

## 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:      | \$850,000 |
| 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.

### BRETT SLUSHER

Commercial Associate  
O: 859.630.5391  
C: 859.630.5391  
brettslusher@gmail.com  
KY #291586

**KW COMMERCIAL**  
7210 Turfway Road  
Florence, KY 41042

Each Office Independently Owned and Operated [kwcommercialagent.com](http://kwcommercialagent.com)

## STORAGE FACILITY FOR SALE



# STORAGE FACILITY

12474 McCrearys Ridge Road, Florence, IN 47020



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.

### BRETT SLUSHER

Commercial Associate

O: 859.630.5391

C: 859.630.5391

brettslusher@gmail.com

KY #291586

### KW COMMERCIAL

7210 Turfway Road

Florence, KY 41042

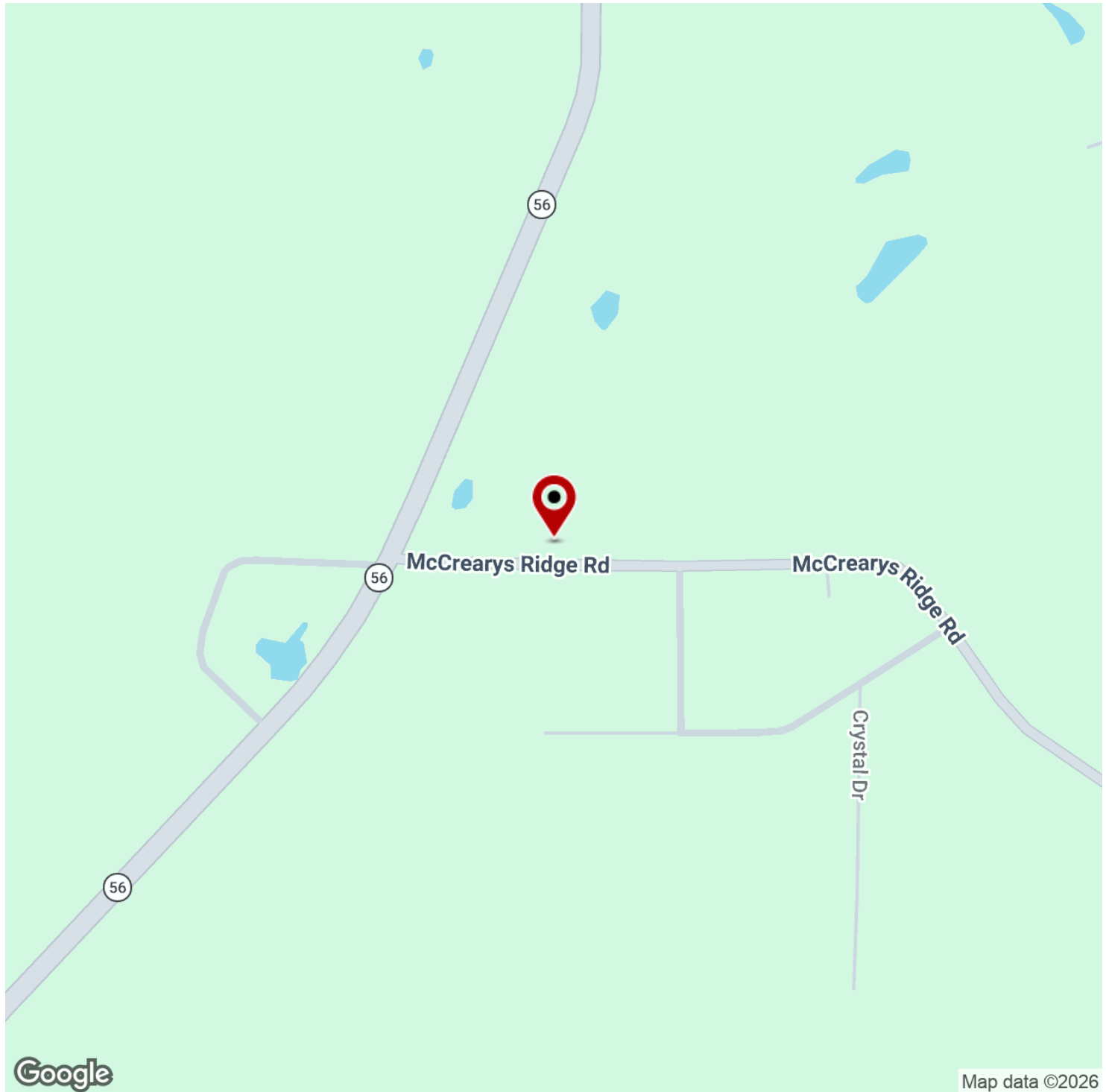
Each Office Independently Owned and Operated [kwcommercialagent.com](http://kwcommercialagent.com)

## STORAGE FACILITY FOR SALE



# STORAGE FACILITY

12474 McCrearys Ridge Road, Florence, IN 47020



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.

**BRETT SLUSHER**  
Commercial Associate  
O: 859.630.5391  
C: 859.630.5391  
brettslusher@gmail.com  
KY #291586

**KW COMMERCIAL**  
7210 Turfway Road  
Florence, KY 41042

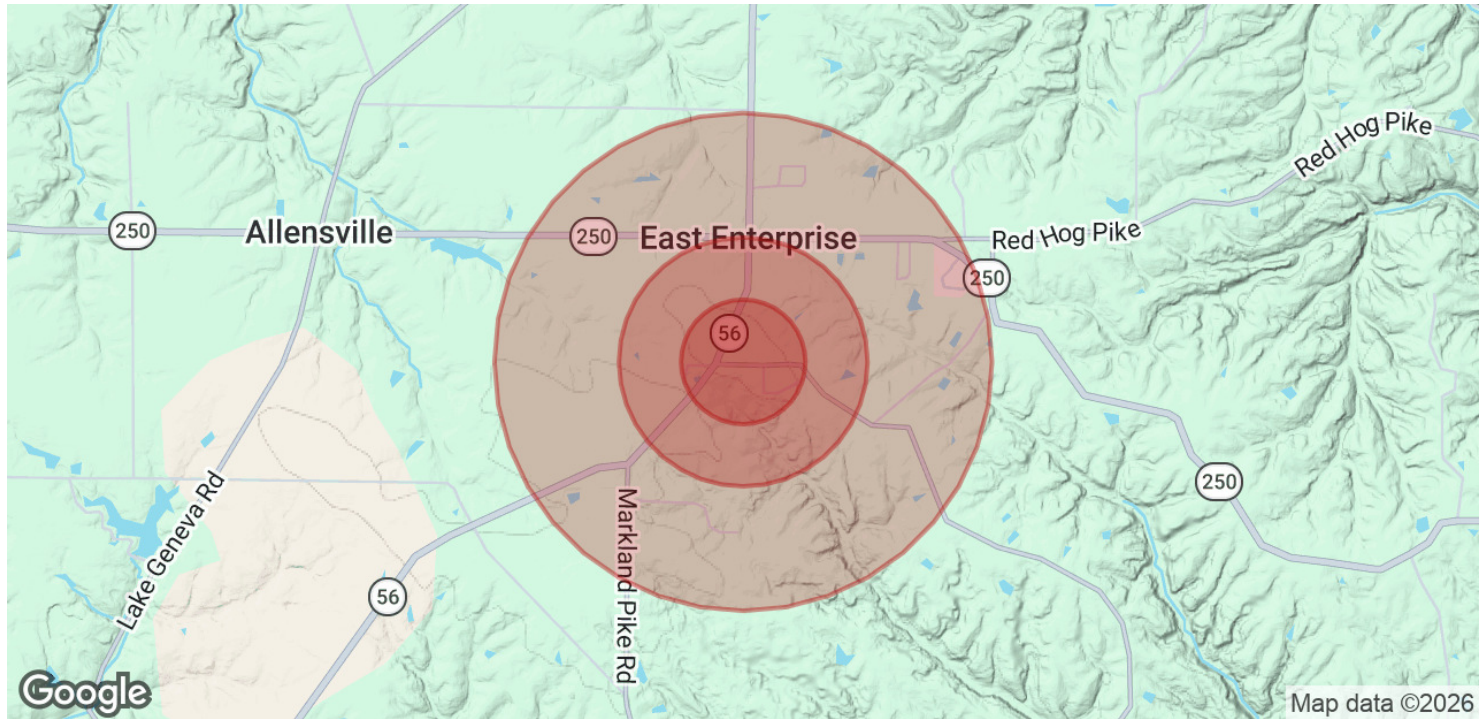
Each Office Independently Owned and Operated [kwcommercialagent.com](http://kwcommercialagent.com)

## STORAGE FACILITY FOR SALE



# STORAGE FACILITY

12474 McCrearys Ridge Road, Florence, IN 47020



| 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)

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.

**BRETT SLUSHER**  
Commercial Associate  
O: 859.630.5391  
C: 859.630.5391  
brettslusher@gmail.com  
KY #291586

**KW COMMERCIAL**  
7210 Turfway Road  
Florence, KY 41042

Each Office Independently Owned and Operated [kwcommercialagent.com](https://www.kwcommercialagent.com)