



# Offering Memorandum

**SOUTHWEST OF GREENVILLE, SOUTH CAROLINA**



**Cannon Secure Storage-Gaffney**

**939 N LOGAN ST, GAFFNEY, SC 29341**



## DISCLAIMER

### DISCLAIMER

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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

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## PROPERTY SUMMARY

### CANNON SECURE STORAGE- GAFFNEY

939 N LOGAN ST  
GAFFNEY, SC 29341

#### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$780,000
<b>BUILDING SIZE:</b>	11,600 SF
<b>LOT SIZE:</b>	0.64 Acres
<b>PRICE / SF:</b>	\$67.24
<b>UNITS:</b>	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!



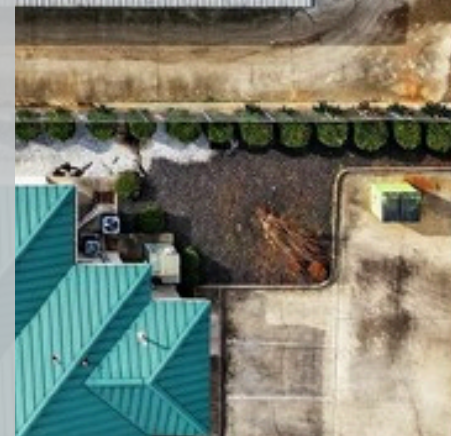
**RENTAL  
HOUSEHOLDS- 32%**



**GROWING  
POPULATION!**



**Excellent Upside!**





## PROPERTY PHOTOS





# Location Information

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Gaffney, SC is located on the I-85 corridor, linking Atlanta and Charlotte. The Route 29 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.

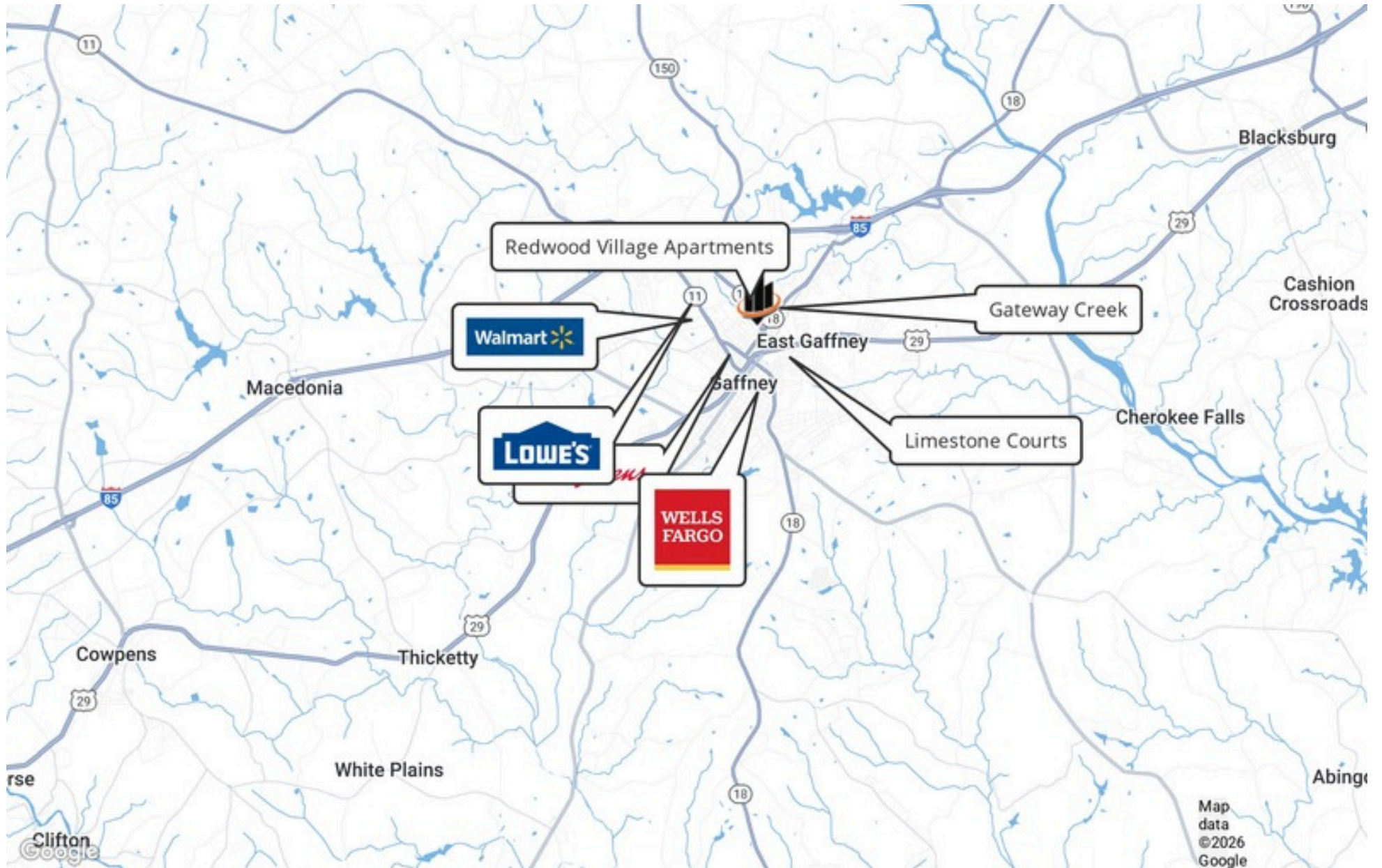
The county is also known for its educational institutions and the South Carolina Special Schools and is home to Limestone University and Spartanburg Community College.

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

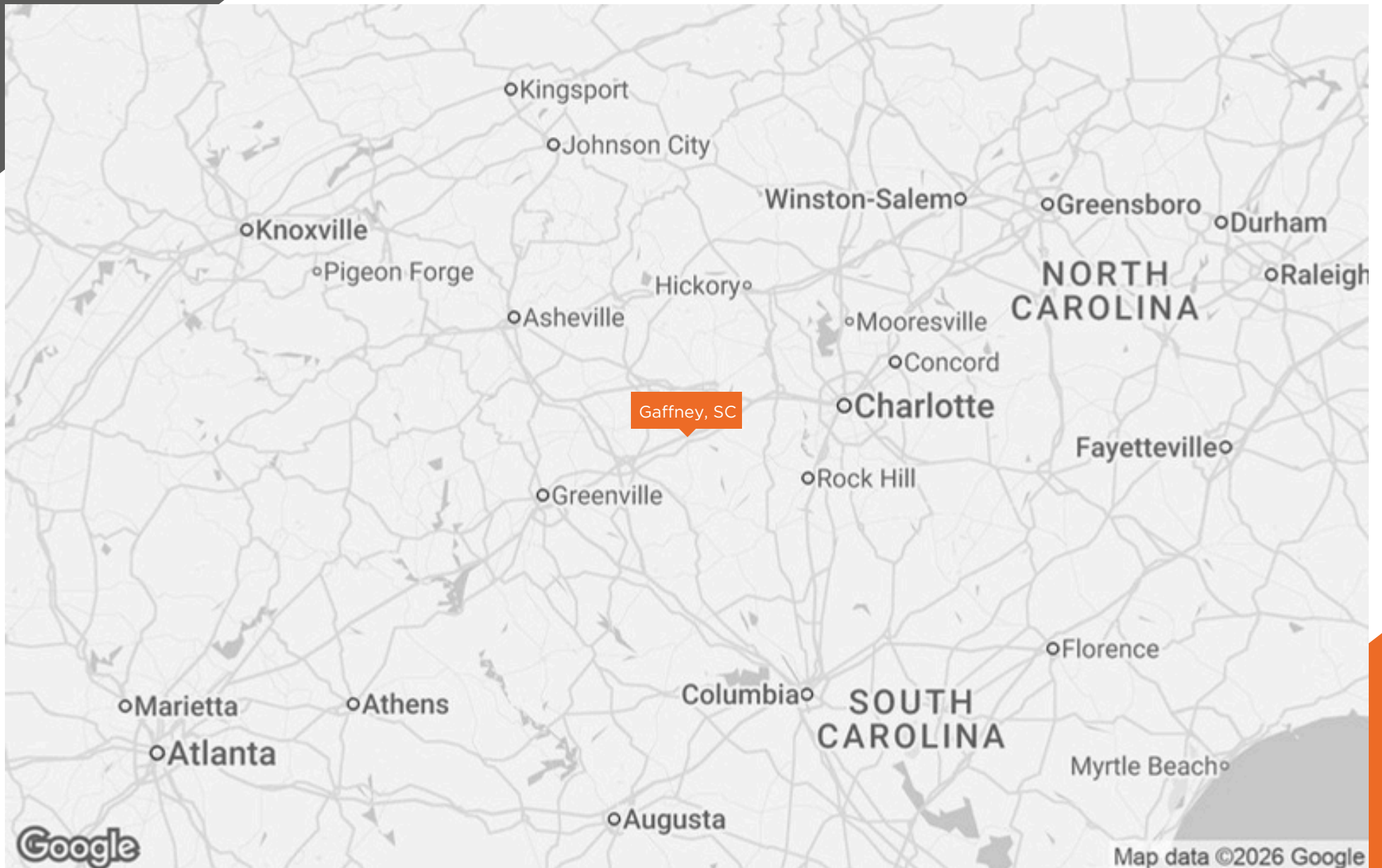




## RETAILER MAP

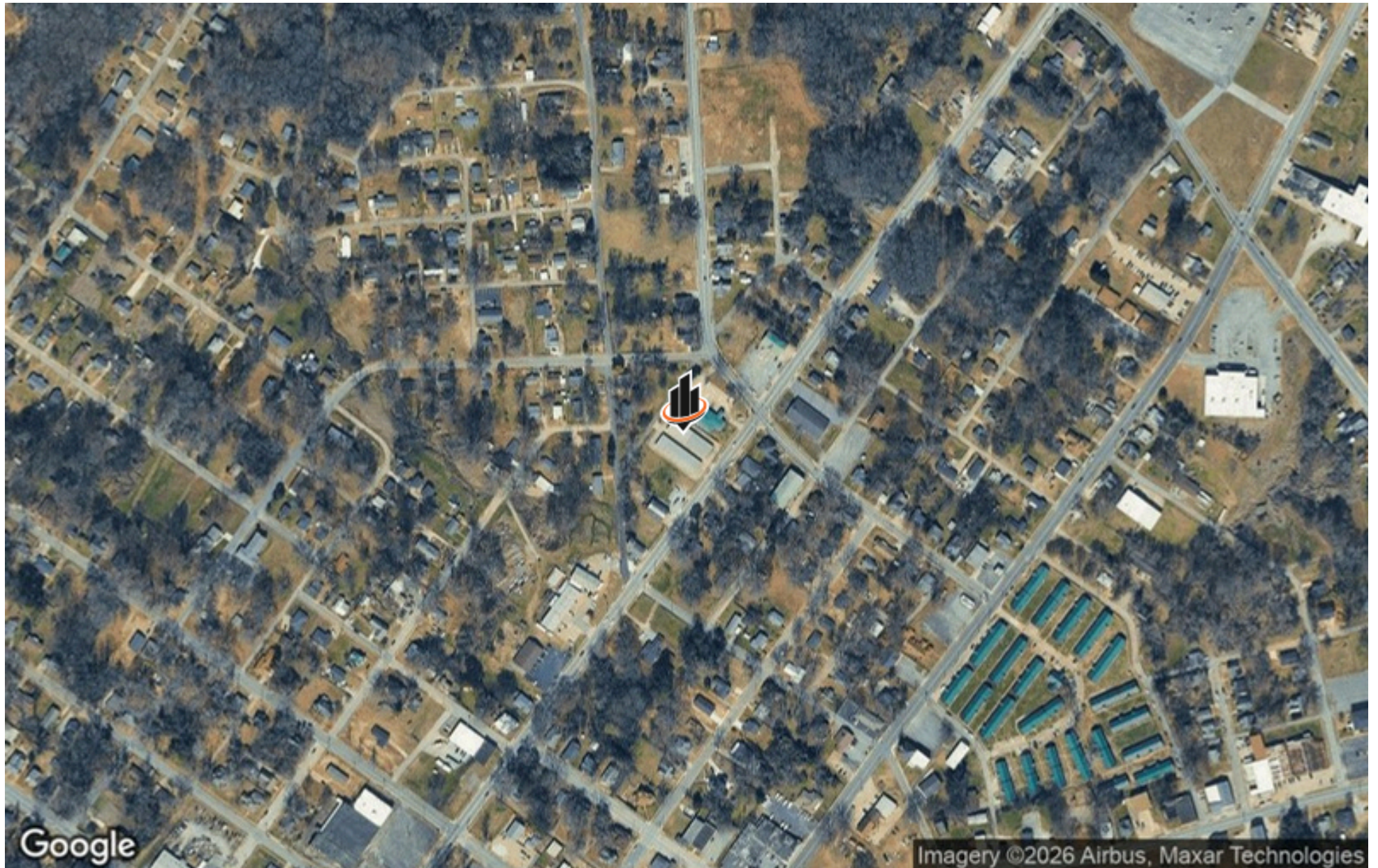


## REGIONAL MAP

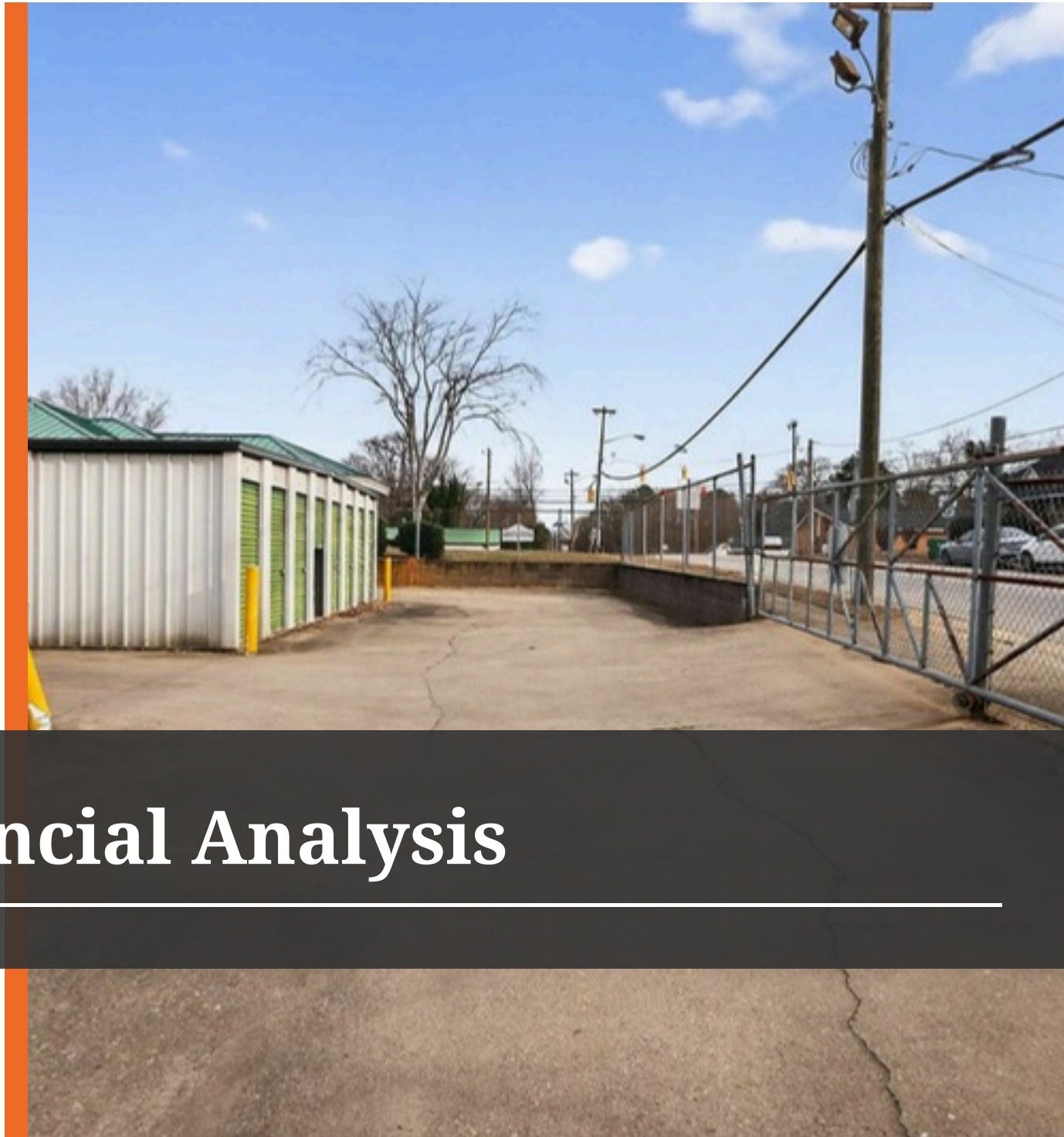




## AERIAL MAP







# Financial Analysis

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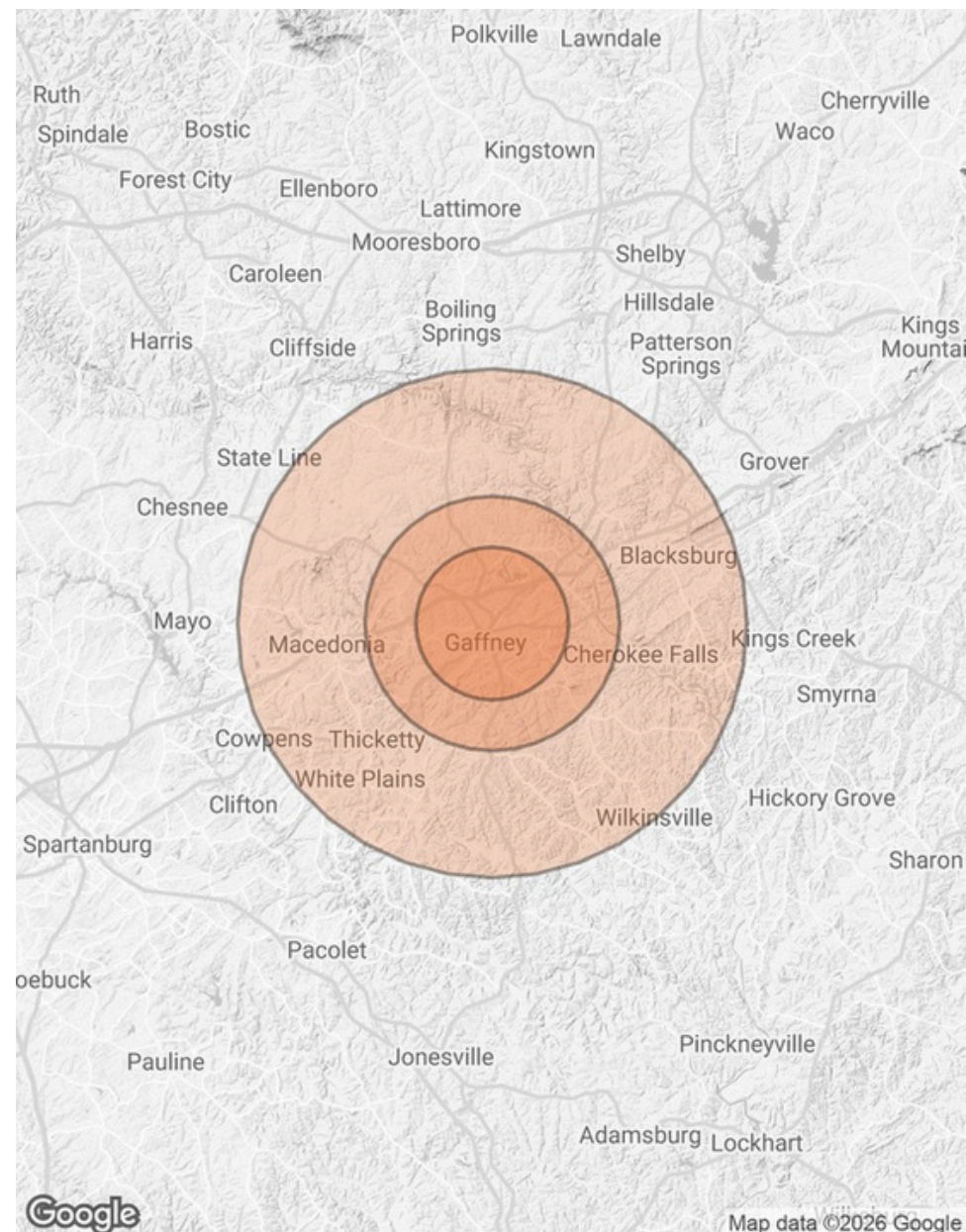
The image shows the interior of a storage unit. The walls and ceiling are made of light-colored, ribbed metal. A roll-up door is open, revealing an outdoor area with a concrete pad, a grassy lawn, a chain-link fence, and some trees in the background. A small, light-colored shed is visible behind the fence. The floor of the unit is concrete and has some debris on it. A dark grey banner with the word "Demographics" in white serif font is overlaid on the bottom left of the image.

# 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
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*





## MEET THE TEAM



**Kristen Asman**

O: 614.370.9077  
kristen.asman@svn.com  
OH #658012934



**Mary O'Malley, CCIM**

O: 941.366.1136  
mary.omalley@svn.com  
FL #3396096



**Stephen Ahnrud**

O: 404.272.0054  
stephen.ahnrud@svn.com  
SC #97519





# Collective Strength, Accelerated Growth

EASTON TOWN CENTER, 4200  
REGENT STREET, SUITE 200  
COLUMBUS, OH 43219



SVNWILSON.COM