelby Twp MI 48315



DANIELLE MOORE, DIRECTOR OF COMMERCIAL REAL ESTATE  
Cell: (586) 354-4433 | DANIELLEM@REALTYEXECUTIVES.COM  
DANIELLEMOORE.SHOWCASECOMMERCIAL.COM

SHOWCASE COMMERCIAL



SITE SUMMARY

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



SHOWCASE COMMERCIAL

DANIELLE MOORE, DIRECTOR OF COMMERCIAL REAL ESTATE  
Cell: (586) 354-4433 | DANIELLEM@REALTYEXECUTIVES.COM

DANIELLEMOORE.SHOWCASECOMMERCIAL.COM

PROPERTY PHOTOS



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Realty Executives Showcase Commercial |49433 Hayes Road, Shelby Twp MI 48315



SHOWCASE COMMERCIAL

DANIELLE MOORE, DIRECTOR OF COMMERCIAL REAL ESTATE  
Cell: (586) 354-4433 | DANIELLEM@REALTYEXECUTIVES.COM

DANIELLEMOORE.SHOWCASECOMMERCIAL.COM

PROPERTY PHOTOS



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Realty Executives Showcase Commercial |49433 Hayes Road, Shelby Twp MI 48315

**353 E 1ST ST  
FENNVILLE, MI**

**OFFERING MEMORANDUM**

**FOR MORE INFORMATION, PLEASE CONTACT**

**DANIELLE MOORE**

**DANIELLEM@REALTYEXECUTIVES.COM**

**586.354.4433**