

OAKWOOD, GEORGIA

HOMETOWN STORAGE



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OFFERS SHOULD BE SENT TO THE ATTENTION OF:



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Hometown Storage is a newly built, Class A facility strategically located along McEver Road in Oakwood, GA, part of the thriving Atlanta MSA. Completed in 2024, the property spans 60,450 net rentable square feet across 432 storage units and 91 parking spaces, situated on 11.36 acres. With excellent visibility from a high-traffic corridor (31,300 VPD) and surrounded by strong demographics (over 38,000 residents within three miles and average household incomes exceeding \$85,000) the facility is well positioned for rapid lease-up. Built with modern construction standards, including climate-controlled and non-climate units, secured access, and ample expansion room, Hometown Storage offers investors a rare opportunity to acquire a brand-new asset at the ground floor of its performance curve in one of Georgia's most dynamic markets.

Visit www.saulscre.com for full OM.

OFFERING SUMMARY

List Price:	\$8,400,000
Number of Units:	432
Number of Parking Spaces:	91
Lot Size:	11.36 Acres
Building Size:	60,450 SF
Parcel Number:	08032 000006
County:	Hall



PROPERTY HIGHLIGHTS

- Brand New Class A Facility: Built in 2024 with 60,450 NRSF across 432 units and 91 parking spaces.
- Diverse Unit Mix: Climate-controlled, non-climate, and parking options with modern security and access systems.
- Strong Demographics: 38,000 residents within 3 miles, average household income of \$85,500, and 2% annual population growth.
- High-Traffic Location: Excellent visibility along McEver Road with 31,300 vehicles per day.
- Expansion Potential: 11.36-acre site with room for future growth.

DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
Total Population	6,041	38,201	77,890
Average Age	41	38	38
Average Age (Male)	39	36	37
Average Age (Female)	43	39	39

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
Total Households	2,124	13,189	27,508
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$87,929	\$85,522	\$86,739
Average House Value	\$425,792	\$363,436	\$391,906

ETHNICITY (%)

1 MILE 3 MILES 5 MILES

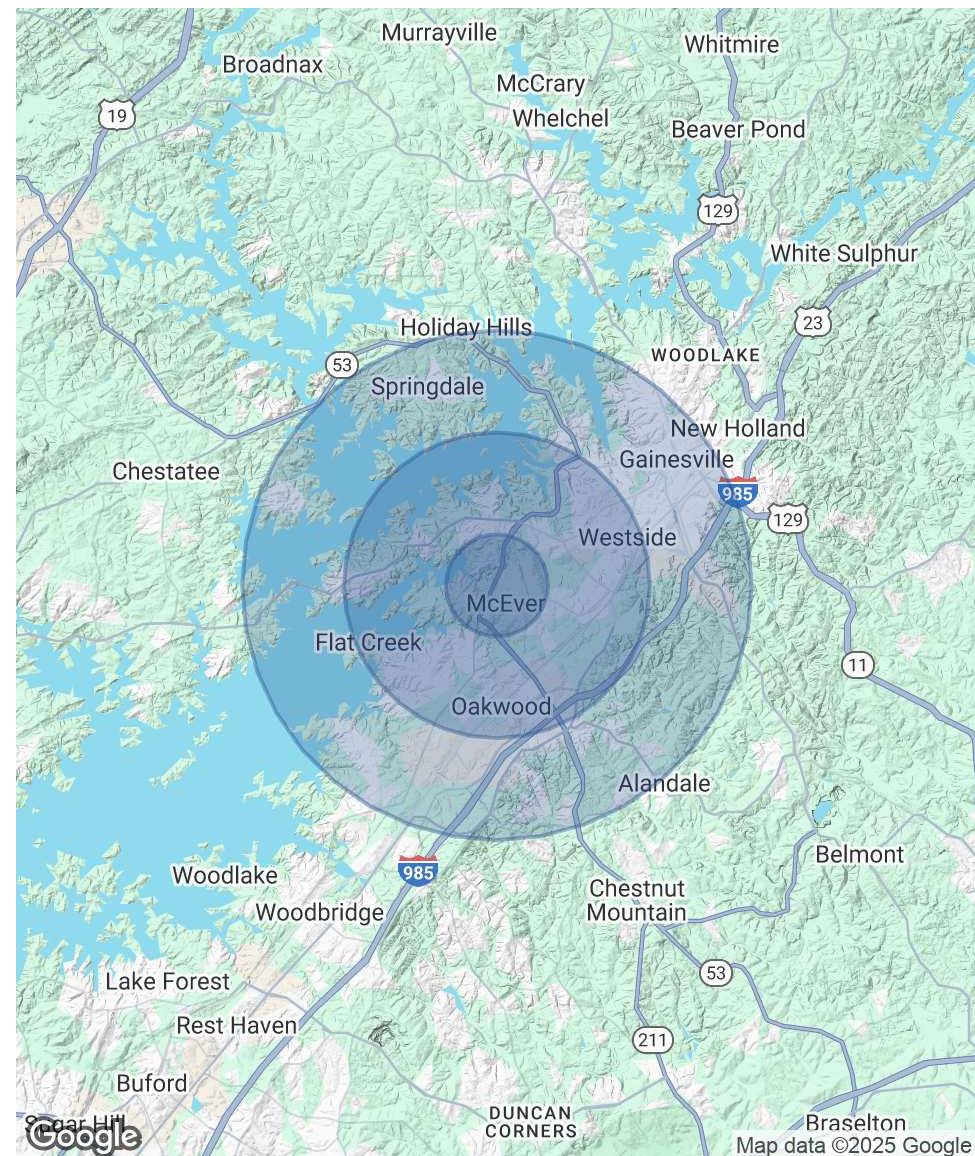
	1 MILE	3 MILES	5 MILES
Hispanic	43.4%	48.5%	41.2%

RACE

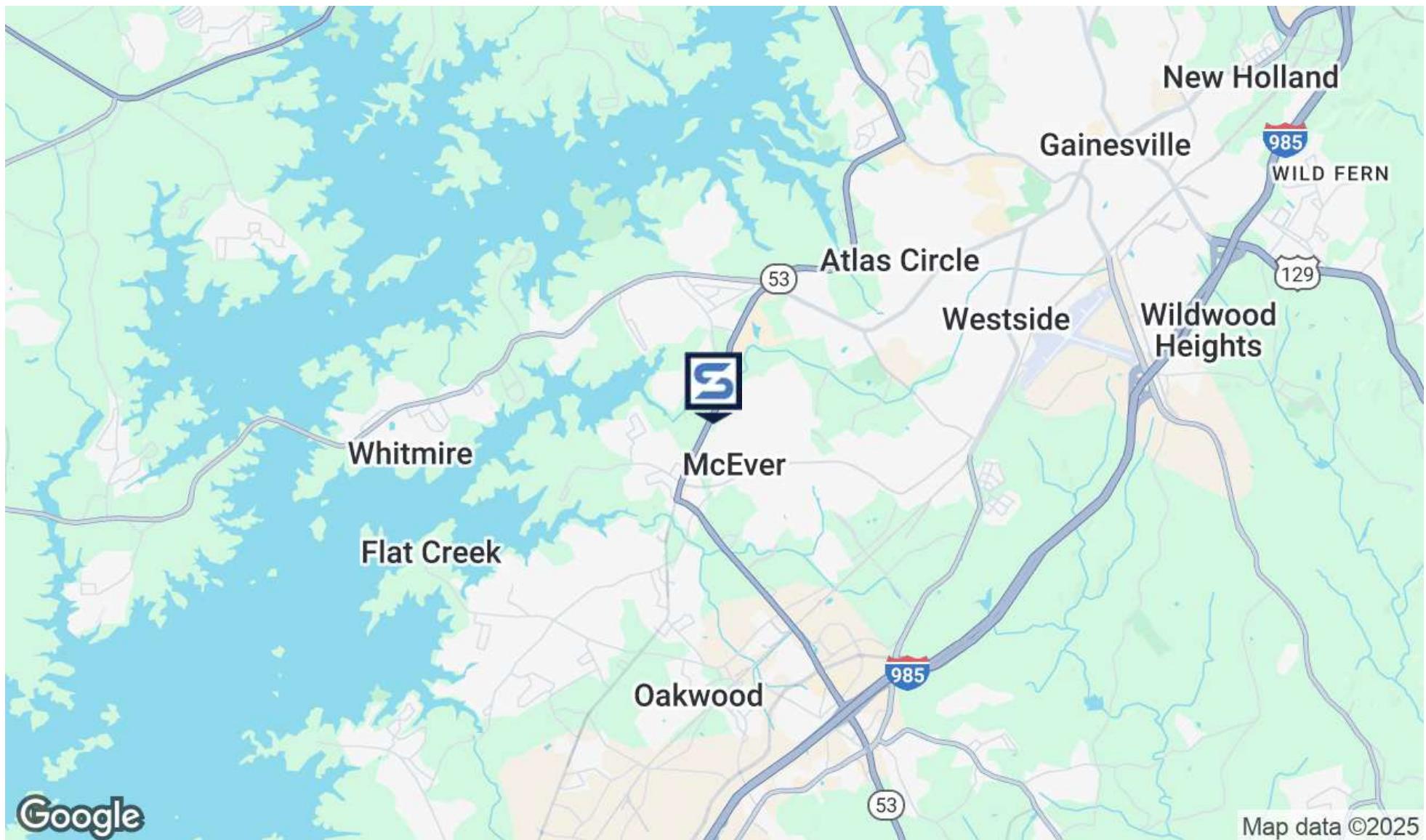
1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
Total Population - White	3,019	17,317	39,257
Total Population - Black	458	3,213	7,411
Total Population - Asian	370	1,597	2,575
Total Population - Hawaiian	3	31	54
Total Population - American Indian	74	560	988
Total Population - Other	1,271	9,729	17,072

Demographics data derived from AlphaMap



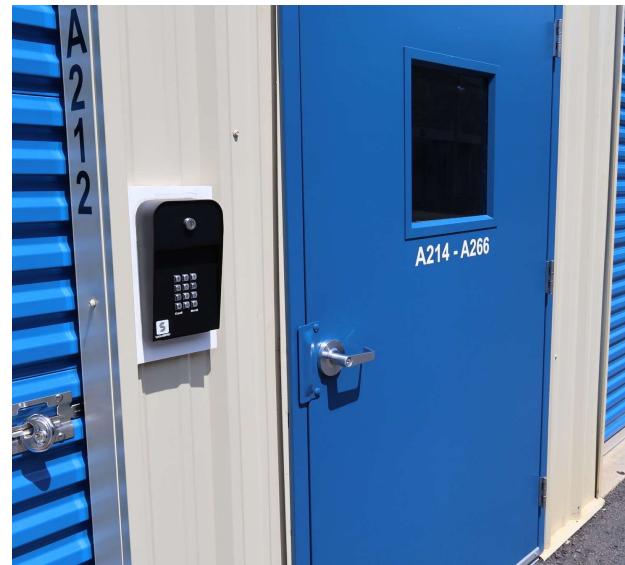
LOCATION MAP

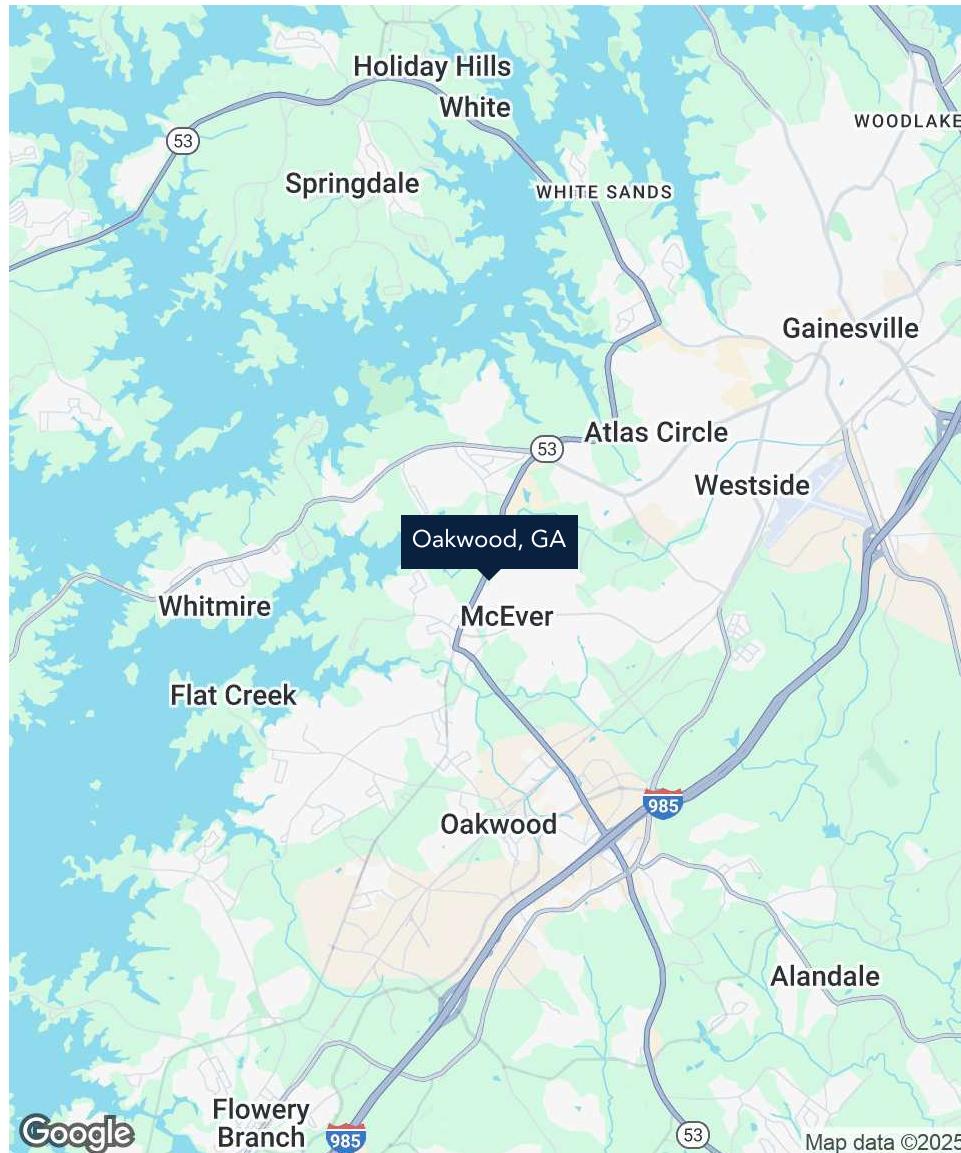


AERIAL MAP



ADDITIONAL PHOTOS





LOCATION DESCRIPTION

Oakwood, Georgia is a growing community within Hall County, strategically positioned in the Atlanta MSA. The city benefits from its proximity to Interstate 985 and Highway 53, providing convenient access to Gainesville, Buford, and the broader metro area. Home to the University of North Georgia's Gainesville campus and Lanier Technical College, Oakwood attracts a steady flow of students, professionals, and families. Lake Lanier, a major recreational and tourism destination, further drives consistent demand for storage and parking.

The area surrounding the property is marked by strong demographics, with more than 38,000 residents within a three-mile radius and average household incomes above \$85,000. Population growth of over 2% annually underscores the city's expansion, fueled by new housing and commercial development. Oakwood's balance of educational, residential, and recreational drivers positions it as a vibrant submarket with long-term stability and increasing demand for quality self-storage facilities.



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