

**AVAILABLE FOR PRE-SALE TODAY!  
FLEXIBLE STORAGE GARAGE CONDOMINIUMS**

**SC**  
**STORAGECAVES**

6034 LANIER ISLANDS PARKWAY, BUFORD, GA

**UNDER DEVELOPMENT**



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**CBRE**

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# EXECUTIVE SUMMARY

## THE OFFERING

Storage Caves provides businesses and consumers with the advantages of a premium “Class A” warehouse and flexible storage space, all within a compact and cost-effective package. Our commitment to utilize top-tier construction methods and materials, prioritizes safety, security, and peace of mind, while minimizing future maintenance and operating costs.

Storage Caves is a best-in-class flexible storage complex with units available for purchase or lease in a fully secure, gated facility with 24-hour security monitoring. Our garages serve a broad range of consumers who own, RVs, boats, cars, business inventory, traditional storage, industrial storage, and the growing evolution of “man caves.” We offer a variety of storage unit sizes and configurations to meet our customers needs.

Our available units have floor plans ranging from 14x35 square feet to 22x55 square feet, and each unit boasts 16 foot high ceilings to allow owners and renters to store whatever they need.



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## INVESTMENT HIGHLIGHTS

Owning a private storage condominium means investing in a resilient asset with versatile usage. As a real estate class, large garage units continue to grow in both demand and occupancy levels. This investment offers both stability and opportunity in a dynamic, evolving market. Owning a customizable storage cave, generates personal enjoyment and the potential for future financial gain.

Owning your storage garage is a great investment with potential for future return on your investment through appreciation over time or through leasing the unit out to others for passive income. The investment may offer tax benefits such as depreciation and the ability to deduct mortgage interest. Expenses incurred on improvements can be recaptured at the time of sale. Just like any other piece of real estate, when you buy a Storage Caves Condo you are buying an asset and all the benefits that come with it such as ownership, control, and a personalized space for your various needs. Through ownership of a Storage Caves Condo you are able to avoid the fluctuating rental prices, and contract renewals that come with leasing a storage unit.



# PROPERTY DESCRIPTION

## PROPERTY OVERVIEW

Storage Caves Flexible condominiums are strategically located at 6034 Lanier Islands Pkwy, Buford, GA 30518. A convenient and accessible area just 3 minutes from Lake Lanier and within 5 minutes of Hwy-985 and Hwy-85, providing easy access to our customers.

<b>ADDRESS</b>	6034 Lanier Islands Parkway, Buford, GA
<b>MARKET/SUBMARKET</b>	Buford, GA
<b>SQUARE FOOTAGE</b>	78,975 SF
<b>LOT SIZE</b>	7.67 acres
<b>YEAR BUILT</b>	2025 (under construction)

### WE OFFER VARIOUS AMENITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO:



24-HOUR ACCESS STORAGE



24-HOUR SECURITY MONITORING



ACCESS 7 DAYS A WEEK



DIGITAL SURVEILLANCE SYSTEM



DRIVE-UP ACCESS STORAGE

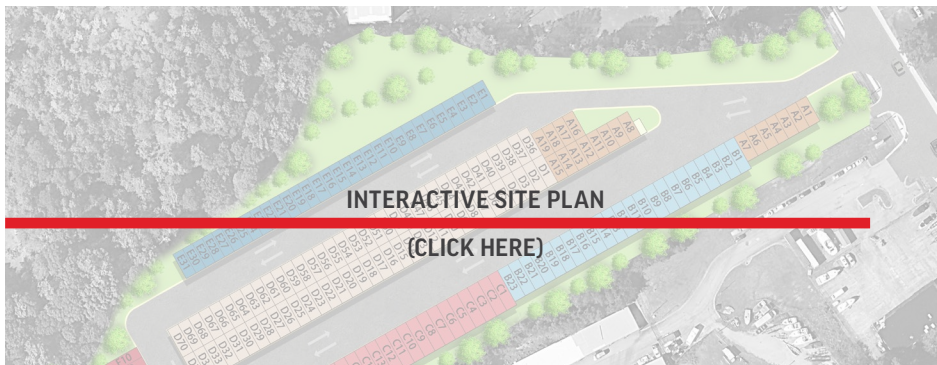


ELECTRICAL OUTLETS IN UNITS

- › Electronic Gate Access
- › Fully Fenced
- › High Ceilings
- › Live Monitoring
- › Major Credit Cards Accepted
- › 12 Month Rentals
- › RV Sewage Depository
- › Well-Lit Motion-Detecting Lights
- › Wide Driveways
- › Water supply with hose bib and available sewer connections
- › High Strength Concrete Flooring
- › Garage Doors with electric openers
- › Metered electric panels with 50 AMP RV outlet
- › Full Fire Sprinkler Coverage (Monitored)
- › Common area restrooms available
- › Remote control access for gate and individual garage doors

# AVAILABLE UNITS

Our available units have floor plans ranging from 14x35 square feet to 22x50 square feet, and each unit boasts 16 foot high ceilings to allow owners and renters to store whatever they need.



JOIN THE WAITLIST NOW TO TAKE ADVANTAGE OF OUR PHASE 1 DISCOUNTED PRICES

## PHASE 1 - DISCOUNTED PRICING

BUILDING	SIZE	SFT	# OF UNITS	PURCHASE COST	PPSFT	ESTIMATED DELIVERY DATE
A	22' x 55'	1,210	11	\$242,000	\$200	May 2025
B	15' x 55'	825	20	\$156,750	\$190	June 2025
C	15' x 55'	825	20	\$156,750	\$190	July 2025
D	15' x 50'	750	10	\$142,500	\$190	September 2025
E	14' x 35'	490	10	\$93,100	\$190	September 2025
F	18' x 50'	900	14	\$171,000	\$190	September 2025
H	15' x 50'	750	74	\$142,500	\$190	Q4 2025



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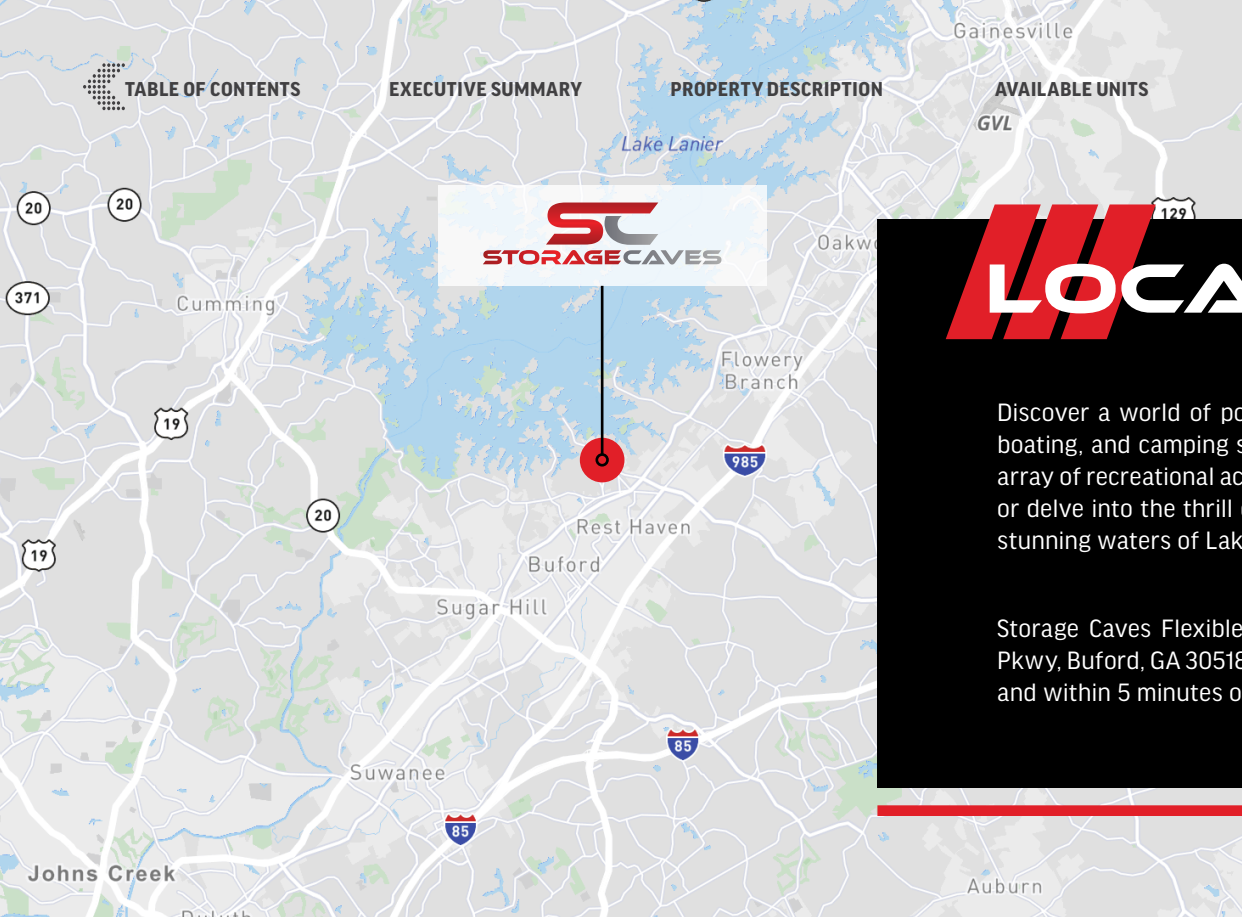


# SITE PLAN



# VIRTUAL TOUR





# LOCATION OVERVIEW

Discover a world of possibilities at Lake Lanier, catering to all interests. While fishing, boating, and camping stand as favorites, the lake's rich natural offerings ensure a wide array of recreational activities suitable for the entire family. Unwind with golfing facilities or delve into the thrill of world-class kayaking, water skiing, and swimming – all on the stunning waters of Lake Lanier.

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## DEMOGRAPHICS



5-MILE HOUSING COUNT  
**(27,388)**



5-MILE POPULATION  
**(75,690)**



FUTURE SINGLE FAMILY  
RESIDENTIAL UNITS  
**(4,722)**



FUTURE MULTI-FAMILY  
RESIDENTIAL UNITS  
**(2,165)**

# MARKET OVERVIEW

## 'LEASE VS BUY'

Nearly 10% of American households use a storage facility every year, according to Radius+. In an age where Americans are both obsessed with decluttering and reluctant to part with their belongings entirely, self-storage as an asset is gaining ground. For self-storage investors, it's a profitable, recession-proof option, with lower overhead and less hands-on management than many other commercial real estate investment opportunities. According to an article in REJournals, while other real estate asset classes, even those previously considered stable, took heavy hits during the pandemic, self storage is expected to register a compound annual growth rate of 5.45% from 2021 to 2026.

More and more businesses are opting for hybrid or remote work styles. The demand for self storage was driven by business owners re-evaluating the need for office space and brick-and-mortar stores. Many of these owners are downsizing or abandoning office and retail spaces altogether, prompting the need for extra storage space.

Self storage is also booming on the residential side. Remote work is forcing families to transition an area of their home to office space. Self storage is the perfect solution for those extra household items.

During the pandemic, people lost their businesses and their incomes. When this kind of downsizing is forced on them, people still want to be able to keep their possessions. Again, self storage comes to the rescue. When the economy is healthy again, businesses will grow, larger homes will be purchased, and shopping will resume in full force. Families will need storage space for the overflow that will come with a healthy economy. In one way or another, there is an unflinching need for self storage.



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