

DONALSONVILLE, GEORGIA

STOR SOUTH



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SAULS

COMMERCIAL REAL ESTATE

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\$1,200,000
PRICE

OFFERS SHOULD BE SENT TO THE ATTENTION OF:



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Stor South is a well-maintained self-storage facility located in Donalsonville, Georgia, serving the surrounding Seminole County trade area. The property totals approximately 19,680 net rentable square feet across 203 storage units and offers a mix of climate-controlled and non-climate-controlled space to meet a variety of customer needs. Positioned along S. Tennille Avenue with convenient access and visibility, the facility benefits from a stable local customer base and limited self-storage supply in the immediate market. Currently operating at approximately 72% physical occupancy, the property provides in-place income with meaningful upside through lease-up, rate optimization, and implementation of professional management practices. With recent renovations completed in 2024 and additional expansion potential on-site, Stor South presents investors with an attractive value-add opportunity in an underserved South Georgia market.

For more information, visit www.saulscre.com.

OFFERING SUMMARY

Purchase Price:	\$1,200,000
Gross SF:	20,382
Net Rentable SF:	19,680
Price per Rentable SF:	60.98
Lot Size:	1.55
Unit Count Storage:	203
Unit Occupancy:	72%
Sq Ft Occupancy:	73%
Economic Occupancy:	69%
County:	Seminole

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- High-Visibility Location on S. Tennille Ave – Positioned along a primary corridor in Donalsonville with strong frontage and exposure, driving consistent tenant demand and brand recognition.
- Strong Traffic Counts ($\pm 6,800$ VPD) – Daily traffic supports steady customer flow and enhances leasing velocity for both new and existing tenants.
- Minimal Local Competition – Limited direct competition in the immediate trade area positions the property to capture a majority of local demand.
- Low SF Per Capita (± 4.18 SF) – Undersupplied trade area supports long-term occupancy stability and continued rental rate growth potential.
- Value-Add Opportunity with Upside – Current occupancy around 70% provides immediate runway for revenue growth through lease-up and rate optimization.
- Expansion Potential On-Site – Additional land provides opportunity to increase NRSF and scale operations as demand continues to grow.

DEMOGRAPHICS MAP & REPORT

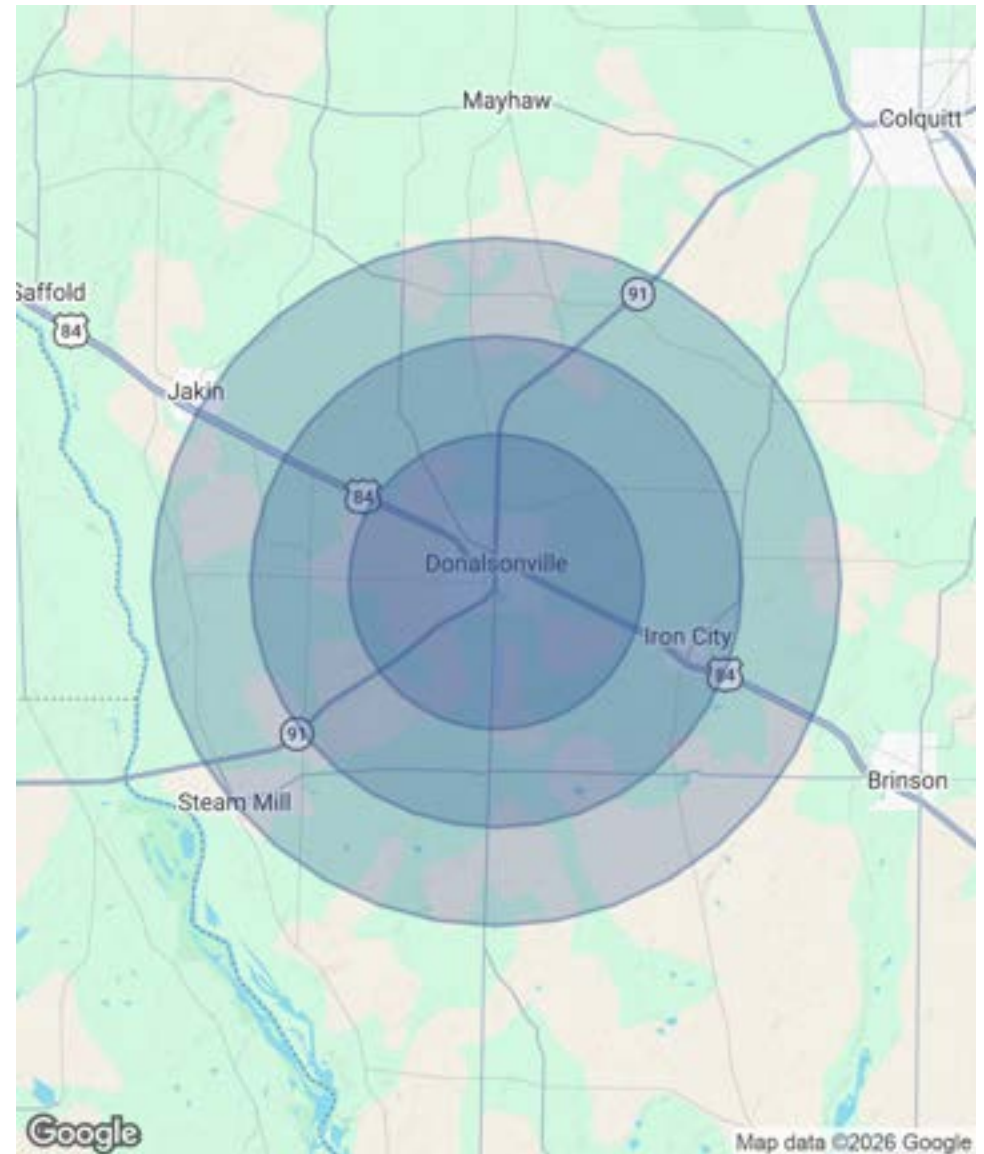
POPULATION	3 MILES	5 MILES	7 MILES
Total Population	3,535	5,236	7,009
Average Age	45.1	44.0	44.1
Average Age (Male)	39.2	38.7	39.5
Average Age (Female)	45.2	44.8	45.4

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	1,310	1,956	2,684
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$67,983	\$68,419	\$70,389
Average House Value	\$110,605	\$126,000	\$136,728

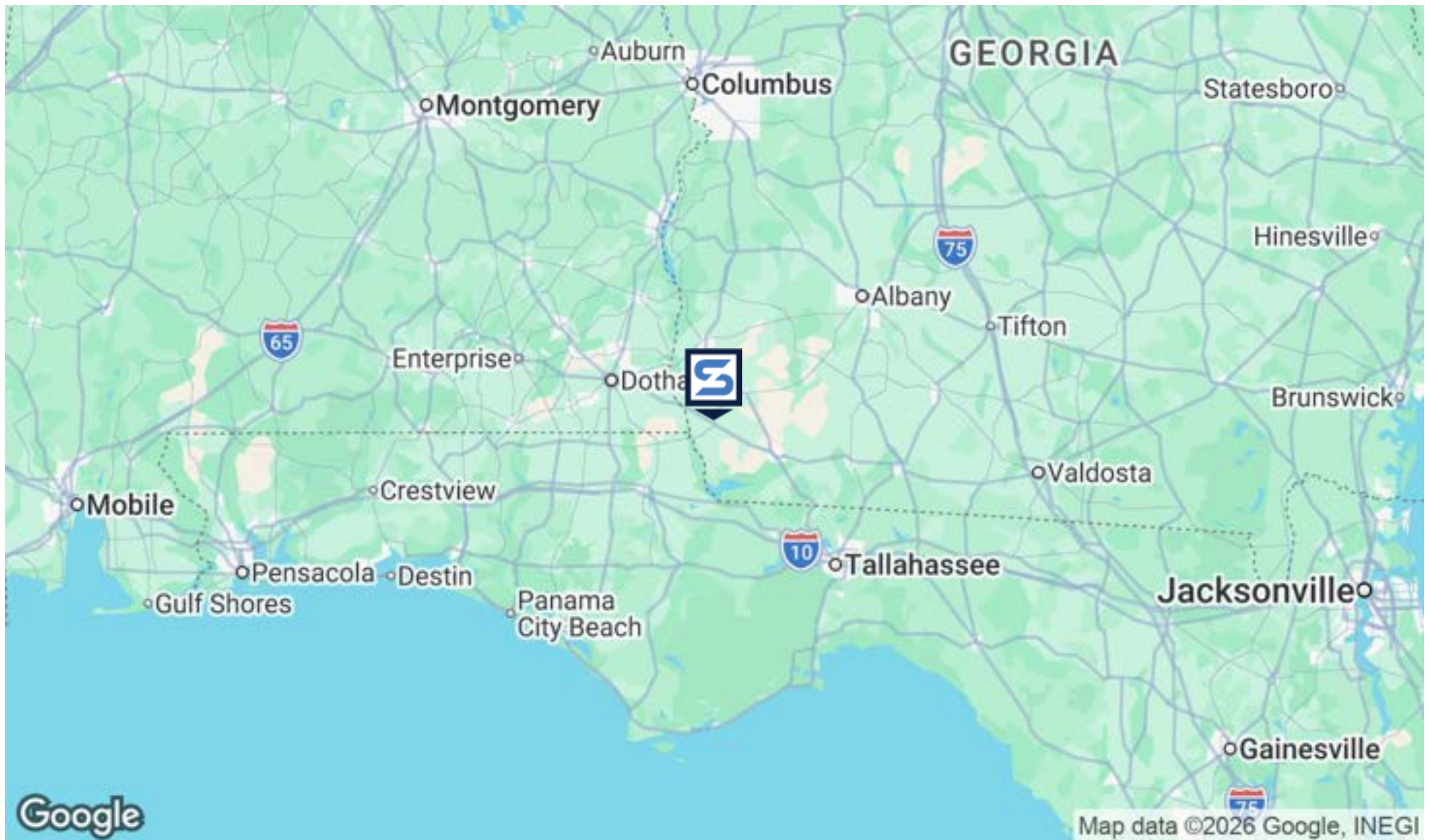
ETHNICITY (%)	3 MILES	5 MILES	7 MILES
Hispanic	2.8%	3.4%	3.4%

RACE	3 MILES	5 MILES	7 MILES
Total Population - White	1,491	2,474	3,715
Total Population - Black	1,861	2,479	2,947
Total Population - Asian	26	36	40
Total Population - Hawaiian	0	0	0
Total Population - American Indian	0	2	5
Total Population - Other	8	13	19

2023 American Community Survey (ACS)



LOCATION MAP





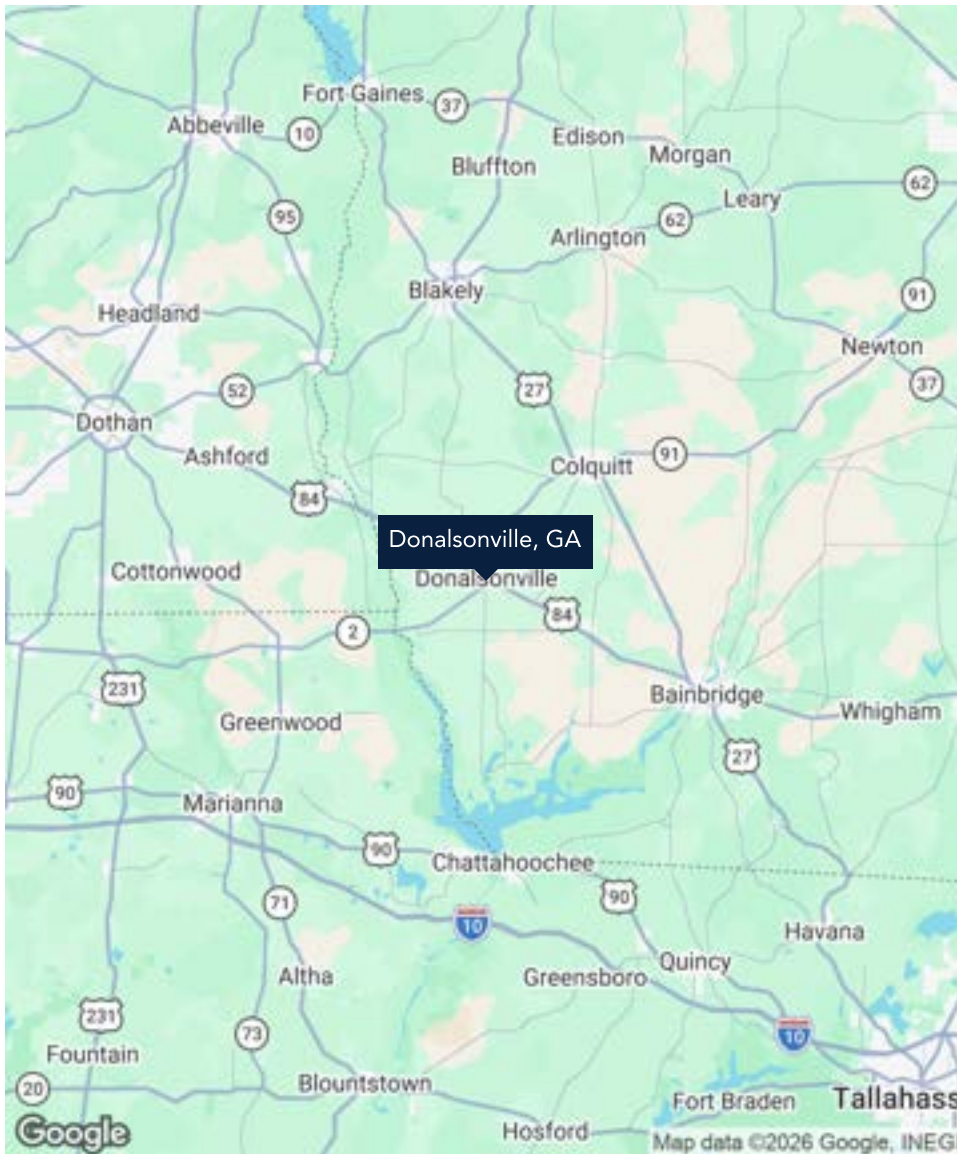
ADDITIONAL PHOTOS



DONALSONVILLE, GA

Donalsonville is a charming small town in southwest Georgia that offers a unique blend of rural character and economic opportunity. Known for its strong agricultural roots, the area serves as a hub for farming, agribusiness, and related industries, creating a steady demand for local services and commerce. Its proximity to the Florida and Alabama borders also makes it a strategic location for regional trade and distribution. With a tight-knit community, low congestion, and a slower pace of life, Donalsonville provides an appealing environment for entrepreneurs looking to build meaningful connections and establish a loyal customer base.

Owning a business and property in Donalsonville comes with significant advantages, particularly lower acquisition and operating costs compared to larger cities. Commercial real estate is more affordable, allowing investors and business owners to maximize their return while minimizing overhead. The city and Seminole County Chamber of Commerce are supportive of small business growth, often providing resources, networking opportunities, and local partnerships. Additionally, the area's stability, combined with ongoing interest in rural development and small-town revitalization, positions Donalsonville as a smart choice for those seeking long-term value and a strong sense of community investment.





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