

GULF COAST SELF STORAGE – SHERMAN AVENUE

1920 SHERMAN AVENUE, PANAMA CITY, FL 32405

OFFERING MEMORANDUM



Marcus & Millichap

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ONLINE AUCTION

R MARKETPLACE

Starting Bid: \$75,000

Auction Dates: AUGUST 3-5, 2026

[CLICK TO VIEW AUCTION WEBSITE](#)

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://rimarketplace.com/sale-event-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://rimarketplace.com/faq>).

AUCTION DATE


The Auction end date is set for August 3-5, 2026

RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. By submitting an Offer on a Property, Participant is deemed to have accepted any additional terms and conditions posted on the Property's details page on the Website ("Property Page") at the time the Offer was submitted, and such terms and conditions govern and control over these Terms to the extent of any conflict.

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.



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Investment Overview

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GULF COAST SELF STORAGE – SHERMAN AVENUE

OFFERING SUMMARY

1920 Sherman Avenue, Panama City, FL 32405

Purchase Price	Auction Bid
Starting Bid	\$75,000
Auction Dates	August 3-5, 2026
Current Physical Occupancy	66.67%
Current Economic Occupancy	69.22%
Net Rentable Square Feet	8,750
Lot Size (Acres)	0.71
Year Built	1987

PROPERTY HIGHLIGHTS

- Panama City, Florida Self-Storage Auction Offering
- Conveniently Located Approximately Two and a Half Miles Northeast of Downtown Panama City and Just Minutes from Tyndall Air Force Base
- 8,750 Net Rentable Square Feet
- 63 Non-Climate Controlled Drive-Up Self-Storage Units
- Excellent Visibility Along Sherman Avenue (±5,293 Vehicles per Day)
- Densely Populated Market: Currently 41,010 People Living Within Three Miles and 95,056 People Living Within Five Miles



GULF COAST SELF STORAGE – SHERMAN AVENUE

PROPERTY OVERVIEW



Property Summary

Property Address	1920 Sherman Avenue Panama City, FL 32405
Assessors Parcel Number	14627-040-000
Net Rentable Square Feet	8,750
Total Units	63
Lot Size (Acres)	0.71
Year Built	1987
Number of Buildings	Three
Number of Stories	One
Foundation	Concrete
Framing	Steel
Exterior Walls	Concrete Block
Traffic Count	±5,293 Cars/Day on Sherman Avenue
Fencing	Chain Link with Barbed Wire
Parking Surface	Concrete & Gravel
Roof	Metal
Security	Gated, Keypad Entry Surveillance Cameras

GULF COAST SELF STORAGE – SHERMAN AVENUE

SATURATION STUDY

Distance	Population	NRSF	Saturation
Three Mile	41,010	575,568	14.03
Five Mile	95,056	1,424,921	14.99

Three Mile Radius

Property Name	Address	City	State	ZIP	Total SqFt	Estimated Rentable SqFt	Completion Year	Property Status
Gulf Coast Self Storage	1920 Sherman Ave	Panama City	FL	32405	9,000	8,750	1987	Completed
10 - Acre RV Storage	2533 North East Avenue	Panama City	FL	32405	N/A	N/A	N/A	Planned
Best American Storage	315 North Tyndall Pkwy	Panama City	FL	32404	54,628	34,773	1996	Completed
Chavers Storage	3334 Highway 77	Panama City	FL	32405	140,800	133,760	1990	Completed
Chavers Storage & Rental	2511 Highway 77	Lynn Haven	FL	32444	125,000	106,250	1977	Completed
Pack - It - Up Self Storage	2131 North East Avenue	Panama City	FL	32405	34,370	31,770	2003	Completed
Storage Depot	3119 US 98	Panama City	FL	32401	18,960	18,012	2020	Completed
Storage Inn, The	3000 South Highway 77	Lynn Haven	FL	32444	150,830	143,288	1974	Completed
Storage Rentals of America	2501 Martin Luther King Jr Blvd	Panama City	FL	32405	52,400	49,780	1989	Completed
U - Haul Moving & Storage	1000 West 15th Street	Panama City	FL	32401	51,774	49,185	1979	Completed

Five Mile Radius

Property Name	Address	City	State	ZIP	Total SqFt	Estimated Rentable SqFt	Completion Year	Property Status
Acton RV Storage	1540 Hwy 389	Lynn Haven	FL	32444	N/A	N/A	2014	Completed
Avid Storage	2150 Hammock Square Drive	Lynn Haven	FL	32444	124,824	93,618	2024	Completed
Avid Storage	5215 Highway 98 East	Panama City Beach	FL	32404	143,000	121,550	2023	Completed
Bay Mini Warehouses & Storage	900 26th Street West	Lynn Haven	FL	32444	28,000	26,600	1986	Completed
ClearHome Self Storage	5701 Boat Race Road	Panama City	FL	32404	26,680	25,346	1988	Completed
CubeSmart Self Storage	4003 West Highway 390	Panama City	FL	32405	129,960	123,462	2003	Completed
J & S Sheds	6320 Hwy 22	Panama City	FL	32404	45,000	42,750	1998	Completed
Self Storage Plus	2125 Lisenby Avenue	Panama City	FL	32405	69,120	51,840	2007	Completed
Southern Self Storage	4617 FL 389	Panama City	FL	32405	89,000	84,550	2021	Completed
Storage Mart	1809 St Andrews Blvd	Panama	FL	32405	30,800	29,260	2000	Completed
Storage Rentals of America	5628 Highway 22	Panama City	FL	32404	20,120	19,114	1987	Completed
U - Haul Moving & Storage	360 South Tyndall Pkwy	Panama City	FL	32404	81,278	77,214	N/A	Planned
USA Storage Centers	330 South Tyndall Pkwy	Panama City	FL	32404	122,372	70,728	1982	Completed
Your Storage Units	1329 15th Street	Panama City	FL	32401	98,025	83,321	2023	Completed







SECTION 2

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Financial Analysis

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GULF COAST SELF STORAGE – SHERMAN AVENUE

UNIT MIX SUMMARY

Non-Climate Controlled - Drive-Up

Dimensions			Unit SQFT	Total Units	Total SQFT	Current Rent / Month	Current Monthly Income	Current Annual Income	Year Three Rent / Month	Year Three Monthly Income	Year Three Annual Income	Year Five Rent / Month	Year Five Monthly Income	Year Five Annual Income
5	X	10	50	3	150	\$72	\$216	\$2,592	\$76	\$227	\$2,722	\$83	\$250	\$3,001
10	X	10	100	34	3,400	\$89	\$3,026	\$36,312	\$93	\$3,177	\$38,128	\$103	\$3,503	\$42,036
10	X	20	200	22	4,400	\$130	\$2,860	\$34,320	\$137	\$3,003	\$36,036	\$150	\$3,311	\$39,730
20	X	10	200	4	800	\$111	\$444	\$5,328	\$117	\$466	\$5,594	\$128	\$514	\$6,168
				63	8,750		\$6,546	\$78,552		\$6,873	\$82,480		\$7,578	\$90,934

GULF COAST SELF STORAGE – SHERMAN AVENUE

INCOME & EXPENSE

INCOME	Current		Year One		Year Two		Year Three		Year Four		Year Five	
Gross Potential Rental Income	\$	78,552 \$8.98SF	\$	78,552 \$8.98SF	\$	78,552 \$8.98SF	\$	82,480 \$9.43SF	\$	86,604 \$9.90SF	\$	90,934 \$10.39SF
Physical Vacancy	33.33%	\$ (26,184) \$2.99SF 25.00%	\$	(19,638) \$2.24SF 10.00%	\$	(7,855) \$0.90SF 10.00%	\$	(8,248) \$0.94SF 10.00%	\$	(8,660) \$0.99SF 10.00%	\$	(9,093) \$1.04SF
Rate Variance	-2.55%	\$ 2,002 -\$0.23SF 0.00%	\$	- \$0.00SF 10.00%	\$	(7,855) \$0.90SF 10.00%	\$	(8,248) \$0.94SF 10.00%	\$	(8,660) \$0.99SF 10.00%	\$	(9,093) \$1.04SF
Total Economic Vacancy	30.78%	\$ (24,182) \$2.76SF 25.00%	\$ (19,638) \$2.24SF 20.00%	\$ (15,710) \$1.80SF 20.00%	\$ (16,496) \$1.89SF 20.00%	\$ (17,321) \$1.98SF 20.00%	\$ (18,187) \$2.08SF					
Effective Gross Rental Income	\$	54,370 \$6.21SF	\$	58,914 \$6.73SF	\$	62,842 \$7.18SF	\$	65,984 \$7.54SF	\$	69,283 \$7.92SF	\$	72,747 \$8.31SF
Fee Income	\$	2,811 \$0.32SF	\$	3,046 \$0.35SF	\$	3,249 \$0.37SF	\$	3,411 \$0.39SF	\$	3,582 \$0.41SF	\$	3,761 \$0.43SF
Insurance Income	\$	5,968 \$0.68SF	\$	6,467 \$0.74SF	\$	6,898 \$0.79SF	\$	7,243 \$0.83SF	\$	7,605 \$0.87SF	\$	7,985 \$0.91SF
All Other Income	\$	48 \$0.01SF	\$	52 \$0.01SF	\$	55 \$0.01SF	\$	58 \$0.01SF	\$	61 \$0.01SF	\$	64 \$0.01SF
Total Other Income	\$	8,827 \$1.01SF	\$	9,565 \$1.09SF	\$	10,202 \$1.17SF	\$	10,712 \$1.22SF	\$	11,248 \$1.29SF	\$	11,810 \$1.35SF
Effective Gross Income	\$	63,197 \$7.22SF	\$	68,479 \$7.83SF	\$	73,044 \$8.35SF	\$	76,696 \$8.77SF	\$	80,531 \$9.20SF	\$	84,557 \$9.66SF
Average Monthly Income	\$	5,266 \$0.60SF	\$	5,707 \$0.65SF	\$	6,087 \$0.70SF	\$	6,391 \$0.73SF	\$	6,711 \$0.77SF	\$	7,046 \$0.81SF
EXPENSES												
	Current		Year One		Year Two		Year Three		Year Four		Year Five	
Real Estate Taxes	\$	2,598 \$0.30SF	\$	2,663 \$0.30SF	\$	2,730 \$0.31SF	\$	2,798 \$0.32SF	\$	2,868 \$0.33SF	\$	2,940 \$0.34SF
Insurance	\$	11,096 \$1.27SF	\$	11,374 \$1.30SF	\$	11,658 \$1.33SF	\$	11,950 \$1.37SF	\$	12,248 \$1.40SF	\$	12,554 \$1.43SF
Utilities	\$	972 \$0.11SF	\$	996 \$0.11SF	\$	1,021 \$0.12SF	\$	1,047 \$0.12SF	\$	1,073 \$0.12SF	\$	1,100 \$0.13SF
Marketing & Advertising	\$	7,874 \$0.90SF	\$	4,724 \$0.54SF	\$	4,252 \$0.49SF	\$	3,827 \$0.44SF	\$	3,444 \$0.39SF	\$	3,100 \$0.35SF
Payroll	\$	7,459 \$0.85SF	\$	7,646 \$0.87SF	\$	7,837 \$0.90SF	\$	8,033 \$0.92SF	\$	8,233 \$0.94SF	\$	8,439 \$0.96SF
Repairs & Maintenance	\$	702 \$0.08SF	\$	720 \$0.08SF	\$	738 \$0.08SF	\$	756 \$0.09SF	\$	775 \$0.09SF	\$	794 \$0.09SF
Credit Card & Bank Fees	\$	2,143 \$0.24SF	\$	2,322 \$0.27SF	\$	2,477 \$0.28SF	\$	2,600 \$0.30SF	\$	2,730 \$0.31SF	\$	2,867 \$0.33SF
Office Expense	\$	201 \$0.02SF	\$	206 \$0.02SF	\$	211 \$0.02SF	\$	217 \$0.02SF	\$	222 \$0.03SF	\$	228 \$0.03SF
Telephone & Internet	\$	1,474 \$0.17SF	\$	1,511 \$0.17SF	\$	1,548 \$0.18SF	\$	1,587 \$0.18SF	\$	1,627 \$0.19SF	\$	1,668 \$0.19SF
Landscaping & Snow Removal	\$	2,436 \$0.28SF	\$	2,497 \$0.29SF	\$	2,559 \$0.29SF	\$	2,623 \$0.30SF	\$	2,689 \$0.31SF	\$	2,756 \$0.31SF
Tenant Insurance	\$	1,492 \$0.17SF	\$	1,617 \$0.18SF	\$	1,724 \$0.20SF	\$	1,811 \$0.21SF	\$	1,901 \$0.22SF	\$	1,996 \$0.23SF
Bad Debt	\$	3,503 \$0.40SF	\$	3,796 \$0.43SF	\$	4,049 \$0.46SF	\$	4,251 \$0.49SF	\$	4,464 \$0.51SF	\$	4,687 \$0.54SF
General & Administrative	\$	763 \$0.09SF	\$	782 \$0.09SF	\$	802 \$0.09SF	\$	822 \$0.09SF	\$	842 \$0.10SF	\$	863 \$0.10SF
Off-Site Management Fees	5.00%	\$ 3,160 \$0.36SF 5.00%	\$	3,424 \$0.39SF 5.00%	\$	3,652 \$0.42SF 5.00%	\$	3,835 \$0.44SF 5.00%	\$	4,027 \$0.46SF 5.00%	\$	4,228 \$0.48SF
Total Operating Expenses	72.6%	\$ 45,873 \$5.24SF 64.7%	\$	44,277 \$5.06SF 62.0%	\$	45,258 \$5.17SF 60.2%	\$	46,156 \$5.27SF 58.5%	\$	47,144 \$5.39SF 57.0%	\$	48,220 \$5.51SF
Net Operating Income	\$	17,324 \$1.98SF	\$	24,202 \$2.77SF	\$	27,786 \$3.18SF	\$	30,540 \$3.49SF	\$	33,387 \$3.82SF	\$	36,337 \$4.15SF

GULF COAST SELF STORAGE – SHERMAN AVENUE

FINANCIAL ASSUMPTIONS

Gross Potential Rent Growth	
Year One	0.00%
Year Two	0.00%
Year Three	5.00%
Year Four	5.00%
Year Five	5.00%

Effective Gross Income Growth	
Year One	8.36%
Year Two	6.67%
Year Three	5.00%
Year Four	5.00%
Year Five	5.00%

Net Operating Income Growth	
Year One	39.70%
Year Two	14.81%
Year Three	9.91%
Year Four	9.32%
Year Five	8.84%

Comments	
1.	Income is Based on 2025 Actual Income. Other Income is Increased Based on Percentage Change of Gross Rental Income.
2.	Expenses are Based on 2025 Actual Expenses. Future Expenses are Increased by 2.5% Year-Over-Year.
3.	A Management Fee is Added to Expenses Based on 5% of Gross Income.
4.	General & Administrative Includes Postage, Licenses & Permits, and Security Expenses.

Property Tax	
Current Market Value	\$193,828
Current Assessed Value	\$193,828
Current Tax Rate	1.34%
Current RE Tax Expense	\$2,598
Year One Market / Assessed Value	N/A
Year One Tax Bill	N/A
County	Bay
Revaluation Cycle	Annually

*You are solely responsible for independently verifying the information in this proposal

ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK

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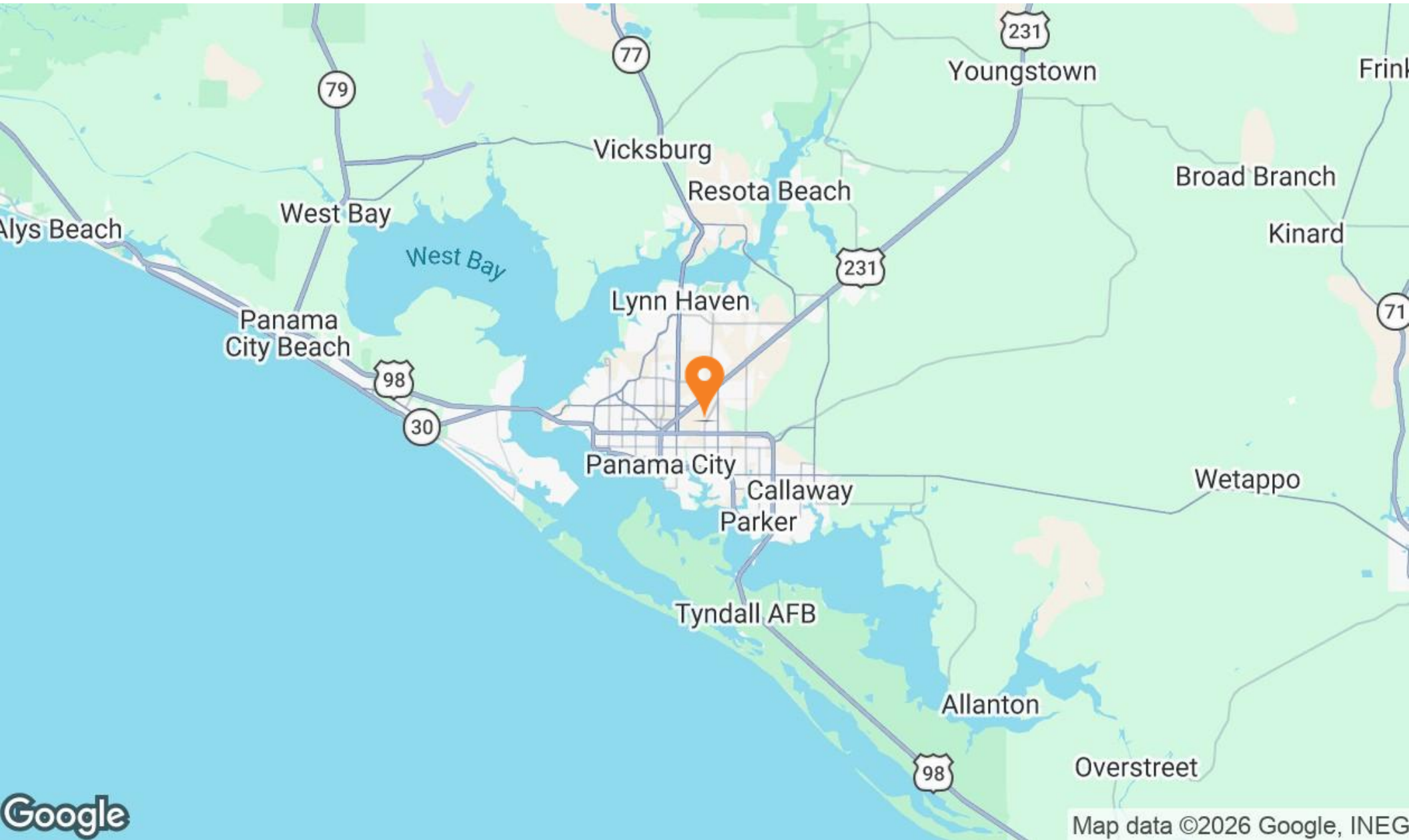
SECTION 3

Property Information

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GULF COAST SELF STORAGE – SHERMAN AVENUE

LOCAL MAP



GULF COAST SELF STORAGE – SHERMAN AVENUE

PARCEL MAP



SECTION 4






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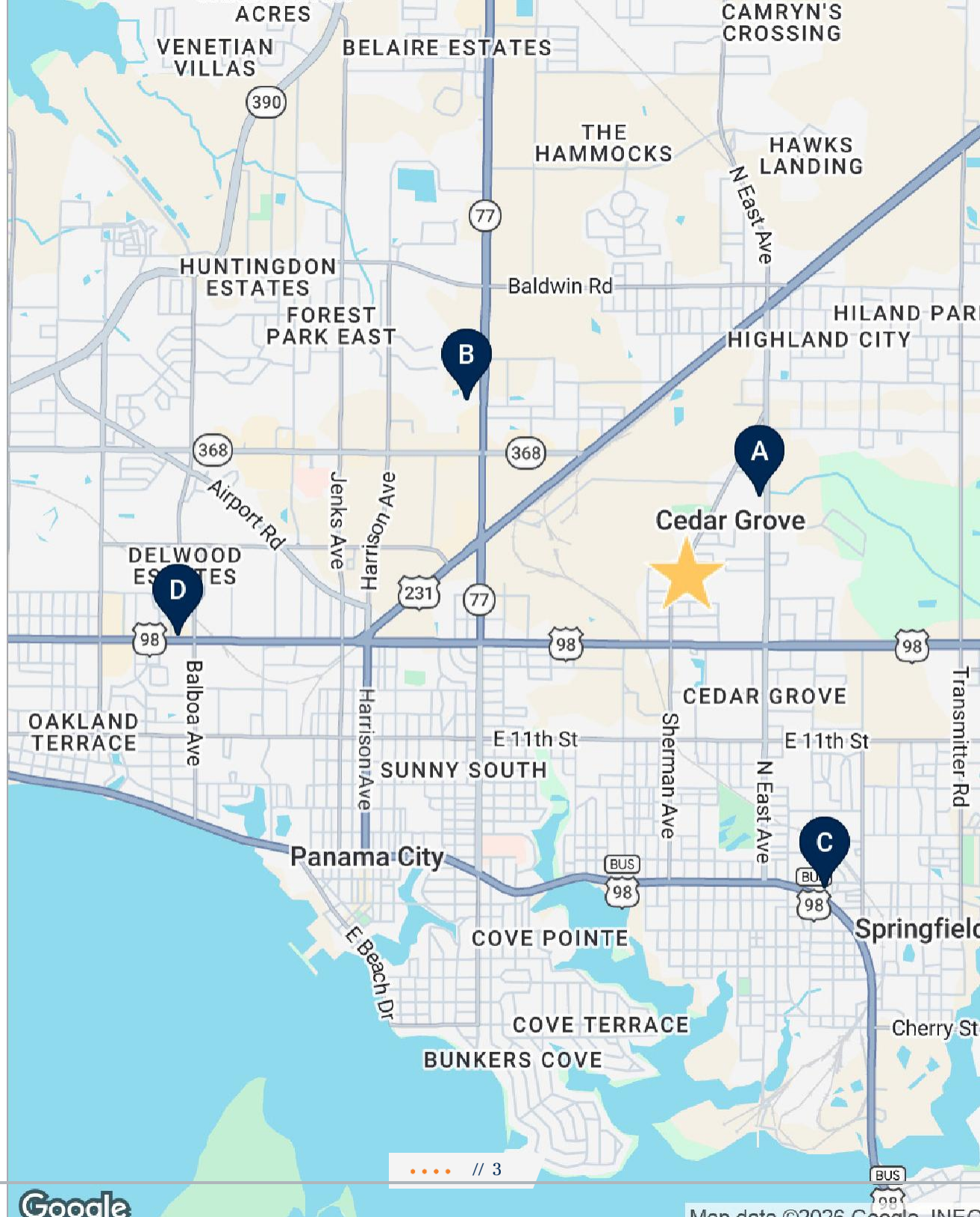


Rent Comparables



RENT COMPS MAP

-  Gulf Coast Self Storage – Sherman Avenue
-  Pack - It - Up Self Storage
-  Storage Rentals of America
-  Storage Depot
-  U - Haul Moving & Storage



GULF COAST SELF STORAGE – SHERMAN AVENUE

RENT COMPS

★ Gulf Coast Self Storage - Sherman
1920 Sherman Ave, Panama City, FL 32405



PROPERTY INFORMATION

UNIT TYPE	RENT/UNIT	SF/UNIT	RENT/SF
05X10 NC	\$72.00	50 SF	\$1.44
10X10 NC	\$89.00	100 SF	\$0.89
10X20 NC	\$130.00	200 SF	\$0.65

A Pack - It - Up Self Storage
2131 N East Ave, Panama City, FL 32405

 260 Units |  Year Built 2003



*Located about 0.53 miles from subject property

PROPERTY INFORMATION

Lot Size:	7.65 Acres	Year Renovated:	2005
Gross SF:	34,370 SF	Rentable SF:	31,770 SF

UNIT TYPE	RENT/UNIT	SF/UNIT	RENT/SF
05X10 NC	\$65.00	50 SF	\$1.30
10X10 NC	\$104.00	100 SF	\$1.04
10X15 NC	\$104.00	150 SF	\$0.69
10X20 NC	\$144.00	200 SF	\$0.72

GULF COAST SELF STORAGE – SHERMAN AVENUE

RENT COMPS

B Storage Rentals Of America
2501 Martin Luther King Jr Blvd, Panama City, FL 32405

 440 Units |  Year Built 1989



*Located about 1.44 miles from subject property

PROPERTY INFORMATION

Lot Size:	3.25 Acres	Year Renovated:	-
Gross SF:	52,400 SF	Rentable SF:	49,780 SF

UNIT TYPE	RENT/UNIT	SF/UNIT	RENT/SF
05X10 NC	\$47.00	50 SF	\$0.94
05X15 NC	\$75.00	75 SF	\$1.00
10X10 NC	\$94.00	100 SF	\$0.94
10X15 NC	\$125.00	150 SF	\$0.83
10X20 NC	\$102.00	200 SF	\$0.51

C Storage Depot
3119 US-98 BUS, Panama City, FL 32401

 130 Units |  Year Built 2020



*Located about 1.83 miles from subject property

PROPERTY INFORMATION

Lot Size:	4.05 Acres	Year Renovated:	-
Gross SF:	18,960 SF	Rentable SF:	18,012 SF

UNIT TYPE	RENT/UNIT	SF/UNIT	RENT/SF
05x12 NC	\$70.00	60 SF	\$1.17
10X12 NC	\$92.00	120 SF	\$0.77
10X16 NC	\$132.00	160 SF	\$0.83
10X20 NC	\$135.00	200 SF	\$0.68

GULF COAST SELF STORAGE – SHERMAN AVENUE

RENT COMPS

D **U - Haul Moving & Storage**
1000 W 15th St, Panama City, FL 32401

 440 Units |  Year Built 1979



*Located about 2.69 miles from subject property

PROPERTY INFORMATION

Lot Size:	4.96 Acres	Year Renovated:	2008
Gross SF:	51,774 SF	Rentable SF:	49,185 SF

UNIT TYPE	RENT/UNIT	SF/UNIT	RENT/SF
05X10 NC	\$100.00	50 SF	\$2.00
10X10 NC	\$145.00	100 SF	\$1.45
10X15 NC	\$190.00	150 SF	\$1.27

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SECTION 5



Market Overview



GULF COAST SELF STORAGE – SHERMAN AVENUE

MARKET OVERVIEW

PANAMA CITY

Panama City, located along the Emerald Coast within Florida's panhandle, offers residents and visitors warm weather and ocean-centric activities. Encompassing Bay County Florida, the city itself sits about 115 miles east of Pensacola and 100 miles west of Tallahassee. Northwest Florida Beaches International Airport services the area and noted a passenger volume total of almost 1.9 million in 2024 — a 13 percent increase from the year prior, exemplifying the metro's growing tourism industry.

ECONOMY

- The United States Navy and the Air Force are major employers in the metro. Combined, the armed forces employ about 8,000 personnel in total here.
- Two-fifths of the population is above the age of 50, which contributes to health services demand. The area's two largest hospitals are Ascension Sacred Heart Bay and HCA Florida Gulf Coast Hospital. Altogether, education, health care and social assistance account for about 20 percent of the overall workforce.
- A notable tourism industry fuels Panama City's count of retail trade positions. About 12 percent of the local population holds tourism-adjacent jobs, ahead of the nation's 10 percent average.

QUICK FACTS



POPULATION

212K

Growth 2024-2029*
5.8%



HOUSEHOLDS

86K

Growth 2024-2029*
5.9%



MEDIAN AGE

41.0

U.S. Median:
39.0



MEDIAN HOUSEHOLD INCOME

\$70,300

U.S. Median:
\$76,100

* Forecast



METRO HIGHLIGHTS



MILITARY

The metro is home to multiple branches of the military. Tyndall Air Force Base and the Naval Support Activity Panama City installation are located just east of the city.



TOURISM

Panama City Beach, often heralded as "the spring break capital of the world," is home to beautiful beaches, vibrant night life and outdoor activities, all of which support local tourism.



HIGHER EDUCATION

Florida State University's satellite campus and Gulf Coast State College account for a combined enrollment of around 11,000 students, but Troy University also has a support center here.

GULF COAST SELF STORAGE – SHERMAN AVENUE

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	3,880	43,197	99,908
2025 Estimate			
Total Population	3,774	41,010	95,056
2020 Census			
Total Population	3,707	38,526	89,082
2010 Census			
Total Population	4,129	42,539	93,710
Daytime Population			
2025 Estimate	3,647	61,474	108,230
HOUSEHOLDS			
	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	1,472	18,163	41,247
2025 Estimate			
Total Households	1,427	17,196	39,164
Average (Mean) Household Size	2.5	2.4	2.4
2020 Census			
Total Households	1,341	15,353	35,189
2010 Census			
Total Households	1,604	17,645	38,210

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$250,000 or More	0.4%	2.4%	3.5%
\$200,000-\$249,999	0.2%	1.3%	1.7%
\$150,000-\$199,999	2.2%	3.9%	5.7%
\$125,000-\$149,999	2.9%	4.4%	5.8%
\$100,000-\$124,999	8.9%	8.9%	10.2%
\$75,000-\$99,999	12.7%	14.7%	16.1%
\$50,000-\$74,999	16.7%	20.7%	19.2%
\$35,000-\$49,999	17.3%	15.7%	13.8%
\$25,000-\$34,999	10.1%	7.5%	7.8%
\$15,000-\$24,999	11.5%	8.9%	7.4%
Under \$15,000	17.1%	11.7%	8.7%
Average Household Income	\$55,664	\$72,126	\$83,730
Median Household Income	\$45,385	\$59,702	\$69,144
Per Capita Income	\$21,116	\$30,024	\$34,294

GULF COAST SELF STORAGE – SHERMAN AVENUE

DEMOGRAPHICS

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate	3,774	41,010	95,056
0 to 4 Years	8.1%	6.5%	6.1%
5 to 14 Years	15.5%	12.8%	12.5%
15 to 17 Years	4.3%	3.6%	3.6%
18 to 19 Years	2.5%	2.3%	2.2%
20 to 24 Years	5.8%	6.1%	6.0%
25 to 29 Years	7.0%	6.8%	6.6%
30 to 34 Years	7.7%	7.2%	7.0%
35 to 39 Years	7.6%	6.8%	6.6%
40 to 49 Years	11.9%	11.9%	11.8%
50 to 59 Years	10.9%	12.2%	12.5%
60 to 64 Years	5.6%	6.6%	7.0%
65 to 69 Years	4.6%	5.5%	5.8%
70 to 74 Years	3.4%	4.2%	4.5%
75 to 79 Years	2.2%	3.2%	3.4%
80 to 84 Years	1.4%	2.0%	2.2%
Age 85+	1.6%	2.2%	2.2%
Median Age	34.0	38.0	39.0

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2025 Estimate Population Age 25+	2,412	28,179	66,003
Elementary (0-8)	4.3%	5.2%	3.9%
Some High School (9-11)	8.9%	7.7%	6.7%
High School Graduate (12)	41.1%	33.3%	28.8%
Some College (13-15)	25.4%	22.5%	24.0%
Associate Degree Only	9.8%	9.3%	11.3%
Bachelor's Degree Only	8.4%	13.2%	16.1%
Graduate Degree	2.1%	8.8%	9.2%
HOUSING UNITS			
Occupied Units			
2030 Projection	1,771	22,373	49,373
2025 Estimate	1,719	21,191	46,885
Owner Occupied	785	9,981	24,696
Renter Occupied	636	7,060	14,377
Vacant	291	3,995	7,720
Persons in Units			
2025 Estimate Total Occupied Units	1,427	17,196	39,164
1 Person Units	29.7%	31.9%	30.1%
2 Person Units	30.4%	33.1%	34.2%
3 Person Units	16.0%	15.9%	16.1%
4 Person Units	12.7%	10.8%	11.2%
5 Person Units	6.8%	5.1%	5.2%
6+ Person Units	4.3%	3.2%	3.2%

GULF COAST SELF STORAGE – SHERMAN AVENUE

DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 95,056. The population has changed by 1.44 percent since 2010. It is estimated that the population in your area will be 99,908 five years from now, which represents a change of 5.1 percent from the current year. The current population is 48.7 percent male and 51.3 percent female. The median age of the population in your area is 39.0, compared with the U.S. average, which is 40.0. The population density in your area is 1,211 people per square mile.



HOUSEHOLDS

There are currently 39,164 households in your selected geography. The number of households has changed by 2.50 percent since 2010. It is estimated that the number of households in your area will be 41,247 five years from now, which represents a change of 5.3 percent from the current year. The average household size in your area is 2.4 people.



INCOME

In 2025, the median household income for your selected geography is \$69,144, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 52.77 percent since 2010. It is estimated that the median household income in your area will be \$77,921 five years from now, which represents a change of 12.7 percent from the current year.

The current year per capita income in your area is \$34,294, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$83,730, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 43,524 people in your selected area were employed. The 2010 Census revealed that 55.6 percent of employees are in white-collar occupations in this geography, and 20.2 percent are in blue-collar occupations. In 2025, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 21.00 minutes.



HOUSING

The median housing value in your area was \$279,521 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 23,574.00 owner-occupied housing units and 14,636.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 24.4 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 11.3 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 15.3 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.1 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 37.5 percent in the selected area compared with the 19.6 percent in the U.S.

Marcus & Millichap

GULF COAST STORAGE

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