

TWO-PROPERTY SELF-STORAGE PORTFOLIO
5158 Big Tyler Rd, Cross Lanes, WV &
53 Mini Storage Dr, Cross Lanes, WV

FOR SALE | \$2,075,000

Brian Brockman – Broker

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BANG
REALTY

EXECUTIVE SUMMARY

Portfolio Metric	Current Snapshot
Portfolio	Two self-storage facilities
Market	Cross Lanes, West Virginia
Asset Type	Self-storage portfolio
Total Units	247
Operating Area	36,083 SF
Occupied Units	170
Unit Occupancy	68.80%
Area Occupancy	69.20%
Current Monthly GPR	\$18,638
Current Monthly Rent Roll	\$15,044
T12 Revenue	\$175,102
T12 NOI	\$93,465
Offering Price	Contact Broker



5158 Big Tyler Rd, Cross Lanes, WV 25313

PROPERTY OVERVIEW

Property Metric	Value
Address	5158 Big Tyler Rd, Cross Lanes, WV 25313
Total Units	48
Operating Area	10,083 SF
Occupied Units	33
Vacant Units	14
Unrentable Units	1
Complimentary Units	0
Unit Occupancy	68.80%
Area Occupancy	71.80%
Monthly GPR	\$3,461
Monthly Rent Roll	\$2,587
Economic Occupancy	74.70%



53 Mini Storage Dr, Cross Lanes, WV 25313

PROPERTY OVERVIEW

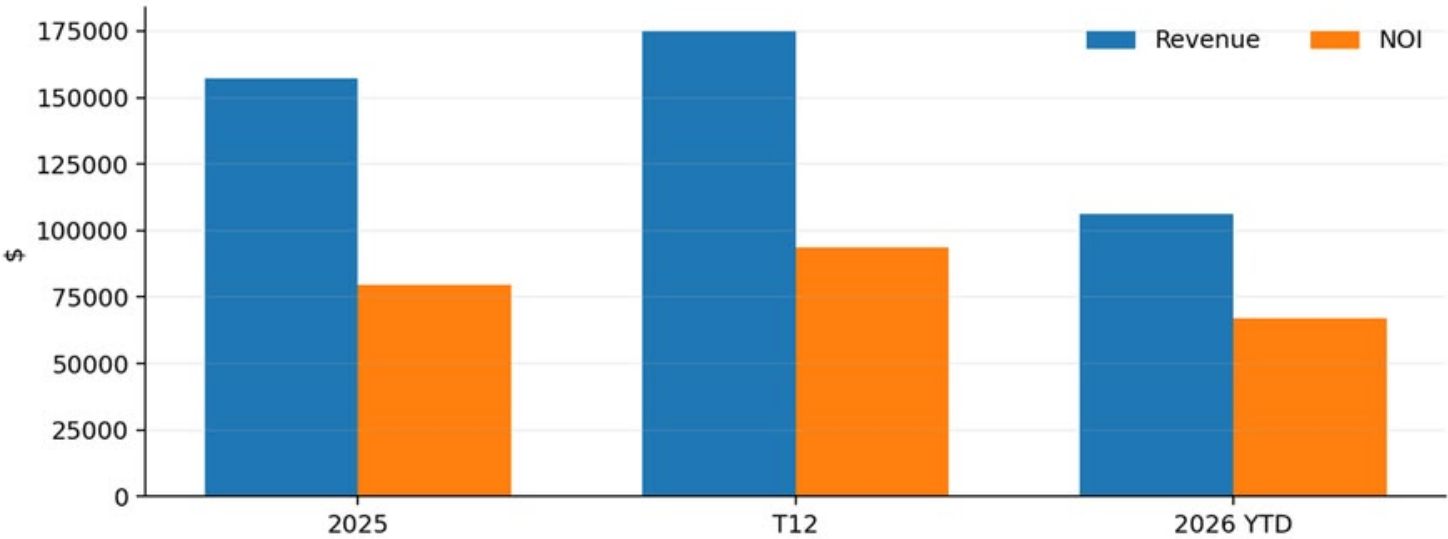
Property Metric	Value
Address	53 Mini Storage Dr, Cross Lanes, WV 25313
Total Units	199
Operating Area	26,000 SF
Occupied Units	137
Vacant Units	57
Unrentable Units	6
Complimentary Units	1
Unit Occupancy	68.80%
Area Occupancy	68.20%
Monthly GPR	\$15,177
Monthly Rent Roll	\$12,457
Economic Occupancy	82.10%



Portfolio

FINANCIAL INFORMATION

Period	Revenue	Operating Expenses	NOI	NOI Margin
2025 Full Year	\$157,225	\$77,647	\$79,578	50.60%
T12 through 7/31/26	\$175,102	\$81,636	\$93,465	53.40%
2026 YTD through 7/31/26	\$106,274	\$39,407	\$66,867	62.90%



Summary Per Location

FACILITY FINANCIAL BREAKDOWN

Facility	T12 Revenue	T12 Expenses	T12 NOI	NOI Margin
Big Tyler Rd	\$29,802	\$16,552	\$13,250	44.50%
Mini Storage Dr	\$145,300	\$65,084	\$80,216	55.20%

Facility	2025 Revenue	2025 Expenses	2025 NOI	2026 YTD Revenue	2026 YTD NOI
Big Tyler Rd	\$30,436	\$15,726	\$14,710	\$17,897	\$8,229
Mini Storage Dr	\$126,789	\$61,922	\$64,868	\$88,376	\$58,638

2026 YTD covers January 1 through July 31, 2026.

CURRENT OPERATING SNAPSHOT

Facility	Units	Occ.	Vac.	Unrent.	Unit Occ.	Area SF	Area Occ.	GPR/Mo.	Rent Roll/Mo.	Econ. Occ.
Big Tyler Rd	48	33	14	1	68.80%	10,083	71.80%	\$3,461	\$2,587	74.70%
Mini Storage Dr	199	137	57	6	68.80%	26,000	68.20%	\$15,177	\$12,457	82.10%

CURRENT OPERATING SNAPSHOT

Portfolio Totals

247 units | 170 occupied | 68.8% unit occupancy | 36,083 SF operating area | 69.2% area occupancy | \$18,638 monthly GPR | \$15,044 monthly rent roll.

BIG TYLER RD - UNIT MIX

Unit Type / Size	Total	Occupied	Vacant	Unrent.	Occ.	Standard Rate	Avg. Occupied Rate
15x15	1	1	0	0	100.00%	\$135	\$143
10x10	4	4	0	0	100.00%	\$75	\$68
10x20	6	3	2	1	50.00%	\$105	\$108
15x20	1	1	0	0	100.00%	\$140	\$149
5x10	6	3	3	0	50.00%	\$47	\$58
12x12	2	1	1	0	50.00%	\$92	\$80
10x15	6	3	3	0	50.00%	\$90	\$102
7x10	1	1	0	0	100.00%	\$50	\$45
Parking 10x30	17	12	5	0	70.60%	\$55	\$63
Parking 12x40	1	1	0	0	100.00%	\$55	\$65
Parking 10x16	2	2	0	0	100.00%	\$55	\$60
Mobile Home Lot 50x10	1	1	0	0	100.00%	\$100	\$150

Source: August 24, 2026 Occupancy Statistics report. Average occupied rates are report-generated averages and may differ from standard street rates.

BIG TYLER RD - UNIT MIX

MINI STORAGE DR - UNIT MIX

Unit Type / Size	Total	Occupied	Vacant	Unrent.	Occ.	Standard Rate	Avg. Occupied Rate
10x20	45	34	8	3	75.60%	\$99	\$125
10x10	82	59	21	2	72.00%	\$65	\$78
10x15	54	30	24	1	55.60%	\$87	\$99
5x5	10	8	2	0	80.00%	\$30	\$35
5x15	2	1	1	0	50.00%	\$62	\$65
5x10	6	5	1	0	83.30%	\$45	\$65

MINI STORAGE DR - UNIT MIX

Source: August 24, 2026 Occupancy Statistics report. Average occupied rates are report-generated averages and may differ from standard street rates.

MARKET OVERVIEW

Facility Trade Area	3-Mile Population	3-Mile Median HH Income	3-Mile Storage Facilities	Current SF/Capita	Projected SF/Capita
Big Tyler Rd	13,248	\$72,224	10	12.89	13.04
Mini Storage Dr	15,164	\$71,027	10	11.26	11.37

Market Context

TractIQ identifies 10 self-storage facilities within 3 miles of each Cross Lanes location. The reported 3-mile current square-foot-per-capita levels are 12.89 at Big Tyler Road and 11.26 at Mini Storage Drive.

Source: TractIQ Storage Site Reports. Market figures are third-party estimates and should be independently verified by prospective purchasers.

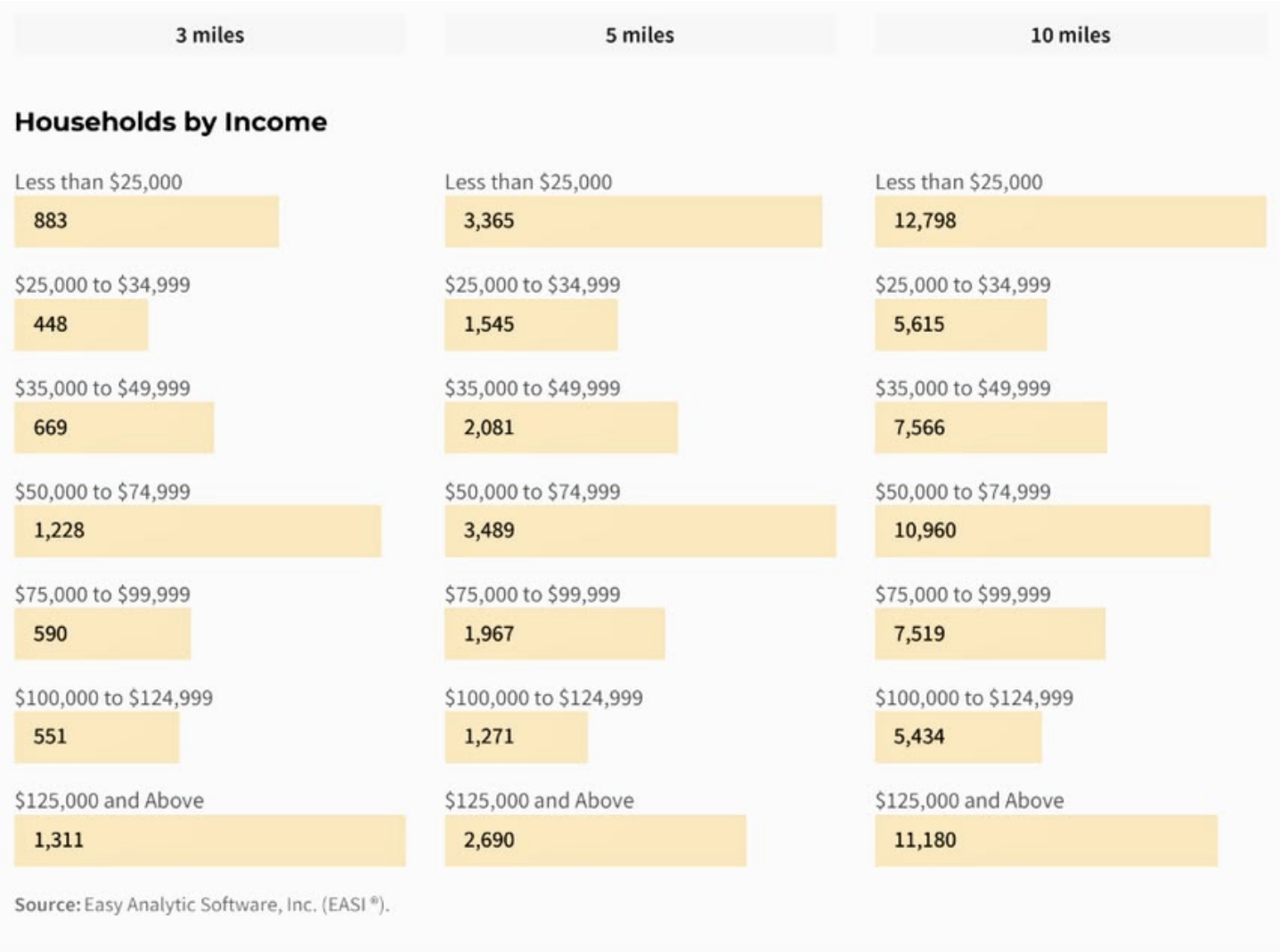
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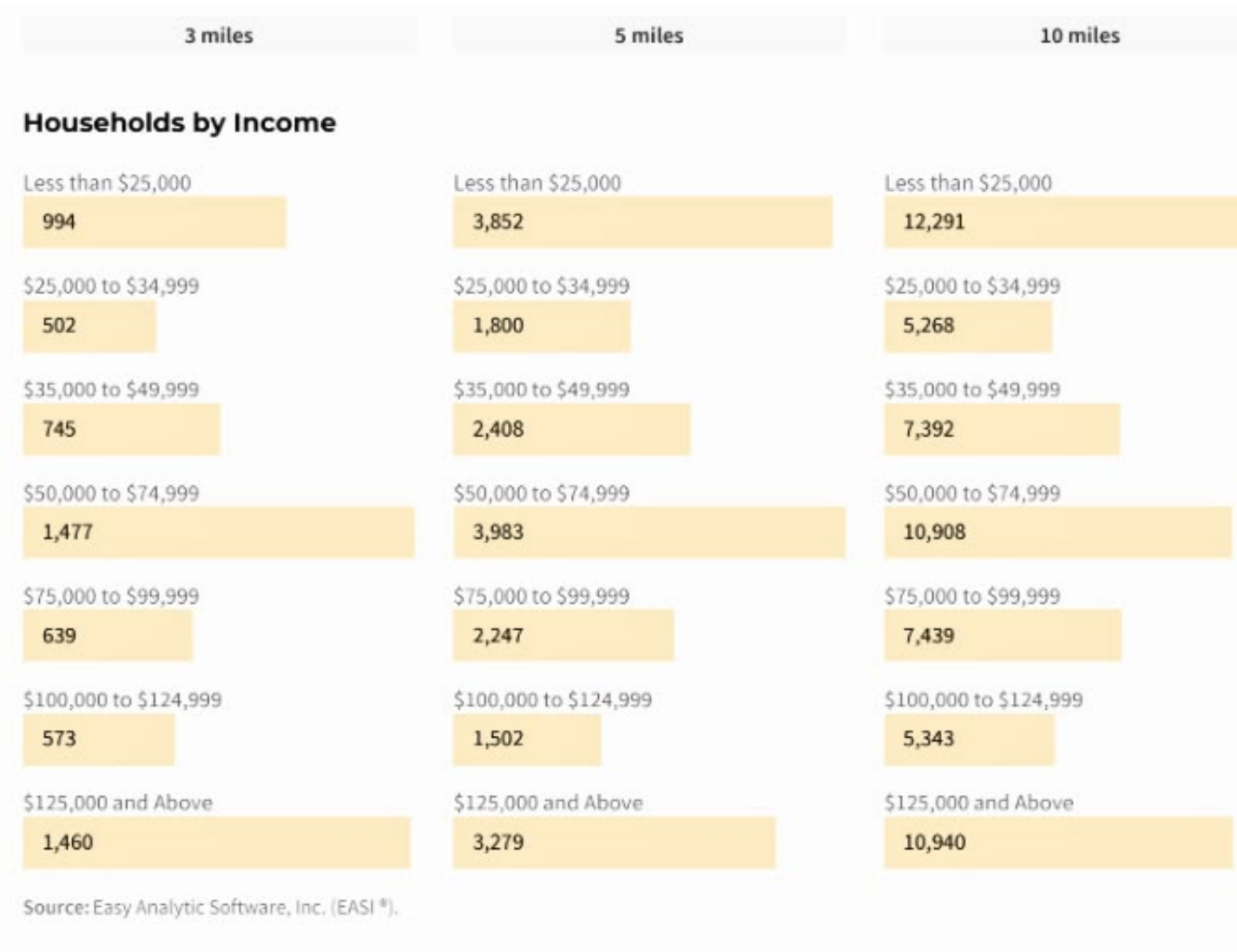
INVESTMENT CONSIDERATIONS

- Portfolio offers 247 units across two Cross Lanes locations with 68.8% current unit occupancy, leaving measurable lease-up potential.
- Current monthly GPR totals \$18,638 versus monthly rent roll of \$15,044, creating in-place revenue upside through occupancy and rate management.
- T12 portfolio revenue is \$175,102 with \$93,465 NOI.
- Big Tyler Road includes drive-up storage, parking spaces and a mobile-home lot in the current unit mix.
- Mini Storage Drive is the larger location with 199 total units and 26,000 SF of operating area per the occupancy report.

BIG TYLER RD - DEMOGRAPHIC PROFILE



MINI STORAGE DR - DEMOGRAPHIC PROFILE



BIG TYLER RD - DEMOGRAPHICS

	● 3 miles radius	● 5 miles radius	● 10 miles radius
Population			
Current Total Population	13,248	37,666	137,940
Current Population Density	629.02	508.83	438.55
Projected (5 years) Total Population	13,093 (-1.18%)	37,302 (-0.98%)	136,646 (-0.95%)
Projected (5 years) Population Density	621.66 (-1.18%)	503.91 (-0.98%)	434.44 (-0.95%)
Households			
Current Households	5,680	16,408	60,930
Projected (5 years) Households	5,648 (-0.57%)	16,345 (-0.39%)	60,712 (-0.36%)
Income			
Current Median Household Income	\$72,224.49	\$59,845.03	\$63,258.83
Current Average Household Income	\$88,147.19	\$77,282.03	\$83,200.63
Projected (5 years) Median Household Income	\$77,896.62 (+7.28%)	\$65,064.85 (+8.02%)	\$69,597.71 (+9.11%)
Projected (5 years) Average Household Income	\$98,539.18 (+10.55%)	\$86,016.24 (+10.15%)	\$92,548.52 (+10.10%)
Median Rent			
2020 Median Rent	\$592.66	\$536.00	\$546.14
Current Median Rent	\$584.59 (-1.38%)	\$595.10 (+9.93%)	\$641.00 (+14.80%)
Projected (5 years) Median Rent	\$587.20 (-0.93%)	\$599.75 (+10.63%)	\$655.54 (+16.69%)

MINI STORAGE DR - DEMOGRAPHICS

	● 3 miles radius	● 5 miles radius	● 10 miles radius
Population			
Current Total Population	15,164	43,519	135,705
Current Population Density	616.25	530.89	497.70
Projected (5 years) Total Population	15,010 (-1.03%)	43,118 (-0.93%)	134,498 (-0.90%)
Projected (5 years) Population Density	609.99 (-1.03%)	525.99 (-0.93%)	493.27 (-0.90%)
Households			
Current Households	6,390	19,071	59,439
Projected (5 years) Households	6,362 (-0.44%)	19,006 (-0.34%)	59,255 (-0.31%)
Income			
Current Median Household Income	\$71,026.88	\$60,643.02	\$63,709.81
Current Average Household Income	\$87,029.47	\$78,195.16	\$82,202.41
Projected (5 years) Median Household Income	\$76,732.73 (+7.44%)	\$66,189.43 (+8.38%)	\$70,162.23 (+9.20%)
Projected (5 years) Average Household Income	\$97,384.57 (+10.63%)	\$87,789.20 (+10.93%)	\$91,423.09 (+10.09%)
Median Rent			
2020 Median Rent	\$540.16	\$568.62	\$542.77
Current Median Rent	\$543.97 (+0.70%)	\$632.05 (+10.04%)	\$636.00 (+14.66%)
Projected (5 years) Median Rent	\$547.11 (+1.27%)	\$636.69 (+10.69%)	\$650.68 (+16.58%)

DEMOGRAPHICS

HOUSING DEVELOPMENTS

Development / Project	Address	Distance	Project Stage	Num. of Units	Cost	Start Date
Southmoor Hills Apartments New Community/Office Build	4992 Richland Dr	6.26 miles	Award	-	\$700,000	5/22/2023
Greenbrier Stick Built Reconstruction	Not publicly specified	9.26 miles	Award	-	\$3,277,365	8/28/2019
Stick Built Reconstruction Kanawha	Not publicly specified	9.26 miles	Award	-	\$2,770,845	8/16/2019
Ruffner Avenue Multi-Residential Development	601 Ruffner Ave	9.94 miles	Pre-Construction /Negotiated	10 UNITS	\$4,000,000	8/30/2019

DEMOGRAPHICS

HOUSING DEVELOPMENTS

Facility	Address	Square Feet	Distance
Mission Storage Rental - Mini Storage Dr	53 Mini Storage Dr, Cross Lanes, WV 25313, USA	27,521 SF	0.00 miles
Mini Mall Storage - Cross Lanes	5290 Big Tyler Road, Cross Lanes, WV 25313, USA	31,483 SF	0.04 miles
Mission Storage Rental - Big Tyler Rd	5158 Big Tyler Rd, Cross Lanes, WV 25313, USA	3,510 SF	0.78 miles
Appalachian Mini Storage	5420 Big Tyler Rd, Cross Lanes, WV 25313, USA	10,938 SF	0.84 miles
Cross Lanes Mini Storage	5032 Washington St W, Cross Lanes, WV 25313, USA	42,514 SF	1.08 miles
USA Storage Solutions	5217 Frontier Dr, Cross Lanes, WV 25313, USA	11,666 SF	1.46 miles
My Space Mini Storage	4920 Washington St W, Cross Lanes, WV 25313, USA	16,734 SF	1.66 miles
Jmj Mini Storage	7 Fairland Ct, Nitro, WV 25143, USA	12,251 SF	1.94 miles
Bri Storage	60 Beagle Run, Cross Lanes, WV 25313, USA	20,422 SF	2.07 miles
Storage Place	580 Cross Lanes Dr, Nitro, WV 25143, USA	5,000 SF	2.21 miles

5158 Big Tyler Rd, Cross Lanes, WV 25313

BIG TYLER RD - PROPERTY PHOTOS



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MINI STORAGE DR - PROPERTY PHOTOS



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FOR MORE INFORMATION, PLEASE CONTACT

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