

# FITZGERALD, GEORGIA

## GRANT STREET STORAGE



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**SAULS**  
COMMERCIAL REAL ESTATE



# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

98 Grant Street Storage is a stabilized, well-maintained self-storage facility located at 615 N Grant Street in Fitzgerald, Georgia. Built in 2003 and renovated in 2025, the property comprises 31,390 net rentable square feet across 325 non-climate-controlled units on 2.49 acres. The facility maintains 98% physical and economic occupancy, demonstrating consistent market demand and strong operational performance.

Situated along a main commercial corridor with excellent visibility and convenient access, Grant Street Storage benefits from steady traffic and limited competition within its trade area. This investment offers a proven income stream and minimal management requirements, making it an ideal opportunity for an owner-operator seeking reliable returns in a stable South Georgia market.

For full OM package, visit [www.saulscre.com](http://www.saulscre.com).

## OFFERING SUMMARY

Sale Price:	\$1,525,000
Net Rentable SF:	31,390
Lot Size:	2.49
Number of Units:	325
Unit Occupancy:	98%
SF Occupancy:	98%
Economic Occupancy:	98%



# COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- High Occupancy: 98% physical and economic occupancy with consistent tenant demand
- Stable Facility: Proven operational history and reliable income stream
- New Buildings & Renovations: Built in 2003 and fully renovated in 2025
- 31,390± NRSF across 325 non-climate-controlled units on 2.49± acres
- Excellent visibility and easy access along North Grant Street
- Low management intensity: ideal for an owner-operator or unmanned model
- Strong local demand supported by limited competition in the Fitzgerald market

# DEMOGRAPHICS MAP & REPORT

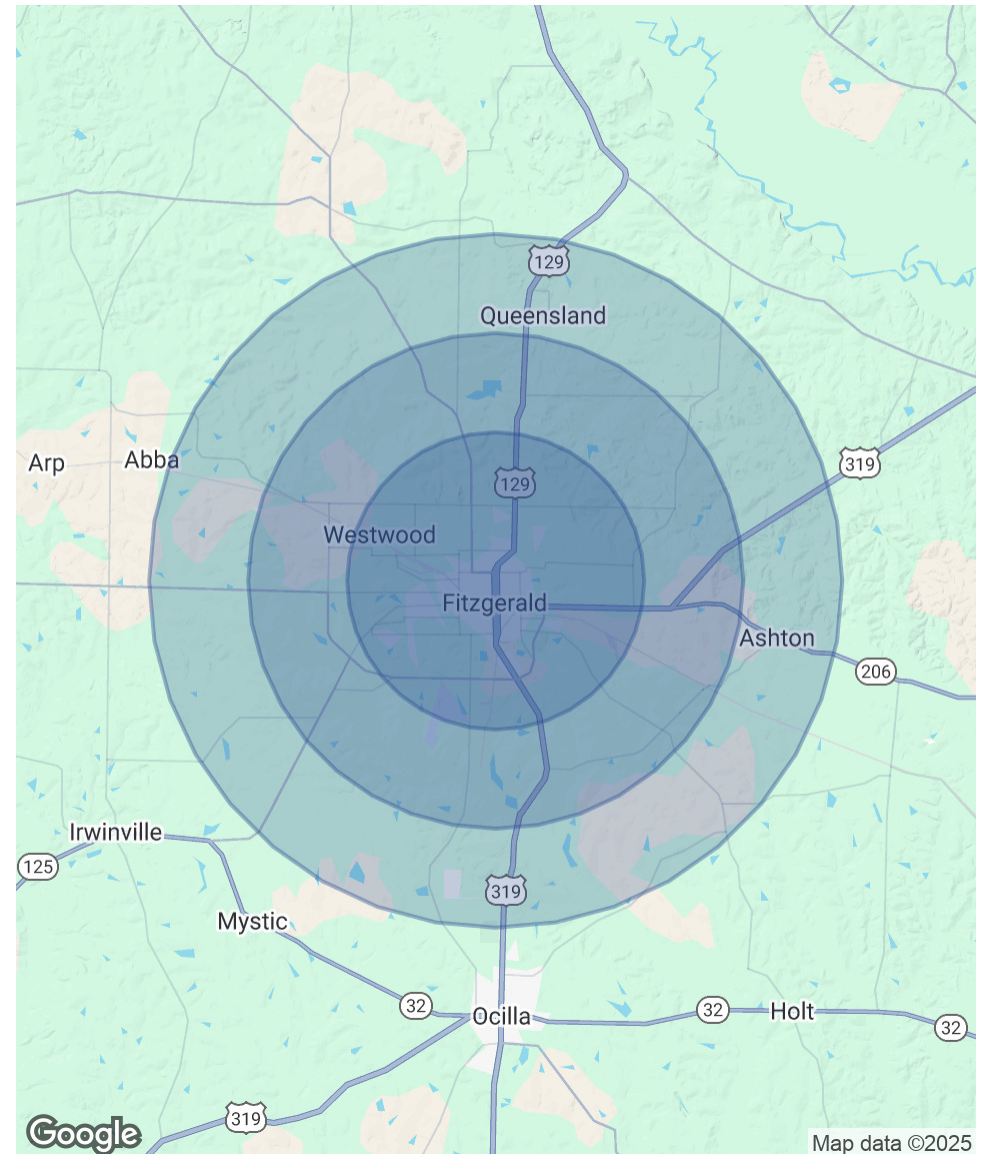
POPULATION	3 MILES	5 MILES	7 MILES
Total Population	13,049	14,830	16,797
Average Age	41	41	41
Average Age (Male)	39	40	40
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	5,456	6,198	7,007
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$59,326	\$60,838	\$61,928
Average House Value	\$135,109	\$140,712	\$144,686

ETHNICITY (%)	3 MILES	5 MILES	7 MILES
Hispanic	7.8%	7.4%	6.9%

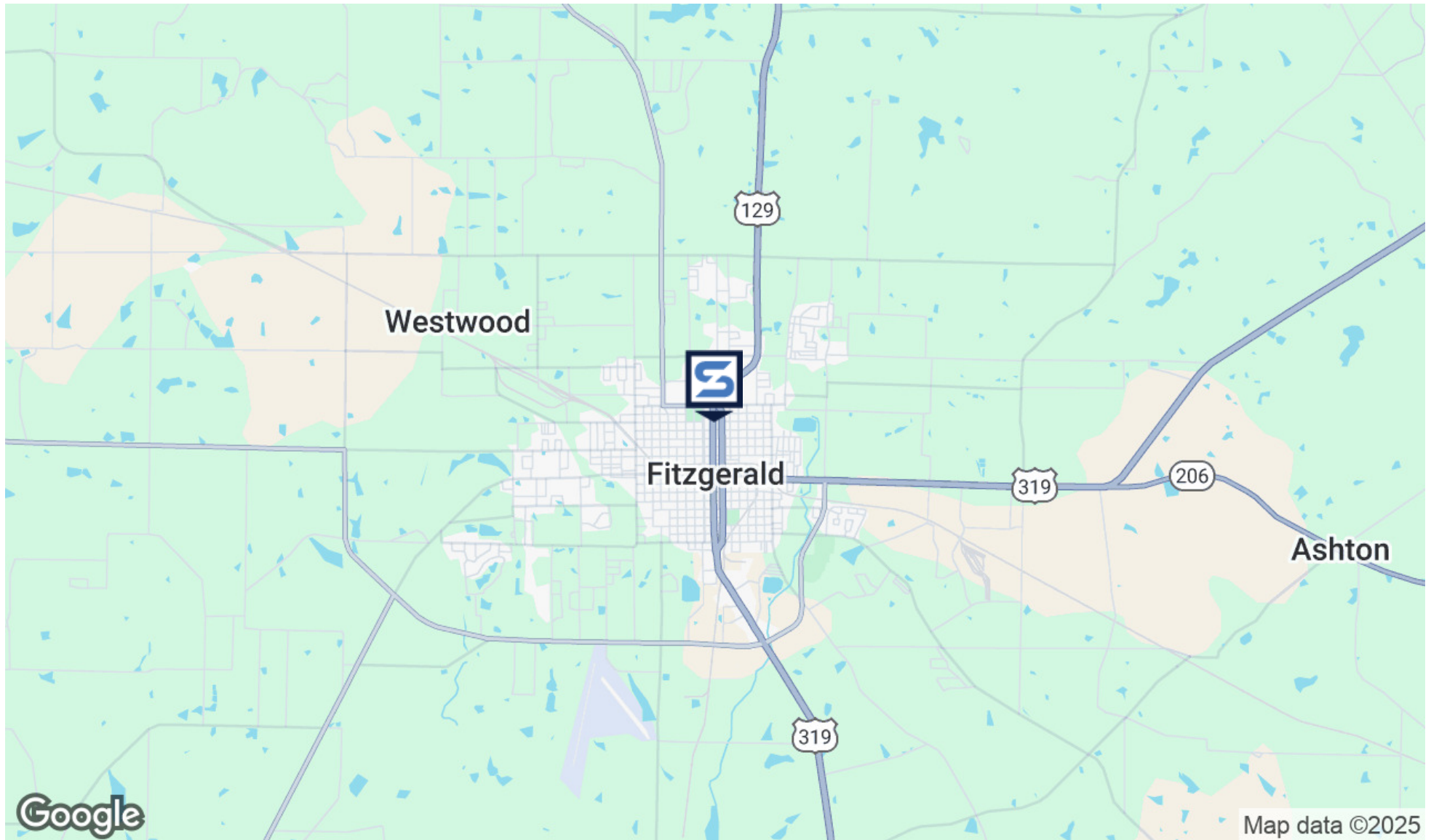
RACE	3 MILES	5 MILES	7 MILES
Total Population - White	6,178	7,424	8,908
Total Population - Black	5,416	5,821	6,180
Total Population - Asian	106	118	124
Total Population - Hawaiian	0	0	0
Total Population - American Indian	62	69	75
Total Population - Other	520	557	590

Demographics data derived from AlphaMap

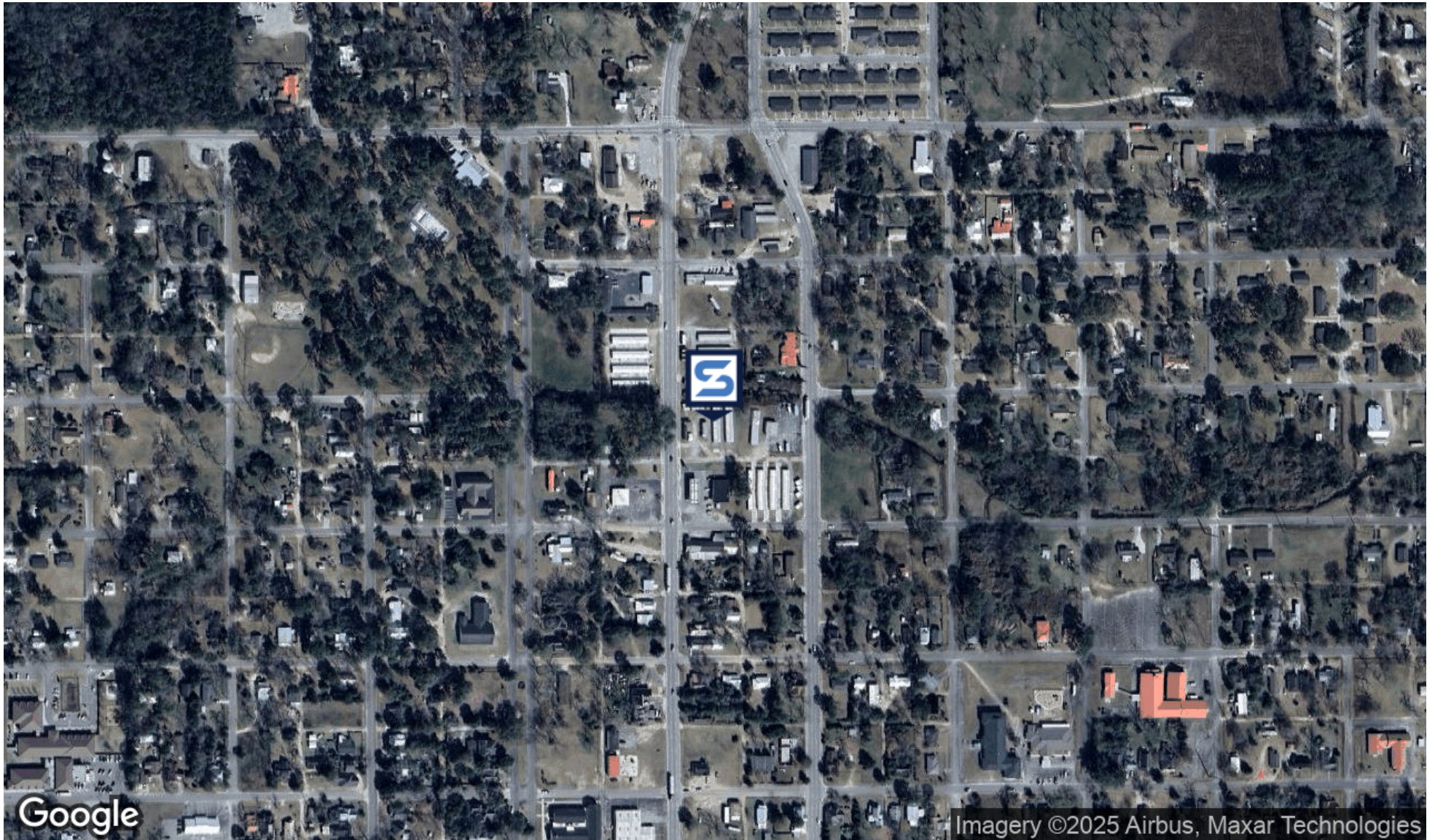




# LOCATION MAP









# ADDITIONAL PHOTOS





# CITY INFORMATION



## LOCATION DESCRIPTION

Fitzgerald, Georgia is a growing community located in Ben Hill County, approximately 60 miles northeast of Albany. The city serves as a regional hub for commerce, education, and healthcare in South Georgia, attracting residents from surrounding rural areas. Local employers and steady residential development contribute to consistent demand for storage and other essential services. Fitzgerald's affordable cost of living, expanding retail base, and stable population make it an attractive location for investors seeking long-term performance in a steady secondary market.





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COMPANY LICENSE INFORMATION: GA #77966 FL #CQ1065458 AL #C0001441310 MS #23732 NC #C36223 SC #25470 TN #264912