



TRACKSIDE SELF STORAGE



**TRACKSIDE
SELF STORAGE
-ONLY 1 HR SOUTH
OF ATLANTA!**

MANCHESTER, GEORGIA

PRESENTED BY:

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PROPERTY SUMMARY

TRACKSIDE SELF STORAGE

52 AWTREY STREET
MANCHESTER, GA 31816

OFFERING SUMMARY

SALE PRICE:	\$745,000
BUILDING SIZE:	13,520 SF
LOT SIZE:	1.14 Acres
PRICE / SF:	\$55.10
NOI:	\$56,080

PROPERTY SUMMARY

SVN and SelfStorageSales.com are pleased to present Trackside Self Storage, a well-maintained facility in Manchester, Georgia. **DOUBLE YOUR NOI IN YEAR 1 - SELLING AT A 7.5% CAP RATE BASED ONLY ON CURRENT ACTUAL INCOME!** With only one competing property within a five-mile radius, Trackside benefits from a strong market position and steady tenant demand. The facility offers 110 total units and 13,520 SF of rentable space on 1.14 acres, including a warehouse/office space, providing versatility and additional income opportunities. The Property is Fenced with a New Automated Gate!



PROPERTY HIGHLIGHTS

- 2 New Construction Buildings!
- Includes warehouse/office space for added revenue potential.
- Remotely managed, fully fenced facility with a NEW automatic gate for secure, convenient access.
- SELLING BASED ON ACTUAL CURRENT INCOME
- DOUBLE YOUR INCOME YEAR 1
- ONLY 1 HOUR SOUTH OF ATLANTA



REMOTE
MANAGEMENT
SYSTEM IN PLACE



RECENT EXPANSION
& WAREHOUSE
SPACE



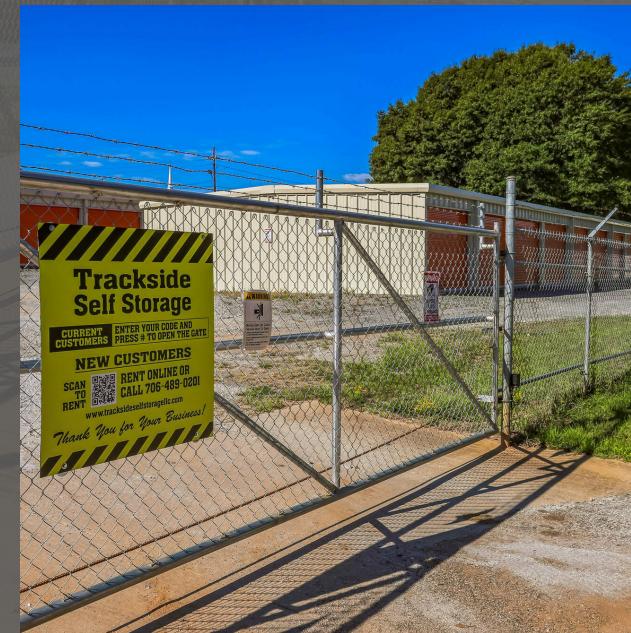
FULLY FENCED AND
GATED



PROPERTY PHOTOS



PROPERTY PHOTOS



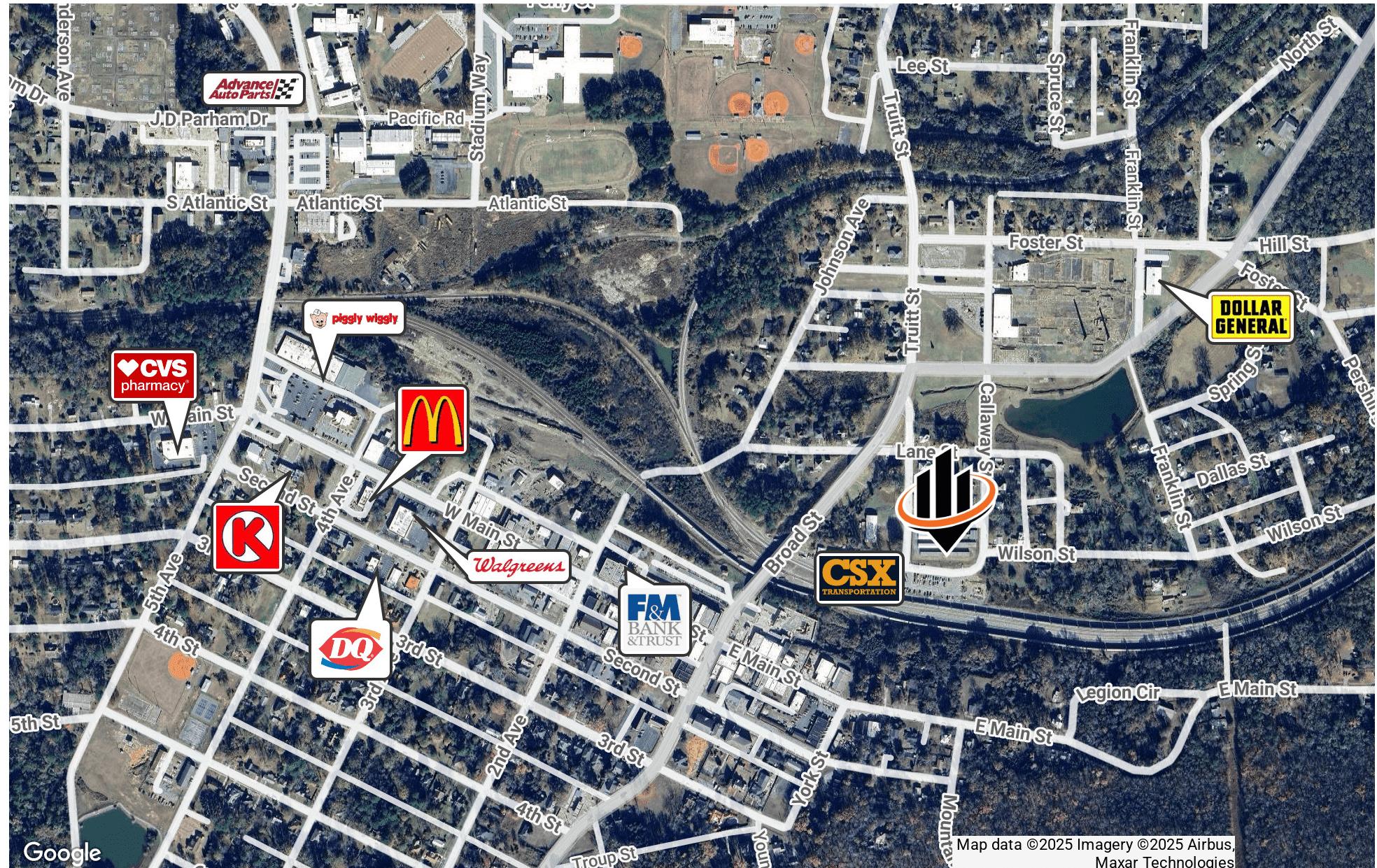
ADDITIONAL PHOTOS



AERIAL MAP



RETAILER MAP





LOCATION DESCRIPTION

Manchester is part of the Columbus, Georgia Metropolitan Statistical Area, which includes six counties in Georgia and one in Alabama, with the city of Columbus serving as the anchor. According to the most recent census, the **metropolitan area has a population of over 325,000 people**, highlighting Manchester's continued connection to the broader region. Manchester, Georgia, was founded in 1907 when the Atlanta, Birmingham and Atlantic Railway (AB&A) was extended northward to the area. Two years later, in 1909, the Georgia General Assembly officially incorporated Manchester as a city. Named after Manchester, England, the city quickly became an important railway hub, with the tracks diverging at Manchester—one line heading toward Atlanta and the other toward Birmingham. In 1946, the AB&A merged into the Atlantic Coast Line Railroad, further solidifying Manchester's role in regional rail transportation and industry.

Over the years, the Manchester Yard served as a vital part of the local economy and rail operations. However, in 2019, CSX Transportation demolished the historic Manchester Yard Office to make way for a new, larger yard facilities building. In 1997 Manchester was designated to the “Better Hometown” list.

TRACKSIDE SELF STORAGE | MANCHESTER, GA

	Current 2025 Projected	Lease Up (80%)	Leasue Up (90%)	5% Rent Increase
Gross Income	\$ 57,432	\$ 88,714	\$ 99,803	\$ 104,793
Other Income (Warehouse Space)	\$12,000.00	\$15,000.00	\$15,000.00	\$15,000.00
Gross 1	\$69,432.00	\$103,713.60	\$114,802.80	\$119,792.94
GROSS INCOME	\$69,432.00	\$103,713.60	\$114,802.80	\$119,792.94
EXPENSES				
Insurance	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00
Management	\$3,552.00	\$3,552.00	\$3,552.00	\$3,552.00
Real Estate Taxes	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
BOTG & Maintenance	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
Utilities	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00
Total Expenses	\$12,552.00	\$12,552.00	\$12,552.00	\$12,552.00
NOI	\$56,880.00	\$91,161.60	\$102,250.80	\$107,240.94

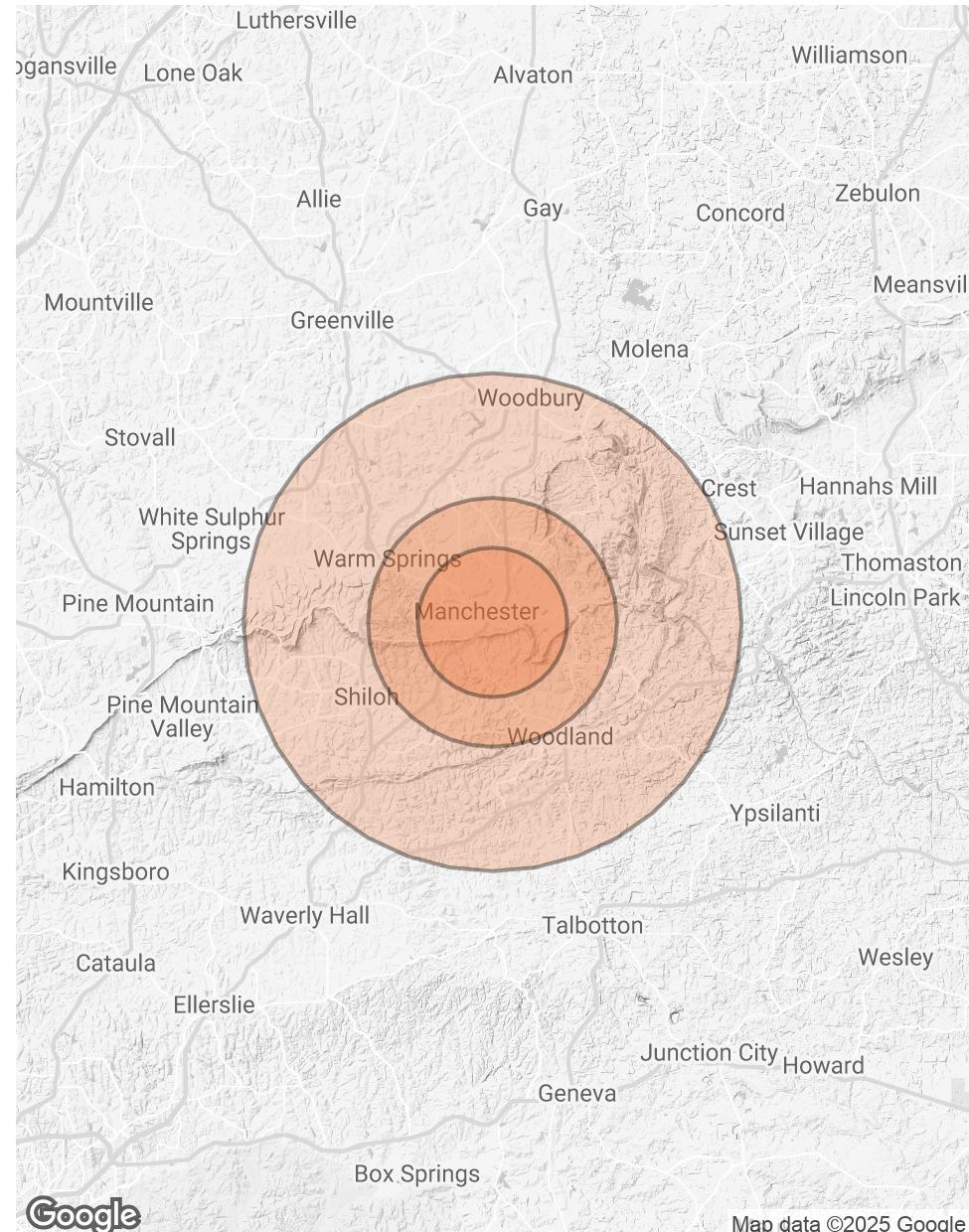
OCCUPANCY ANALYSIS

Size	# Units	# Occupied	sq ft / unit	sq ft total	Occupied sq ft	Price	Avg Actual Price	Current Gross	Gross Possible	Occupancy %	Area Occ	Economic Occ
6 x 10	1	1	60	60	60	\$66.00	\$66.00	\$66.00	\$66.00	100.00%	100.00%	100.00%
8 x 10	13	11	80	1040	880	\$70.00	\$50.91	\$560.01	\$910.00	84.62%	84.62%	61.54%
10 x 10	64	33	100	6400	3300	\$80.00	\$56.06	\$1,849.98	\$5,120.00	51.56%	51.56%	36.13%
6 x 20	1	0	120	120	0	\$95.00	\$0.00	\$0.00	\$95.00	0.00%	0.00%	0.00%
10 x 15	22	10	150	3300	1500	\$95.00	\$93.50	\$935.00	\$2,090.00	45.45%	45.45%	44.74%
10 x 20	8	8	200	1600	1600	\$120.00	\$99.38	\$795.04	\$960.00	100.00%	100.00%	82.81%
Warehouse (40 x 25 x 15)	1	0	1000	1000	0	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	0.00%	0.00%	0.00%
	110			13520			Monthly	\$5,206.03	\$10,241.00			
							Annually	\$62,472.36	\$122,892.00			

DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	5,090	6,695	13,362
AVERAGE AGE	43	44	45
AVERAGE AGE (MALE)	41	43	43
AVERAGE AGE (FEMALE)	45	46	46
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,164	2,874	5,668
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$59,243	\$60,645	\$66,445
AVERAGE HOUSE VALUE	\$167,068	\$173,326	\$193,511

Demographics data derived from AlphaMap



YOUR TEAM OF ADVISORS

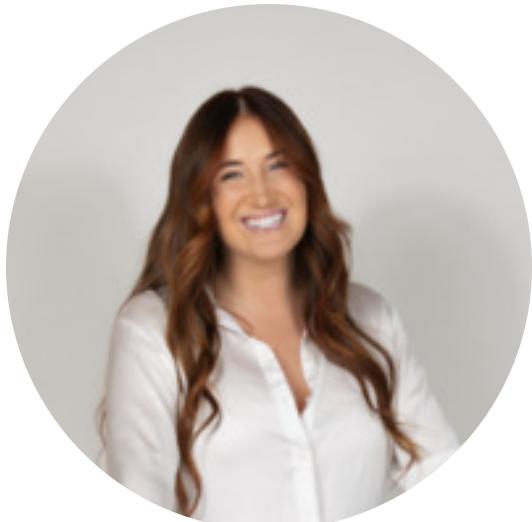


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Kristen Wilson-Asman is a Licensed Real Estate Agent and a Senior Real Estate Advisor with SVN. She received her Bachelor's Degree in Accounting from Miami University of Ohio. After graduation, Ms. Asman worked as an Auditor for Deloitte and Touche in Cincinnati, OH. Ms. Asman began her real estate career with Matthews Click Bauman in Columbus, Ohio and later worked at McKinney Properties in Pittsburgh, Pennsylvania. She then worked at Horizons Real Estate as a Regional Property Manager and Developer before joining SVN in 2003. Ms. Asman has worked in Sales and Leasing of all Real Property Types but has specialized for many years in the sale of Self-Storage Properties nationwide. Kristen Asman Product Council Chair of the SVN National Self Storage Team and serves on the Board of Trustees at the state level for the Self Storage Association. Ms. Asman lives with her family in the Columbus, Ohio area and oversees development of the Mid-America Region for



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Originally from Birmingham, AL, Kateleigh Calloway is a graduate of Auburn University with a Bachelor of Science in Marketing and Finance. She has been an advisor with SVN for over three years, specializing in self storage investment sales and tenant representation. Kateleigh represents the SVN National Self Storage Team across the Southeast, an industry-leading group that has closed over \$1 billion in transactions nationwide. She is also a member of the National Self Storage Association. Outside of work, she enjoys cooking, traveling, and fishing.