

STORAGE FACILITY FOR SALE



STORAGE FACILITY

12474 McCrearys Ridge Road, Florence, IN 47020



PROPERTY DESCRIPTION

Enterprise Store & Lock is a well-maintained, 89-unit self-storage facility on 2.1311 acres, featuring multiple metal-frame buildings, an on-site office, and easy drive-up access throughout. The property has maintained occupancy in the mid-90% range, supported by steady rent growth and a growing base of auto-pay tenants. Recent capital improvements include updated exterior lighting, roof repairs, replaced roll-up doors, and new security cameras. All units are drive-up, non-climate-controlled. A generous, already-graded open area at the rear of the site offers room to add a second building — a clear path to expand NOI. A turn-key investment with strong in-place cash flow and organic growth potential.

PROPERTY HIGHLIGHTS

- 89-Unit Self-Storage Facility on 2.1311 Acres
- Consistently Strong Occupancy in the Mid-90% Range
- Land for Additional Buildings To Be added
- Steady Rent Growth

OFFERING SUMMARY

Sale Price:	\$800,000
Number of Units:	89
Building Size:	12,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	3	17	71
Total Population	12	50	204
Average HH Income	\$117,896	\$82,878	\$79,482

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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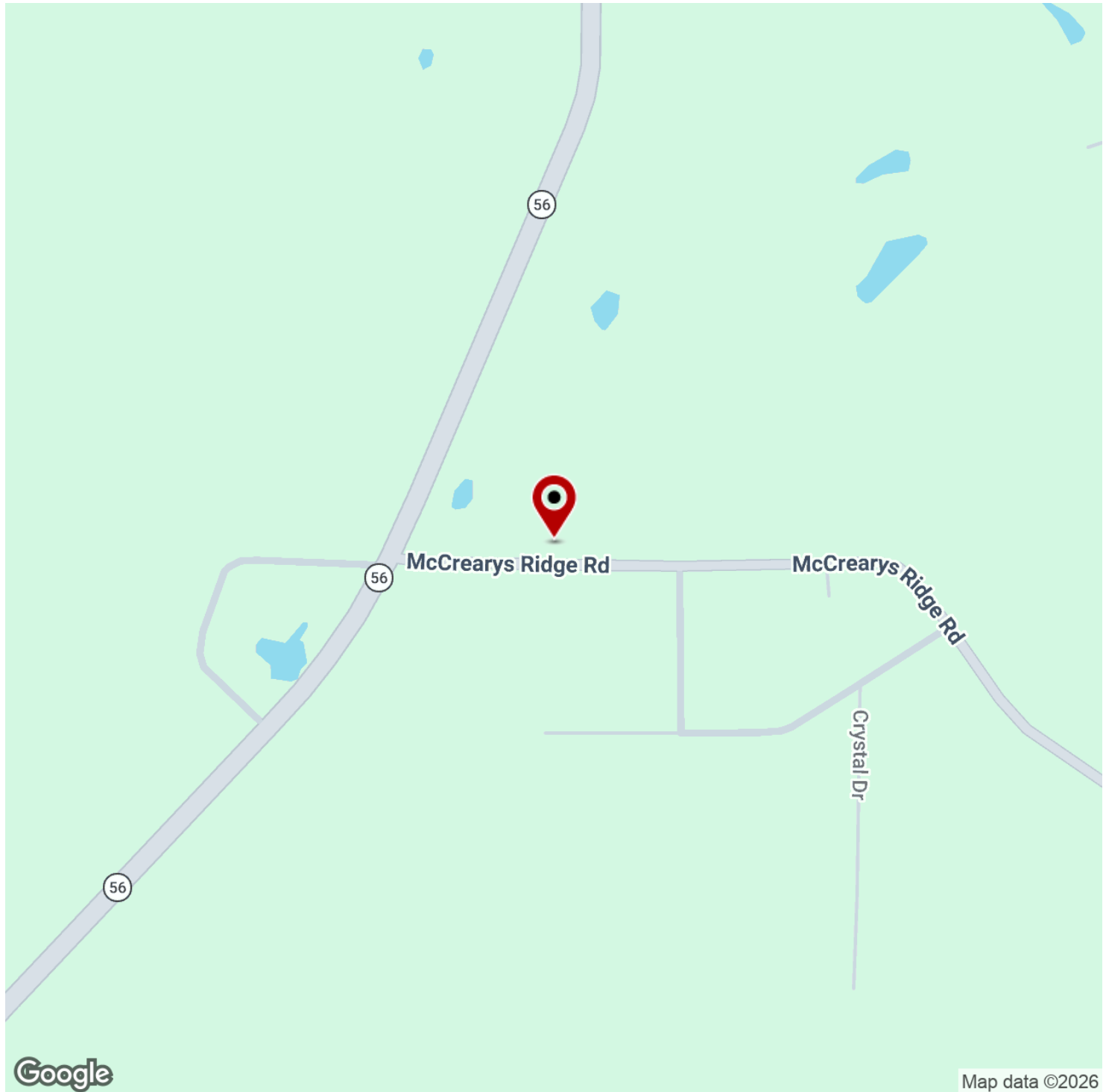
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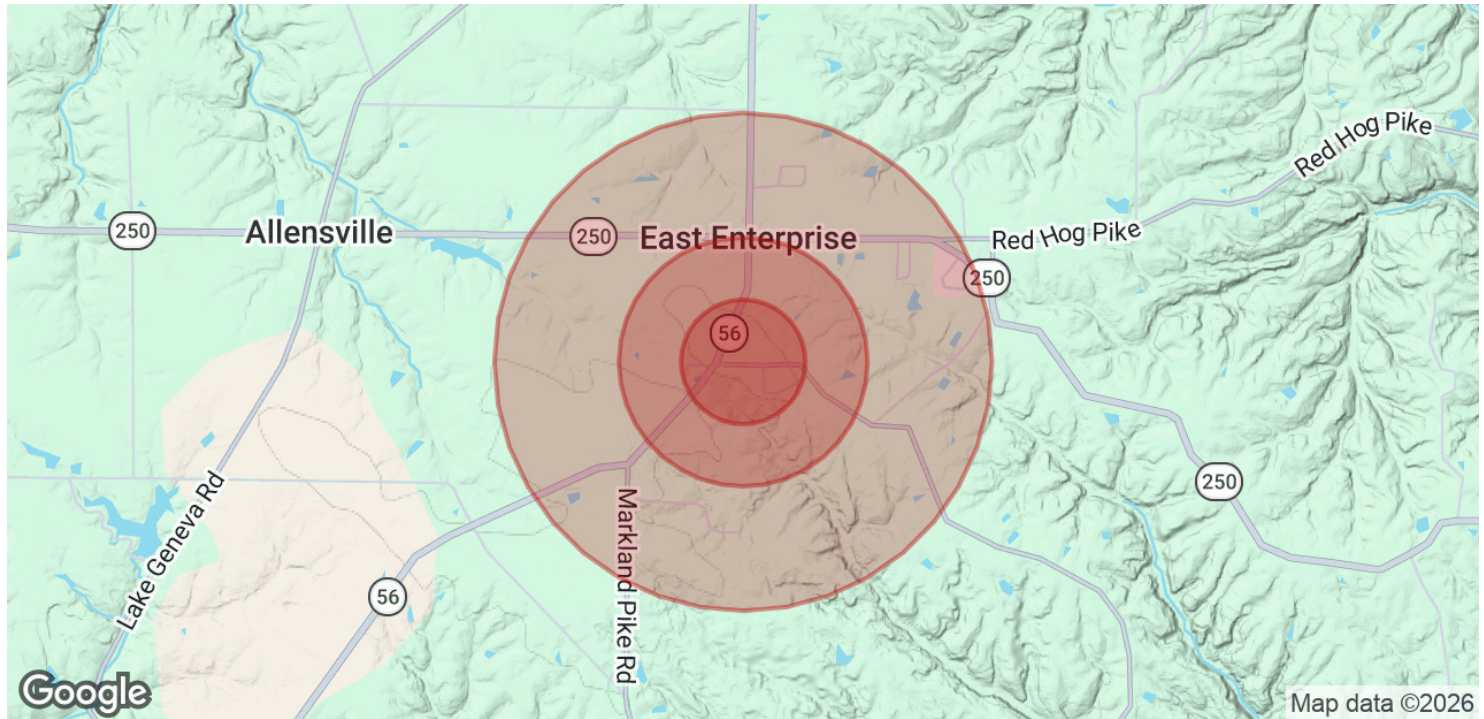
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	12	50	204
Average Age	39.4	38.3	37.4
Average Age (Male)	40.8	40.3	39.2
Average Age (Female)	39.9	37.7	37.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	3	17	71
# of Persons per HH	4.0	2.9	2.9
Average HH Income	\$117,896	\$82,878	\$79,482
Average House Value	\$248,115	\$191,104	\$183,743

2023 American Community Survey (ACS)

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