

ABOUT THAT SPACE STORAGE SIX PROPERTY PORTFOLIO

ELIZABETH CITY & CAMDEN, NORTH CAROLINA

OFFERING MEMORANDUM



Marcus & Millichap

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01

SECTION 1

Investment Overview

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ABOUT THAT SPACE STORAGE PORTFOLIO

OFFERING SUMMARY

107 Mill Street, Elizabeth City, NC 27909

1538 Weeksville Road, Elizabeth City, NC 27909

1855 Weeksville Road, Elizabeth City, NC 27909

255 US-158, Camden, NC 27921

768 Simpson Ditch Road, Elizabeth City, NC 27909

923 Halstead Boulevard, Elizabeth City, NC 27909

Purchase Price	\$7,000,000
Price Per Rentable Square Foot	\$91.57
Current Physical Occupancy	86.62%
Current Economic Occupancy	81.57%
Current Cap Rate	6.00%
Year One Cap Rate	6.63%
Year Two Cap Rate	7.09%
Year Three Cap Rate	7.52%
Year Four Cap Rate	7.98%
Year Five Cap Rate	8.46%
Net Rentable Square Feet	76,446
Lot Size (Acres)	10.59
Year Built	1971 - 2005

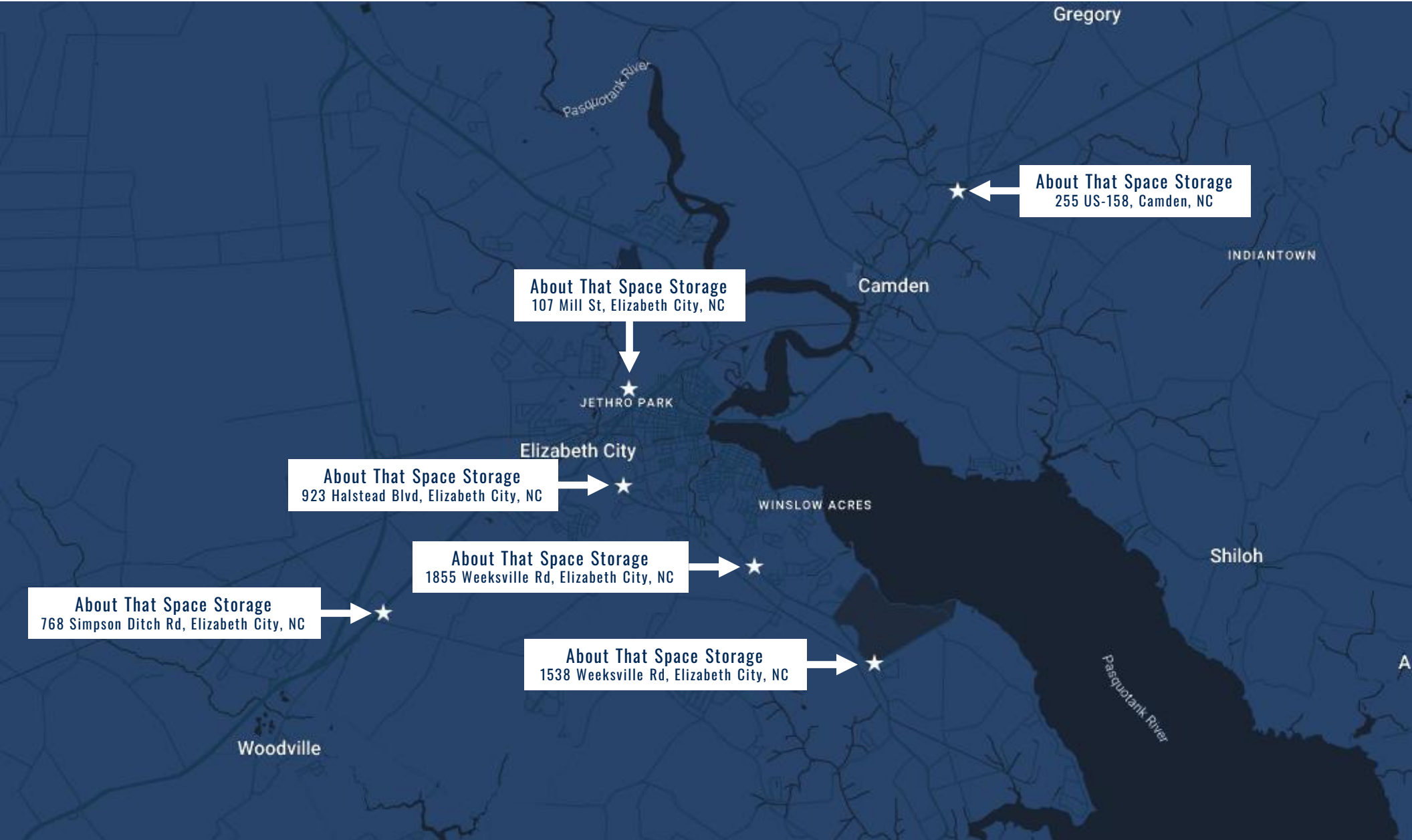
PROPERTY HIGHLIGHTS

- Coastal North Carolina Six Property, Stabilized Self-Storage Portfolio with Significant Upside
- All Six Facilities Located Within a Ten-Mile Radius In and Around Elizabeth City, North Carolina
- 76,446 Total Combined Net Rentable Square Feet
- 58 Climate Controlled Units, 577 Non-Climate Controlled Units, and 26 Uncovered Outdoor Parking Spaces
- Room for Expansion at Halstead Boulevard, Simpson Ditch Road, and 1855 Weeksville Road Locations
- Weeksville Road Locations are Situated Adjacent to One of the Nation's Largest Coast Guard Bases: Air Station Elizabeth City



ABOUT THAT SPACE STORAGE PORTFOLIO

PORTFOLIO MAP





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SECTION 2

02



Financial Analysis

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ABOUT THAT SPACE STORAGE PORTFOLIO

UNIT MIX SUMMARY

Climate Controlled - Halstead Blvd															
Dimensions			Unit SQFT	Total Units	Total SQFT	Current Rent / Month	Current Monthly Income	Current Annual Income	Year Three Rent / Month	Year Three Monthly Income	Year Three Annual Income	Year Five Rent / Month	Year Five Monthly Income	Year Five Annual Income	
5	X	5	25	1	25	\$65	\$65	\$780	\$79	\$79	\$946	\$87	\$87	\$1,043	
5	X	10	50	2	100	\$110	\$220	\$2,640	\$133	\$267	\$3,203	\$147	\$294	\$3,532	
6	X	9	54	1	54	\$115	\$115	\$1,380	\$140	\$140	\$1,675	\$154	\$154	\$1,846	
6	X	10	60	1	60	\$120	\$120	\$1,440	\$146	\$146	\$1,747	\$161	\$161	\$1,926	
7	X	9	63	1	63	\$122	\$122	\$1,464	\$148	\$148	\$1,776	\$163	\$163	\$1,959	
7	X	10	70	1	70	\$125	\$125	\$1,500	\$152	\$152	\$1,820	\$167	\$167	\$2,007	
8	X	9	72	2	144	\$128	\$256	\$3,072	\$155	\$311	\$3,728	\$171	\$342	\$4,110	
8	X	10	80	4	320	\$140	\$560	\$6,720	\$170	\$680	\$8,154	\$187	\$749	\$8,990	
10	X	9	90	12	1,080	\$145	\$1,740	\$20,880	\$176	\$2,111	\$25,336	\$194	\$2,328	\$27,933	
10	X	10	100	32	3,200	\$160	\$5,120	\$61,440	\$194	\$6,213	\$74,552	\$214	\$6,849	\$82,193	
20	X	9	180	1	180	\$240	\$240	\$2,880	\$291	\$291	\$3,495	\$321	\$321	\$3,853	
				58	5,296			\$8,683			\$104,196			\$10,536	\$126,432
														\$11,616	\$139,391

Non-Climate-Controlled - Simpson Ditch Rd														
Dimensions			Unit SQFT	Total Units	Total SQFT	Current Rent / Month	Current Monthly Income	Current Annual Income	Year Three Rent / Month	Year Three Monthly Income	Year Three Annual Income	Year Five Rent / Month	Year Five Monthly Income	Year Five Annual Income
5	X	10	50	8	400	\$60	\$480	\$5,760	\$73	\$582	\$6,989	\$80	\$642	\$7,706
10	X	10	100	44	4,400	\$85	\$3,740	\$44,880	\$103	\$4,538	\$54,458	\$114	\$5,003	\$60,040
				52	4,800		\$4,220	\$50,640		\$5,121	\$61,447		\$5,645	\$67,745

Non-Climate-Controlled - 1538 Weeksville Rd																	
Dimensions			Unit SQFT	Total Units	Total SQFT	Current Rent / Month	Current Monthly Income	Current Annual Income	Year Three Rent / Month	Year Three Monthly Income	Year Three Annual Income	Year Five Rent / Month	Year Five Monthly Income	Year Five Annual Income			
5	X	10	50	66	3,300	\$60	\$3,960	\$47,520	\$73	\$4,805	\$57,661	\$80	\$5,298	\$63,571			
10	X	10	100	51	5,100	\$85	\$4,335	\$52,020	\$103	\$5,260	\$63,121	\$114	\$5,799	\$69,591			
10	X	15	150	41	6,150	\$100	\$4,100	\$49,200	\$121	\$4,975	\$59,700	\$134	\$5,485	\$65,819			
10	X	20	200	51	10,200	\$115	\$5,865	\$70,380	\$140	\$7,117	\$85,400	\$154	\$7,846	\$94,153			
				209	24,750			\$18,260			\$219,120			\$22,157	\$265,882	\$24,428	\$293,134

							Non-Climate-Controlled - Mill St								
Dimensions			Unit SQFT	Total Units	Total SQFT	Current Rent / Month	Current Monthly Income	Current Annual Income	Year Three Rent / Month	Year Three Monthly Income	Year Three Annual Income	Year Five Rent / Month	Year Five Monthly Income	Year Five Annual Income	
5	X	10	50	12	600	\$60	\$720	\$8,640	\$73	\$874	\$10,484	\$80	\$963	\$11,558	
10	X	10	100	13	1,300	\$85	\$1,105	\$13,260	\$103	\$1,341	\$16,090	\$114	\$1,478	\$17,739	
15	X	10	150	26	3,900	\$100	\$2,600	\$31,200	\$121	\$3,155	\$37,858	\$134	\$3,478	\$41,739	
20	X	10	200	13	2,600	\$115	\$1,495	\$17,940	\$140	\$1,814	\$21,769	\$154	\$2,000	\$24,000	
				64	8,400			\$5,920			\$71,040			\$7,183	\$95,036

ABOUT THAT SPACE STORAGE PORTFOLIO

UNIT MIX SUMMARY

Non-Climate-Controlled - 1855 Weeksville Rd													
Dimensions		Unit SQFT	Total Units	Total SQFT	Current Rent / Month	Current Monthly Income	Current Annual Income	Year Three Rent / Month	Year Three Monthly Income	Year Three Annual Income	Year Five Rent / Month	Year Five Monthly Income	Year Five Annual Income
5	X 10	50	30	1,500	\$60	\$1,800	\$21,600	\$73	\$2,184	\$26,210	\$80	\$2,408	\$28,896
10	X 10	100	73	7,300	\$85	\$6,205	\$74,460	\$103	\$7,529	\$90,350	\$114	\$8,301	\$99,611
10	X 20	200	76	15,200	\$115	\$8,740	\$104,880	\$140	\$10,605	\$127,262	\$154	\$11,692	\$140,306
			179	24,000		\$16,745	\$200,940		\$20,318	\$243,822		\$22,401	\$268,814

Non-Climate-Controlled - US Hwy 158													
Dimensions		Unit SQFT	Total Units	Total SQFT	Current Rent / Month	Current Monthly Income	Current Annual Income	Year Three Rent / Month	Year Three Monthly Income	Year Three Annual Income	Year Five Rent / Month	Year Five Monthly Income	Year Five Annual Income
5	X 10	50	18	900	\$60	\$1,080	\$12,960	\$73	\$1,310	\$15,726	\$80	\$1,445	\$17,338
10	X 10	100	27	2,700	\$85	\$2,295	\$27,540	\$103	\$2,785	\$33,417	\$114	\$3,070	\$36,842
10	X 20	200	28	5,600	\$115	\$3,220	\$38,640	\$140	\$3,907	\$46,886	\$154	\$4,308	\$51,692
			73	9,200		\$6,595	\$79,140		\$8,002	\$96,029		\$8,823	\$105,872

Parking													
Dimensions		Unit SQFT	Total Units	Total SQFT	Current Rent / Month	Current Monthly Income	Current Annual Income	Year Three Rent / Month	Year Three Monthly Income	Year Three Annual Income	Year Five Rent / Month	Year Five Monthly Income	Year Five Annual Income
15X35 - 1855 Weeksville Rd		0	25	0	\$60	\$1,500	\$18,000	\$73	\$1,820	\$21,841	\$80	\$2,007	\$24,080
20X30 - US Hwy 158		0	1	0	\$150	\$150	\$1,800	\$182	\$182	\$2,184	\$201	\$201	\$2,408
			26	N/A		\$1,650	\$19,800		\$2,002	\$24,025		\$2,207	\$26,488

Total Unit Mix									
	Total Units	Total NRSF	Current Gross Potential Monthly Income	Current Gross Potential Annual Income	Year Three Gross Potential Monthly Income	Year Three Gross Potential Annual Income	Year Five Gross Potential Monthly Income	Year Five Gross Potential Annual Income	
Climate Controlled - Halstead Blvd	58	5,296	\$ 8,683	\$ 104,196	\$ 10,536	\$ 126,432	\$ 11,616	\$ 139,391	
Non-Climate-Controlled - Simpson Ditch Rd	52	4,800	\$ 4,220	\$ 50,640	\$ 5,121	\$ 61,447	\$ 5,645	\$ 67,745	
Non-Climate-Controlled - 1538 Weeksville Rd	209	24,750	\$ 18,260	\$ 219,120	\$ 22,157	\$ 265,882	\$ 24,428	\$ 293,134	
Non-Climate-Controlled - Mill St	64	8,400	\$ 5,920	\$ 71,040	\$ 7,183	\$ 86,200	\$ 7,920	\$ 95,036	
Non-Climate-Controlled - 1855 Weeksville Rd	179	24,000	\$ 16,745	\$ 200,940	\$ 20,318	\$ 243,822	\$ 22,401	\$ 268,814	
Non-Climate-Controlled - US Hwy 158	73	9,200	\$ 6,595	\$ 79,140	\$ 8,002	\$ 96,029	\$ 8,823	\$ 105,872	
Parking	26	N/A	\$ 1,650	\$ 19,800	\$ 2,002	\$ 24,025	\$ 2,207	\$ 26,488	
	661	76,446	\$ 62,073	\$ 744,876	\$ 75,320	\$ 903,837	\$ 83,040	\$ 996,481	

ABOUT THAT SPACE STORAGE PORTFOLIO

INCOME & EXPENSE

Income & Expense																								
INCOME	Current			Year One			Year Two			Year Three			Year Four			Year Five								
Gross Potential Rental Income	\$	744,876	\$9.74SF		\$	800,742	\$10.47SF		\$	860,797	\$11.26SF		\$	903,837	\$11.82SF		\$	949,029	\$12.41SF		\$	996,481	\$13.04SF	
Physical Vacancy	13.38%	\$	(71,468)	\$0.93SF	10.00%	\$	(80,074)	\$1.05SF	10.00%	\$	(86,080)	\$1.13SF	10.00%	\$	(90,384)	\$1.18SF	10.00%	\$	(94,903)	\$1.24SF	10.00%	\$	(99,648)	\$1.30SF
Rate Variance	8.83%	\$	(65,804)	\$0.86SF	8.00%	\$	(64,059)	\$0.84SF	8.00%	\$	(68,864)	\$0.90SF	8.00%	\$	(72,307)	\$0.95SF	8.00%	\$	(75,922)	\$0.99SF	8.00%	\$	(79,718)	\$1.04SF
Total Economic Vacancy	18.43%	\$	(137,272)	\$1.80SF	18.00%	\$	(144,134)	\$1.89SF	18.00%	\$	(154,944)	\$2.03SF	18.00%	\$	(162,691)	\$2.13SF	18.00%	\$	(170,825)	\$2.23SF	18.00%	\$	(179,366)	\$2.35SF
Effective Gross Rental Income		\$	607,604	\$7.95SF		\$	656,608	\$8.59SF		\$	705,854	\$9.23SF		\$	741,146	\$9.70SF		\$	778,204	\$10.18SF		\$	817,114	\$10.69SF
All Other Income		\$	-	\$0.00SF		\$	-	\$0.00SF		\$	-	\$0.00SF		\$	-	\$0.00SF		\$	-	\$0.00SF		\$	-	\$0.00SF
Total Other Income		\$	-	\$0.00SF		\$	-	\$0.00SF		\$	-	\$0.00SF		\$	-	\$0.00SF		\$	-	\$0.00SF		\$	-	\$0.00SF
Effective Gross Income¹		\$	607,604	\$7.95SF		\$	656,608	\$8.59SF		\$	705,854	\$9.23SF		\$	741,146	\$9.70SF		\$	778,204	\$10.18SF		\$	817,114	\$10.69SF
Average Monthly Income		\$	50,634	\$0.66SF		\$	54,717	\$0.72SF		\$	58,821	\$0.77SF		\$	61,762	\$0.81SF		\$	64,850	\$0.85SF		\$	68,093	\$0.89SF
EXPENSES	Current			Year One			Year Two			Year Three			Year Four			Year Five								
Real Estate Taxes	\$	18,370	\$0.24SF		\$	18,829	\$0.25SF		\$	31,163	\$0.41SF		\$	31,942	\$0.42SF		\$	32,741	\$0.43SF		\$	33,559	\$0.44SF	
Insurance	\$	20,516	\$0.27SF		\$	21,029	\$0.28SF		\$	21,555	\$0.28SF		\$	22,094	\$0.29SF		\$	22,646	\$0.30SF		\$	23,212	\$0.30SF	
Utilities	\$	16,989	\$0.22SF		\$	17,414	\$0.23SF		\$	17,849	\$0.23SF		\$	18,296	\$0.24SF		\$	18,753	\$0.25SF		\$	19,222	\$0.25SF	
Marketing & Advertising	\$	12,373	\$0.16SF		\$	11,135	\$0.15SF		\$	10,022	\$0.13SF		\$	9,020	\$0.12SF		\$	8,118	\$0.11SF		\$	7,306	\$0.10SF	
Payroll	\$	56,500	\$0.74SF		\$	57,913	\$0.76SF		\$	59,360	\$0.78SF		\$	60,844	\$0.80SF		\$	62,365	\$0.82SF		\$	63,925	\$0.84SF	
Repairs & Maintenance	\$	4,107	\$0.05SF		\$	4,210	\$0.06SF		\$	4,315	\$0.06SF		\$	4,423	\$0.06SF		\$	4,534	\$0.06SF		\$	4,647	\$0.06SF	
Credit Card & Bank Fees	\$	2,072	\$0.03SF		\$	2,239	\$0.03SF		\$	2,407	\$0.03SF		\$	2,527	\$0.03SF		\$	2,654	\$0.03SF		\$	2,787	\$0.04SF	
Office Expense	\$	4,595	\$0.06SF		\$	4,710	\$0.06SF		\$	4,827	\$0.06SF		\$	4,948	\$0.06SF		\$	5,072	\$0.07SF		\$	5,199	\$0.07SF	
Computer & Software	\$	5,500	\$0.07SF		\$	5,638	\$0.07SF		\$	5,778	\$0.08SF		\$	5,923	\$0.08SF		\$	6,071	\$0.08SF		\$	6,223	\$0.08SF	
Telephone & Internet	\$	6,986	\$0.09SF		\$	7,161	\$0.09SF		\$	7,340	\$0.10SF		\$	7,523	\$0.10SF		\$	7,711	\$0.10SF		\$	7,904	\$0.10SF	
Landscaping & Snow Removal	\$	6,131	\$0.08SF		\$	6,284	\$0.08SF		\$	6,442	\$0.08SF		\$	6,603	\$0.09SF		\$	6,768	\$0.09SF		\$	6,937	\$0.09SF	
General & Administrative	\$	2,999	\$0.04SF		\$	3,074	\$0.04SF		\$	3,151	\$0.04SF		\$	3,230	\$0.04SF		\$	3,311	\$0.04SF		\$	3,393	\$0.04SF	
Off-Site Management Fees	5.00%	\$	30,380	\$0.40SF	5.00%	\$	32,830	\$0.43SF	5.00%	\$	35,293	\$0.46SF	5.00%	\$	37,057	\$0.48SF	5.00%	\$	38,910	\$0.51SF	5.00%	\$	40,856	\$0.53SF
Total Operating Expenses	30.9%	\$	187,519	\$2.45SF	29.3%	\$	192,466	\$2.52SF	29.7%	\$	209,502	\$2.74SF	28.9%	\$	214,430	\$2.80SF	28.2%	\$	219,653	\$2.87SF	27.6%	\$	225,168	\$2.95SF
Net Operating Income		\$	420,085	\$5.50SF		\$	464,142	\$6.07SF		\$	496,351	\$6.49SF		\$	526,717	\$6.89SF		\$	558,551	\$7.31SF		\$	591,946	\$7.74SF

ABOUT THAT SPACE STORAGE PORTFOLIO

FINANCIAL ASSUMPTIONS

Gross Potential Rent Growth

Year One	7.50%
Year Two	7.50%
Year Three	5.00%
Year Four	5.00%
Year Five	5.00%

Effective Gross Income Growth

Year One	8.07%
Year Two	7.50%
Year Three	5.00%
Year Four	5.00%
Year Five	5.00%

Net Operating Income Growth

Year One	10.49%
Year Two	6.94%
Year Three	6.12%
Year Four	6.04%
Year Five	5.98%

Comments

1. RE Taxes Were Last Assessed in 2022 and Will Reassess in 2028; Year Two RE Taxes are Based on a Market Value of \$4,000,000
2. Income and Expenses are based on 2025 Actual Income and Expenses
3. Payroll and Computer & Software are added to expenses based on industry averages
4. A Management Fee is Added to Expenses Based on 5% of Gross Income
5. General & Administrative Includes Refunds and Subcontractors

Property Tax

Current Market Value	\$2,357,924
Current Assessed Value	\$2,357,924
Current Tax Rate	0.78%
Current RE Tax Expense	\$18,370
Year Two Market / Assessed Value	\$4,000,000 / \$4,000,000
Year Two Tax Bill	\$31,163
County	Pasquotank
Revaluation Cycle	Every Six Years

*You are solely responsible for independently verifying the information in this offering.
ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK



03

SECTION 3

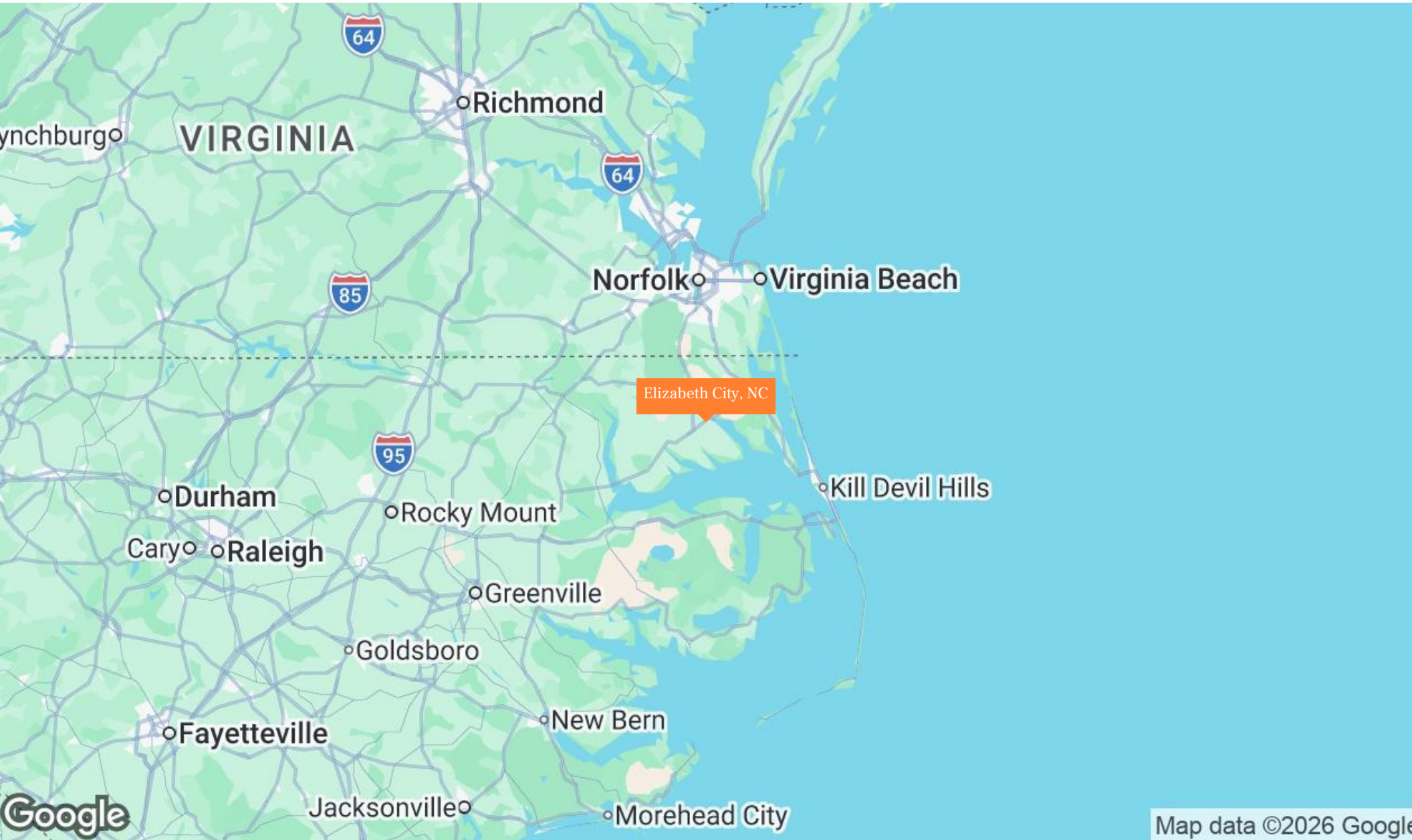
Property Information

Marcus & Millichap



ABOUT THAT SPACE STORAGE PORTFOLIO

REGIONAL MAP



ABOUT THAT SPACE STORAGE – 107 MILL ST, ELIZABETH CITY, NC 27909

PARCEL OUTLINE



ABOUT THAT SPACE STORAGE – 1538 WEEKSVILLE RD, ELIZABETH CITY, NC 27909

PARCEL OUTLINE



ABOUT THAT SPACE STORAGE – 1855 WEEKSVILLE RD, ELIZABETH CITY, NC 27909

 PARCEL OUTLINE



ABOUT THAT SPACE STORAGE – 255 US-158, CAMDEN, NC 27921

 PARCEL OUTLINE



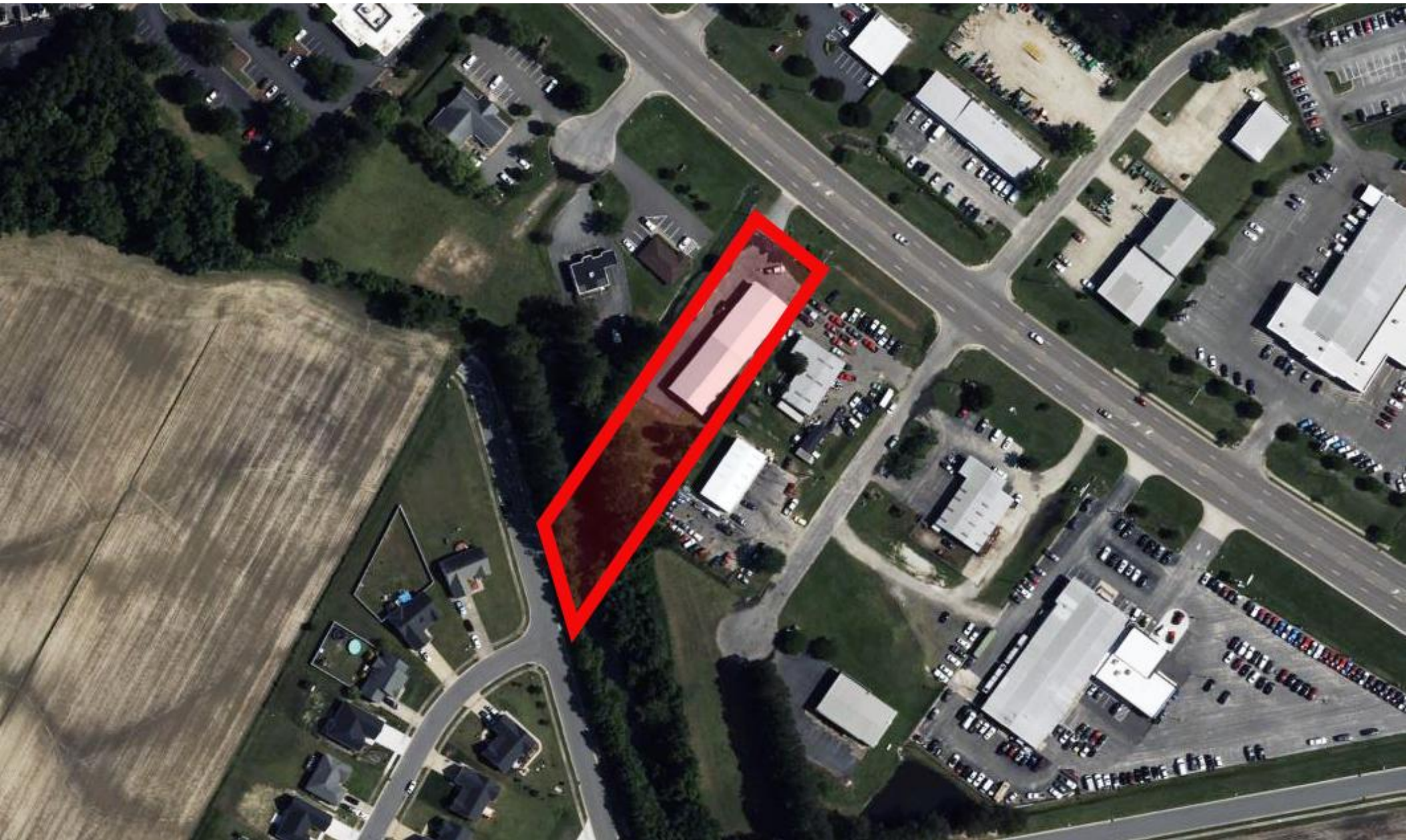
ABOUT THAT SPACE STORAGE – 768 SIMPSON DITCH RD, ELIZABETH CITY, NC 27909

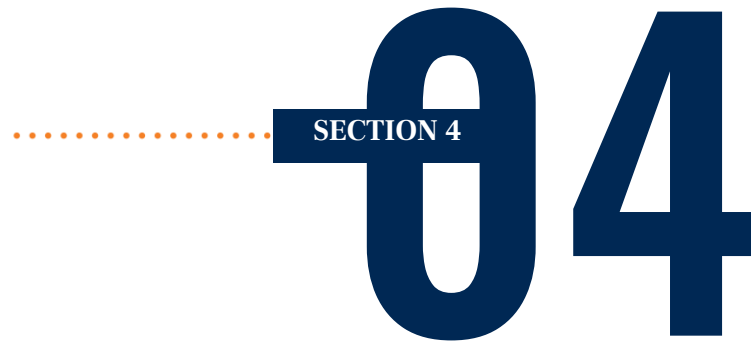
PARCEL OUTLINE



ABOUT THAT SPACE STORAGE – 923 HALSTEAD BLVD, ELIZABETH CITY, NC 27909

PARCEL OUTLINE



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SECTION 4

04

Rent Comparables

Marcus & Millichap

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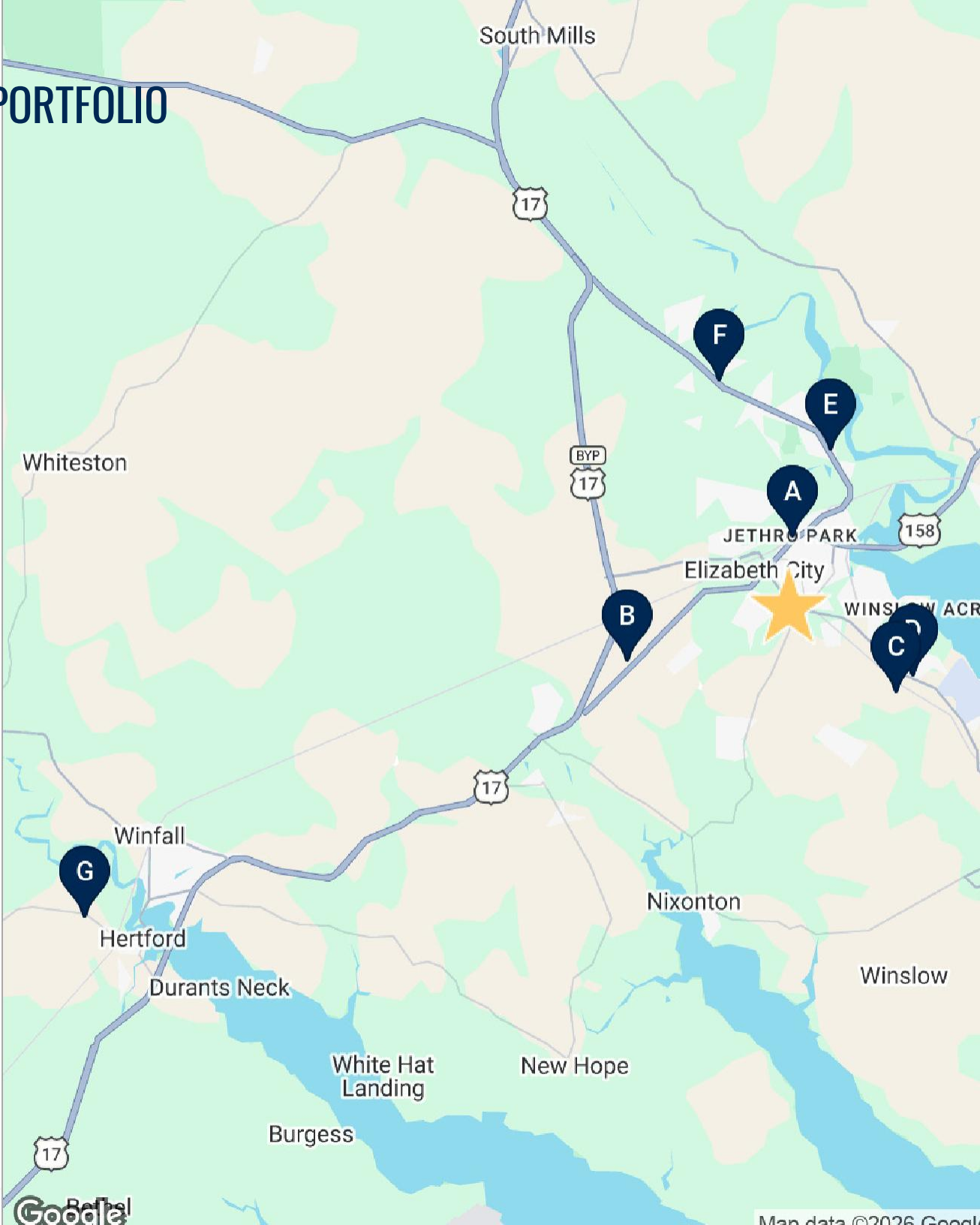
ABOUT THAT SPACE STORAGE PORTFOLIO

RENT COMPS MAP

RENT COMPS MAP

★ About That Space Storage Portfolio

- A Air-Tight Storage
- B Air-Tight Storage
- C Affordable Storage Guys
- D Weeksville Secure Self Storage
- E Sure-Store Mini Warehouses
- F Horseshoe Mini-Storage
- G Sure-Store Mini Warehouses



ABOUT THAT SPACE STORAGE PORTFOLIO

RENT COMPS



About That Space Storage Portfolio

107 Mill St, Elizabeth City, NC 27909 | 1538 Weeksville Rd, Elizabeth City, NC 27909 | 1855 Weeksville Rd, Elizabeth City, NC 27909
255 US-158, Camden, NC 27921 | 768 Simpson Ditch Rd, Elizabeth City, NC 27909 | 923 Halstead Blvd, Elizabeth City, NC 27909



Year Built 1971-2005



PROPERTY INFORMATION

Portfolio Lot Size: 10.59 Combined Acres

UNIT TYPE	RENT/UNIT	SF/UNIT	RENT/SF
05x10 CC	\$110.00	50 SF	\$2.20
05x10 NC	\$60.00	50 SF	\$1.20
10x10 CC	\$160.00	100 SF	\$1.60
10x10 NC	\$85.00	100 SF	\$0.85
10x15 NC	\$100.00	150 SF	\$0.67
10x20 NC	\$115.00	200 SF	\$0.58

**CC Units are Only at the Halstead Blvd Location*



Air-Tight Storage

1202 West Main Street Extension, Elizabeth City, NC 27909



80 Units



Year Built 1997



PROPERTY INFORMATION

Lot Size:	0.63 Acres	Gross SF:	11,000 SF
Rentable SF:	11,000 SF	Survey Date:	05/07/2026

UNIT TYPE	RENT/UNIT	SF/UNIT	RENT/SF
05x10 NC	\$73.00	50 SF	\$1.46
10x10 NC	\$90.00	100 SF	\$0.90
10x15 NC	\$104.00	150 SF	\$0.69
10x20 NC	\$132.00	200 SF	\$0.66

ABOUT THAT SPACE STORAGE PORTFOLIO

RENT COMPS

B **Air-Tight Storage**
1308 Hwy 17, Elizabeth City, NC 27909

 260 Units |  Year Built 1969



PROPERTY INFORMATION

Lot Size:	4.09 Acres	Gross SF:	31,000 SF
Rentable SF:	31,000 SF	Survey Date:	05/07/2026

UNIT TYPE	RENT/UNIT	SF/UNIT	RENT/SF
05x10 NC	\$73.00	50 SF	\$1.46
10x10 CC	\$176.00	100 SF	\$1.76
10x10 NC	\$89.00	100 SF	\$0.89
10x15 CC	\$215.00	150 SF	\$1.43
10x15 NC	\$117.00	150 SF	\$0.78

C **Affordable Storage Guys**
103 Enterprise Dr, Elizabeth City, NC 27909

 170 Units |  Year Built 2005



PROPERTY INFORMATION

Lot Size:	1.92 Acres	Gross SF:	-
Rentable SF:	22,000 SF	Survey Date:	05/07/2026

UNIT TYPE	RENT/UNIT	SF/UNIT	RENT/SF
05x10 NC	\$55.00	50 SF	\$1.10
10x10 CC	\$140.00	100 SF	\$1.40
10x10 NC	\$75.00	100 SF	\$0.75
10x20 CC	\$220.00	200 SF	\$1.10
10X20 NC	\$135.00	200 SF	\$0.68

ABOUT THAT SPACE STORAGE PORTFOLIO

RENT COMPS

D Weeksville Secure Self Storage
1910 Weeksville Rd, Elizabeth City, NC 27909

 700 Units |  Year Built 2014



PROPERTY INFORMATION

Lot Size:	10.25 Acres	Gross SF:	80,000 SF
Rentable SF:	75,000 SF	Survey Date:	05/07/2026

UNIT TYPE	RENT/UNIT	SF/UNIT	RENT/SF
05x10 CC	\$100.00	50 SF	\$2.00
10x10 CC	\$145.00	100 SF	\$1.45
10x10 NC	\$100.00	100 SF	\$1.00
10x20 CC	\$225.00	200 SF	\$1.13
10X20 NC	\$155.00	200 SF	\$0.78

E Sure-Store Mini Warehouses
1300 N Road St, Elizabeth City, NC 27909

 60 Units |  Year Built 1992



PROPERTY INFORMATION

Lot Size:	1.42 Acres	Gross SF:	-
Rentable SF:	7,000 SF	Survey Date:	05/07/2026

UNIT TYPE	RENT/UNIT	SF/UNIT	RENT/SF
05x10 NC	\$50.00	50 SF	\$1.00
10x10 NC	\$70.00	100 SF	\$0.70
10x15 NC	\$85.00	150 SF	\$0.57
10x20 NC	\$110.00	200 SF	\$0.55

ABOUT THAT SPACE STORAGE PORTFOLIO

RENT COMPS

F

Horseshoe Mini-Storage

1980 N Road St, Elizabeth City, NC 27909

350 Units

Year Built 1998



PROPERTY INFORMATION

Lot Size:	5.7 Acres	Gross SF:	45,000 SF
Rentable SF:	40,000 SF	Survey Date:	05/07/2026

UNIT TYPE	RENT/UNIT	SF/UNIT	RENT/SF
05x10 NC	\$65.00	50 SF	\$1.30
10x10 CC	\$145.00	100 SF	\$1.45
10X10 NC	\$85.00	100 SF	\$0.85
10X15 NC	\$95.00	150 SF	\$0.63
10X20 NC	\$105.00	200 SF	\$0.53

G

Sure-Store Mini Warehouses

104 Cedar Stretch Rd, Hertford, NC 27944

180 Units

Year Built 2001



PROPERTY INFORMATION

Lot Size:	1.43 Acres	Gross SF:	23,000 SF
Rentable SF:	23,000 SF	Survey Date:	05/07/2026

UNIT TYPE	RENT/UNIT	SF/UNIT	RENT/SF
05x10 NC	\$50.00	50 SF	\$1.00
10x10 NC	\$70.00	100 SF	\$0.70
10x15 NC	\$85.00	150 SF	\$0.57
10x20 NC	\$110.00	200 SF	\$0.55



05

SECTION 5



Market Overview

Marcus & Millichap

ABOUT THAT SPACE STORAGE PORTFOLIO

DEMOGRAPHICS

POPULATION	3 Miles	5 Miles	10 Miles
2030 Projection			
Total Population	23,230	32,477	47,887
2025 Estimate			
Total Population	22,962	32,047	47,159
2020 Census			
Total Population	22,420	31,183	45,825
2010 Census			
Total Population	22,967	31,343	45,527
Daytime Population			
2025 Estimate	25,319	33,384	44,168
HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2030 Projection			
Total Households	9,485	13,125	18,715
2025 Estimate			
Total Households	9,298	12,863	18,317
Average (Mean) Household Size	2.3	2.4	2.4
2020 Census			
Total Households	8,938	12,360	17,550
2010 Census			
Total Households	8,589	11,836	16,742

HOUSEHOLDS BY INCOME	3 Miles	5 Miles	10 Miles
2025 Estimate			
\$250,000 or More	1.4%	2.3%	2.8%
\$200,000-\$249,999	1.2%	1.9%	2.2%
\$150,000-\$199,999	5.5%	5.7%	5.9%
\$125,000-\$149,999	5.7%	6.6%	7.4%
\$100,000-\$124,999	6.5%	8.1%	9.9%
\$75,000-\$99,999	16.1%	16.1%	16.1%
\$50,000-\$74,999	18.1%	17.5%	17.3%
\$35,000-\$49,999	12.4%	12.7%	11.9%
\$25,000-\$34,999	9.1%	8.3%	8.3%
\$15,000-\$24,999	12.3%	10.7%	9.4%
Under \$15,000	11.8%	10.1%	8.8%
Average Household Income	\$71,360	\$78,613	\$83,068
Median Household Income	\$59,878	\$65,153	\$69,217
Per Capita Income	\$28,718	\$31,075	\$32,705

ABOUT THAT SPACE STORAGE PORTFOLIO

DEMOGRAPHICS

POPULATION PROFILE	3 Miles	5 Miles	10 Miles
Population By Age			
2025 Estimate	22,962	32,047	47,159
0 to 4 Years	6.4%	6.0%	5.6%
5 to 14 Years	11.7%	11.6%	11.6%
15 to 17 Years	3.9%	3.8%	3.8%
18 to 19 Years	3.7%	3.3%	2.9%
20 to 24 Years	8.3%	7.6%	6.8%
25 to 29 Years	6.6%	6.4%	6.1%
30 to 34 Years	7.1%	6.9%	6.7%
35 to 39 Years	6.4%	6.7%	6.8%
40 to 49 Years	10.7%	11.3%	11.7%
50 to 59 Years	10.6%	11.2%	12.1%
60 to 64 Years	6.5%	6.6%	6.9%
65 to 69 Years	5.7%	5.9%	6.3%
70 to 74 Years	4.6%	4.8%	4.9%
75 to 79 Years	3.6%	3.7%	3.8%
80 to 84 Years	2.2%	2.2%	2.3%
Age 85+	2.0%	2.1%	2.0%
Median Age	37.0	38.0	40.0

POPULATION PROFILE	3 Miles	5 Miles	10 Miles
Population 25+ by Education Level			
2025 Estimate Population Age 25+	15,150	21,698	32,699
Elementary (0-8)	3.7%	3.5%	3.7%
Some High School (9-11)	7.7%	7.0%	7.4%
High School Graduate (12)	27.8%	27.3%	27.6%
Some College (13-15)	23.0%	23.5%	23.8%
Associate Degree Only	9.0%	9.3%	9.9%
Bachelor's Degree Only	19.4%	20.0%	19.0%
Graduate Degree	9.5%	9.3%	8.6%
HOUSING UNITS	3 Miles	5 Miles	10 Miles
Occupied Units			
2030 Projection	10,843	14,704	20,852
2025 Estimate	10,622	14,404	20,402
Owner Occupied	4,726	7,341	12,075
Renter Occupied	4,528	5,322	6,297
Vacant	1,324	1,541	2,085
Persons in Units			
2025 Estimate Total Occupied Units	9,298	12,863	18,317
1 Person Units	32.1%	29.4%	27.4%
2 Person Units	34.0%	34.9%	35.8%
3 Person Units	16.2%	16.6%	17.0%
4 Person Units	9.9%	11.0%	11.6%
5 Person Units	5.0%	5.4%	5.6%
6+ Person Units	2.8%	2.7%	2.6%

ABOUT THAT SPACE STORAGE PORTFOLIO

DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 47,159. The population has changed by 3.58 percent since 2010. It is estimated that the population in your area will be 47,887 five years from now, which represents a change of 1.5 percent from the current year. The current population is 49.2 percent male and 50.8 percent female. The median age of the population in your area is 40.0, compared with the U.S. average, which is 40.0. The population density in your area is 150 people per square mile.



HOUSEHOLDS

There are currently 18,317 households in your selected geography. The number of households has changed by 9.41 percent since 2010. It is estimated that the number of households in your area will be 18,715 five years from now, which represents a change of 2.2 percent from the current year. The average household size in your area is 2.4 people.



INCOME

In 2025, the median household income for your selected geography is \$69,217, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 66.38 percent since 2010. It is estimated that the median household income in your area will be \$79,552 five years from now, which represents a change of 14.9 percent from the current year.

The current year per capita income in your area is \$32,705, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$83,068, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 21,197 people in your selected area were employed. The 2010 Census revealed that 54 percent of employees are in white-collar occupations in this geography, and 22.6 percent are in blue-collar occupations. In 2025, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 25.00 minutes.



HOUSING

The median housing value in your area was \$294,705 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 11,159.00 owner-occupied housing units and 5,582.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 26.8 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 9.9 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 16.5 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.8 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 34.8 percent in the selected area compared with the 19.6 percent in the U.S.

Marcus & Millichap

ABOUT THAT SPACE STORAGE SIX PROPERTY PORTFOLIO

ELIZABETH CITY & CAMDEN, NORTH CAROLINA

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