



Offering Memorandum

SOUTHWEST OF GREENVILLE, SOUTH CAROLINA



Cannon Secure Storage-Gaffney

939 N LOGAN ST, GAFFNEY, SC 29341

DISCLAIMER



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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.

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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.



Property Information

PROPERTY SUMMARY

CANNON SECURE STORAGE- GAFFNEY

939 N LOGAN ST
GAFFNEY, SC 29341

OFFERING SUMMARY

SALE PRICE:	\$780,000
BUILDING SIZE:	11,600 SF
LOT SIZE:	0.64 Acres
PRICE / SF:	\$67.24
UNITS:	75 units

PROPERTY SUMMARY

SVN and StorageSales.com is pleased to present Cannon Secure Storage in Gaffney, SC. This property sits on .64 acres. It is 11,600ft and features 75 non-climate controlled units. This area is continuing to grow in population with 28,000 people in the 5 mile radius. This area is also experiencing positive rental growth which is an excellent opportunity for buyer to raise rates.



PROPERTY HIGHLIGHTS

- Remote Management
- No Planned Developments in the 5 mile radius
- Located just 5 minutes from busy Interstate 85!
- Fenced and Gated with Cement Drives
- Growing population, occupancy, and rates!
- Current NOI is about \$50,000 and NOI is expected to reach \$90,000!



**RENTAL
HOUSEHOLDS- 32%**



**GROWING
POPULATION!**



Excellent Upside!



PROPERTY PHOTOS





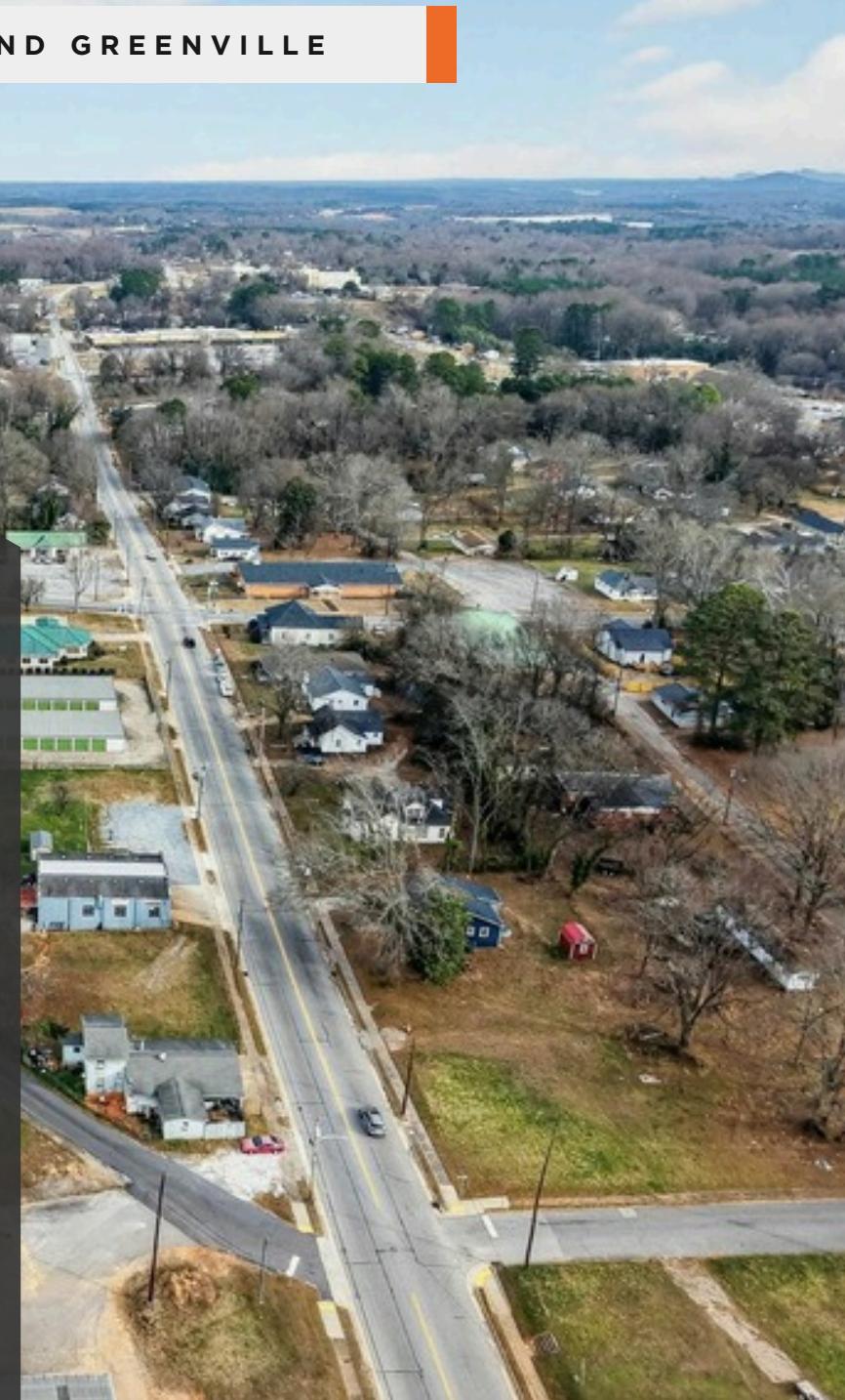
Location Information

Gaffney is located between Atlanta and Charlotte. The Route 29 bypass passes through the center of Gaffney. It is located between Charlotte NC and Spartanburg/Greenville, SC. Gaffney is located an hour southwest from the Charlotte Douglas International Airport and an hour southeast of Asheville, NC.

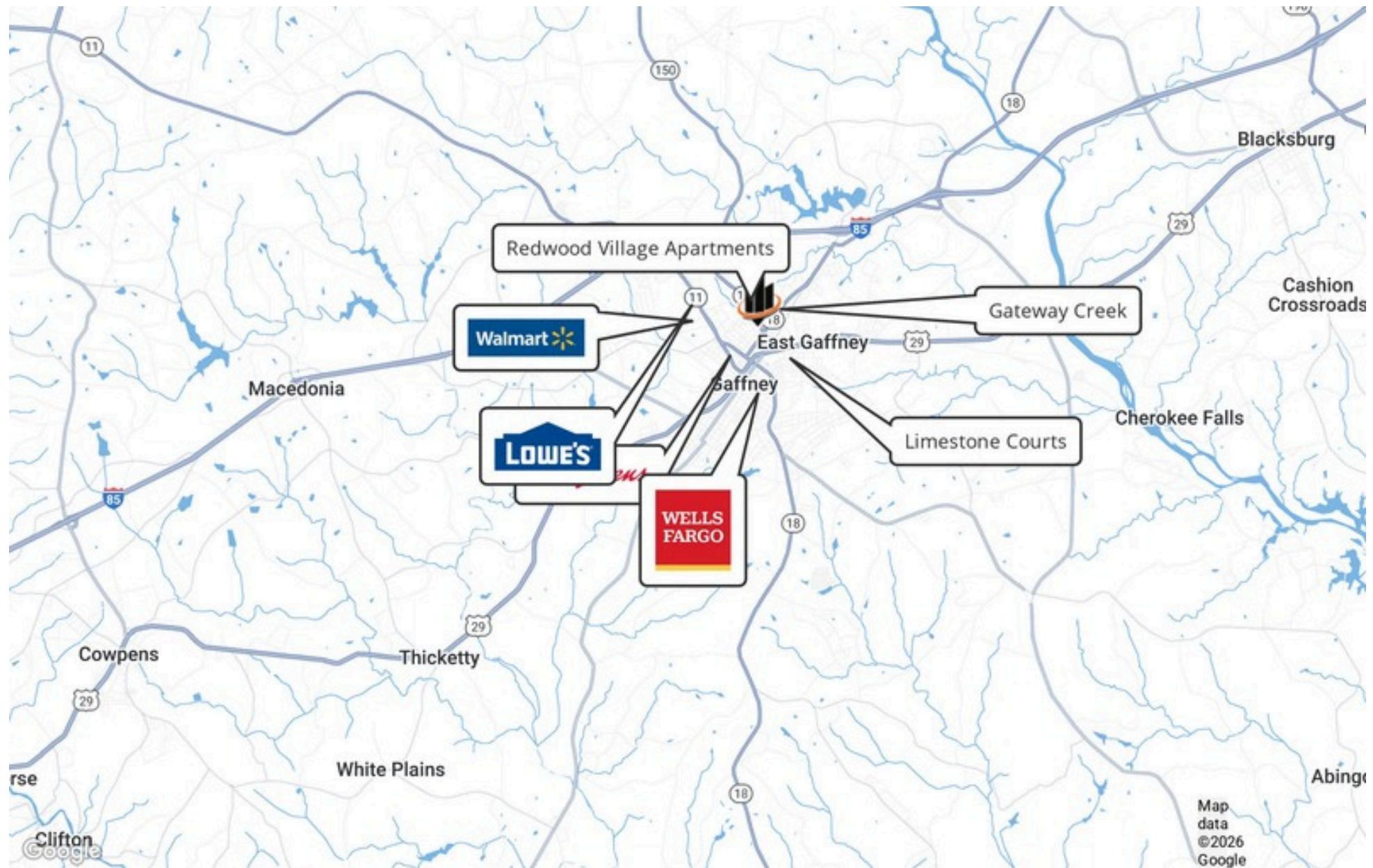
Gaffney, SC is known as the "Peach Capital of South Carolina" and is the county seat of Cherokee County. Gaffney has a growing population of about 13,000 people and the county has population of 52,000 people.

The county is also known for its educational institutions and the South Carolina Special Schools and is home to Limestone University and Spartanburg Community College.

Gaffney, SC, and Cherokee County's major employers include Nestle, Freightliner, and Milliken, alongside Core Technologies and Reddy Ice supported by strong logistics due to its I-85 location.



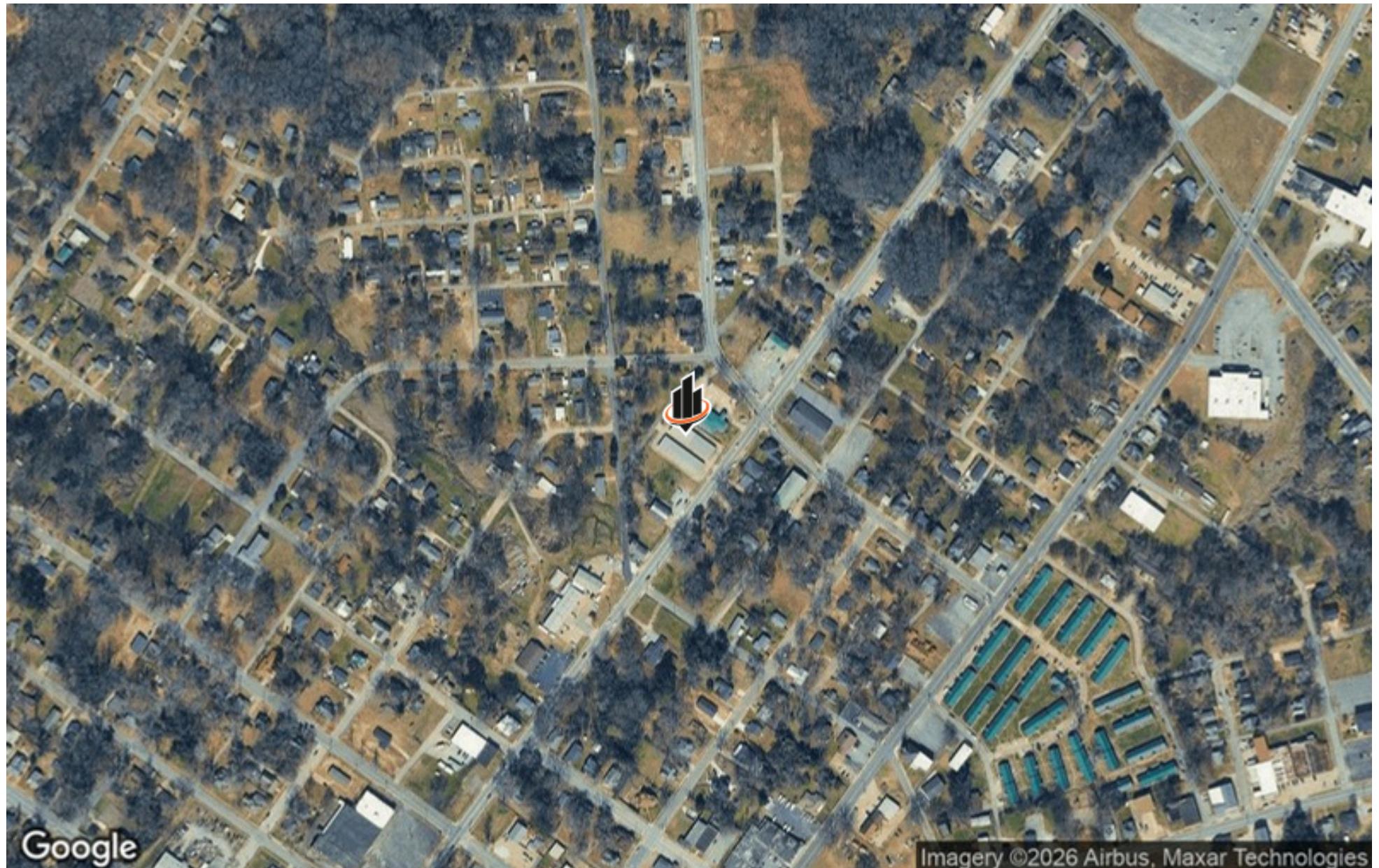
RETAILER MAP



REGIONAL MAP



AERIAL MAP





Financial Analysis

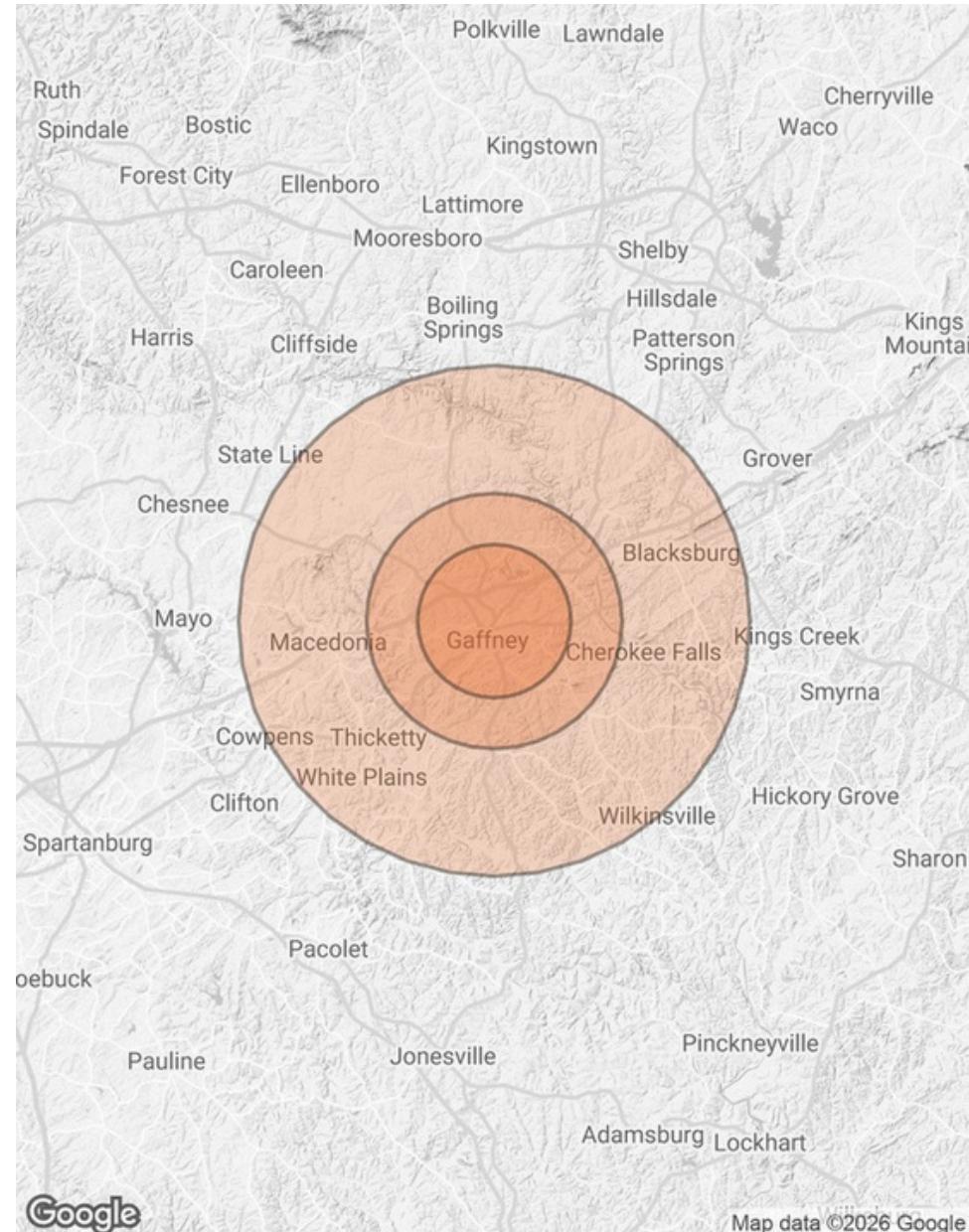


Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	20,451	28,023	54,181
AVERAGE AGE	40	41	41
AVERAGE AGE (MALE)	38	39	40
AVERAGE AGE (FEMALE)	42	42	42
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HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	8,268	11,295	21,503
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$53,674	\$58,669	\$66,580
AVERAGE HOUSE VALUE	\$144,283	\$152,509	\$167,686

Demographics data derived from AlphaMap



Map data ©2026 Google

MEET THE TEAM



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Collective Strength, Accelerated Growth

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