

ALL PURPOSE STORAGE - HINSDALE

687 BRATTLEBORO ROAD, HINSDALE, NH 03451

286 BRATTLEBORO ROAD, HINSDALE, NH 03451

288 BRATTLEBORO ROAD, HINSDALE, NH 03451

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SECTION 1

Investment Overview

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OFFERING SUMMARY // All Purpose Storage - Hinsdale

687 Brattleboro Rd, Hinsdale, NH 03451 | 286 Brattleboro Rd, Hinsdale, NH 03451 | 288 Brattleboro Rd, Hinsdale, NH 03451

Purchase Price	\$7,850,000
Price Per Rentable Square Foot	\$96.70
Current Physical Occupancy	69.18%
Current Economic Occupancy	82.35%
Current Cap Rate	6.25%
Year One Cap Rate	8.24%
Year Two Cap Rate	9.06%
Year Three Cap Rate	9.60%
Year Four Cap Rate	10.41%
Year Five Cap Rate	11.07%
Net Rentable Square Feet	81,180
Lot Size (Acres)	13.17
Year Built	2003 (687 Brattleboro Rd) 1982 (286 & 288 Brattleboro Rd)

PROPERTY HIGHLIGHTS

- Southern New Hampshire Two Property Self-Storage Offering With Upside
- Both Facilities are Located Less Than Two Miles Apart Within the Town of Hinsdale in Cheshire County
- 81,180 Net Rentable Square Feet
- 573 Non-Climate-Controlled Drive-Up Self-Storage Units and 11 Outdoor Parking Spaces
- Room for Future Expansion Opportunities at Both Locations
- Both Facilities are Supported by Projected Population Growth



PROPERTY SUMMARY // All Purpose Storage - Hinsdale



Property Summary

Property Addresses	687 Brattleboro Road Hinsdale, NH 03451
	286 Brattleboro Road Hinsdale, NH 03451
	288 Brattleboro Road Hinsdale, NH 03451
Assessors Parcel Numbers	HNDL M:019 B:010
	HNDL M:015 B:020 L:1
	HNDL M:015 B:018
Net Rentable Square Feet	81,180
Total Units	584
Lot Size (Acres)	13.17
Year Built	2003 (687 Brattleboro Rd) 1982 (286 & 288 Brattleboro Rd)
Number of Buildings	21
Number of Stories	One
Foundation	Concrete
Framing	Steel
Exterior Walls	Metal
Parking Surface	Asphalt
Roof	Metal
Security	Gated, Keypad Entry Surveillance Cameras



02



SECTION 2

Financial Analysis

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UNIT MIX SUMMARY // All Purpose Storage - Hinsdale

Non-Climate Controlled - Drive-Up													
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	Year Five Annual Income
5 X 5	25	4	100	\$89	\$356	\$4,272	\$137	\$546	\$6,552	\$224	\$895	\$10,739	
5 X 5	25	8	200	\$83	\$664	\$7,968	\$108	\$863	\$10,359	\$125	\$997	\$11,965	
5 X 10	50	50	2,500	\$64	\$3,200	\$38,400	\$83	\$4,160	\$49,923	\$96	\$4,805	\$57,661	
10 X 5	50	5	250	\$74	\$370	\$4,440	\$159	\$793	\$9,517	\$183	\$916	\$10,992	
5 X 10	50	77	3,850	\$61	\$4,697	\$56,364	\$182	\$14,015	\$168,178	\$210	\$16,187	\$194,246	
5 X 15	75	4	300	\$105	\$420	\$5,040	\$194	\$775	\$9,298	\$182	\$727	\$8,721	
10 X 10	100	81	8,100	\$132	\$10,692	\$128,304	\$172	\$13,900	\$166,805	\$198	\$16,055	\$192,660	
10 X 10	100	43	4,300	\$108	\$4,644	\$55,728	\$140	\$6,038	\$72,451	\$162	\$6,973	\$83,681	
8 X 16	128	5	640	\$122	\$610	\$7,320	\$159	\$793	\$9,517	\$183	\$916	\$10,992	
10 X 15	150	65	9,750	\$136	\$8,840	\$106,080	\$177	\$11,493	\$137,912	\$204	\$13,274	\$159,289	
15 X 10	150	2	300	\$134	\$268	\$3,216	\$174	\$348	\$4,181	\$201	\$402	\$4,829	
10 X 15	150	26	3,900	\$140	\$3,640	\$43,680	\$182	\$4,732	\$56,787	\$210	\$5,466	\$65,589	
8 X 20	160	10	1,600	\$121	\$1,210	\$14,520	\$116	\$1,157	\$13,885	\$158	\$1,577	\$18,920	
10 X 20	200	120	24,000	\$158	\$18,960	\$227,520	\$205	\$24,649	\$295,794	\$237	\$28,470	\$341,642	
10 X 20	200	21	4,200	\$149	\$3,129	\$37,548	\$157	\$3,303	\$39,642	\$134	\$2,806	\$33,678	
10 X 25	250	1	250	\$177	\$177	\$2,124	\$260	\$260	\$3,120	\$300	\$300	\$3,604	
10 X 30	300	28	8,400	\$191	\$5,348	\$64,176	\$177	\$4,951	\$59,408	\$204	\$5,718	\$68,617	
15 X 20	300	4	1,200	\$287	\$1,148	\$13,776	\$261	\$1,045	\$12,543	\$302	\$1,207	\$14,487	
8 X 40	320	2	640	\$200	\$400	\$4,800	\$260	\$520	\$6,240	\$300	\$601	\$7,208	
12 X 30	360	10	3,600	\$197	\$1,970	\$23,640	\$467	\$4,667	\$56,007	\$287	\$2,868	\$34,416	
10 X 40	400	4	1,600	\$201	\$804	\$9,648	\$261	\$1,045	\$12,543	\$302	\$1,207	\$14,487	
15 X 30	450	2	900	\$284	\$568	\$6,816	\$369	\$738	\$8,861	\$426	\$853	\$10,235	
20 X 30	600	1	600	\$359	\$359	\$4,308	\$248	\$248	\$2,980	\$204	\$204	\$2,451	
		573	81,180		\$72,474	\$869,688		\$101,042	\$1,212,505		\$113,426	\$1,361,107	

Outdoor 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	Year Five Annual Income
8X20 Uncovered	N/A	8	N/A	\$56	\$448	\$5,376	\$73	\$582	\$6,989	\$84	\$673	\$8,073	
8X20 Uncovered	N/A	2	N/A	\$61	\$122	\$1,464	\$79	\$159	\$1,903	\$92	\$183	\$2,198	
10x40 Uncovered	N/A	1	N/A	\$177	\$177	\$2,124	\$230	\$230	\$2,761	\$266	\$266	\$3,189	
		11	N/A		\$747	\$8,964		\$971	\$11,654		\$1,122	\$13,460	

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	Year Five Gross Potential Annual Income
Non-Climate Controlled - Drive-Up	573	81,180	\$ 72,474	\$ 869,688	\$ 101,042	\$ 1,212,505	\$ 113,426	\$ 1,361,107	
Outdoor Parking	11	N/A	\$ 747	\$ 8,964	\$ 971	\$ 11,654	\$ 1,122	\$ 13,460	
	584	81,180	\$ 73,221	\$ 878,652	\$ 102,013	\$ 1,224,159	\$ 114,547	\$ 1,374,568	

All Purpose Storage - Hinsdale // INCOME & EXPENSE

INCOME		Current			Year One			Year Two			Year Three			Year Four			Year Five							
Gross Potential Rental Income		\$	878,652	\$10.82SF		\$	988,484	\$12.18SF		\$	1,062,620	\$13.09SF		\$	1,142,316	\$14.07SF		\$	1,256,548	\$15.48SF		\$	1,319,375	\$16.25SF
Physical Vacancy	30.82%	\$	(270,817)	\$3.34SF	20.00%	\$	(197,697)	\$2.44SF	15.00%	\$	(159,393)	\$1.96SF	10.00%	\$	(114,232)	\$1.41SF	8.00%	\$	(100,524)	\$1.24SF	8.00%	\$	(105,550)	\$1.30SF
Rate Variance	-13.17%	\$	115,748	-\$1.43SF	-10.00%	\$	98,848	-\$1.22SF	-5.00%	\$	53,131	-\$0.65SF	0.00%	\$	-	\$0.00SF	5.00%	\$	(62,827)	\$0.77SF	5.00%	\$	(65,969)	\$0.81SF
Total Economic Vacancy	17.65%	\$	(155,069)	\$1.91SF	10.00%	\$	(98,848)	\$1.22SF	10.00%	\$	(106,262)	\$1.31SF	10.00%	\$	(114,232)	\$1.41SF	13.00%	\$	(163,351)	\$2.01SF	13.00%	\$	(171,519)	\$2.11SF
Effective Gross Rental Income		\$	723,583	\$8.91SF		\$	889,635	\$10.96SF		\$	956,358	\$11.78SF		\$	1,028,085	\$12.66SF		\$	1,093,197	\$13.47SF		\$	1,147,856	\$14.14SF
Fee Income		\$	16,356	\$0.20SF		\$	17,174	\$0.21SF		\$	18,032	\$0.22SF		\$	18,934	\$0.23SF		\$	20,133	\$0.25SF		\$	21,140	\$0.26SF
Insurance Income		\$	55,620	\$0.69SF		\$	58,401	\$0.72SF		\$	61,321	\$0.76SF		\$	64,387	\$0.79SF		\$	68,465	\$0.84SF		\$	71,888	\$0.89SF
Commercial Rental Income		\$	35,614	\$0.44SF		\$	36,683	\$0.45SF		\$	37,783	\$0.47SF		\$	38,917	\$0.48SF		\$	40,863	\$0.50SF		\$	42,906	\$0.53SF
Total Other Income		\$	107,590	\$1.33SF		\$	112,258	\$1.38SF		\$	117,137	\$1.44SF		\$	122,238	\$1.51SF		\$	129,461	\$1.59SF		\$	135,934	\$1.67SF
Effective Gross Income		\$	831,173	\$10.24SF		\$	1,001,893	\$12.34SF		\$	1,073,495	\$13.22SF		\$	1,150,323	\$14.17SF		\$	1,222,658	\$15.06SF		\$	1,283,790	\$15.81SF
Average Monthly Income		\$	69,264	\$0.85SF		\$	83,491	\$1.03SF		\$	89,458	\$1.10SF		\$	95,860	\$1.18SF		\$	101,888	\$1.26SF		\$	106,983	\$1.32SF
EXPENSES		Current			Year One			Year Two			Year Three			Year Four			Year Five							
Real Estate Taxes		\$	99,109	\$1.22SF		\$	101,587	\$1.25SF		\$	104,126	\$1.28SF		\$	132,255	\$1.63SF		\$	135,561	\$1.67SF		\$	138,950	\$1.71SF
Insurance		\$	12,055	\$0.15SF		\$	12,356	\$0.15SF		\$	12,665	\$0.16SF		\$	12,981	\$0.16SF		\$	13,306	\$0.16SF		\$	13,639	\$0.17SF
Utilities		\$	13,564	\$0.17SF		\$	13,903	\$0.17SF		\$	14,251	\$0.18SF		\$	14,607	\$0.18SF		\$	14,972	\$0.18SF		\$	15,346	\$0.19SF
Marketing & Advertising		\$	40,967	\$0.50SF		\$	36,870	\$0.45SF		\$	33,183	\$0.41SF		\$	29,865	\$0.37SF		\$	26,878	\$0.33SF		\$	24,190	\$0.30SF
Payroll		\$	60,885	\$0.75SF		\$	62,407	\$0.77SF		\$	63,967	\$0.79SF		\$	65,566	\$0.81SF		\$	67,206	\$0.83SF		\$	68,886	\$0.85SF
Repairs & Maintenance		\$	15,479	\$0.19SF		\$	15,866	\$0.20SF		\$	16,262	\$0.20SF		\$	16,669	\$0.21SF		\$	17,085	\$0.21SF		\$	17,513	\$0.22SF
Credit Card & Bank Fees		\$	18,999	\$0.23SF		\$	22,901	\$0.28SF		\$	24,538	\$0.30SF		\$	26,294	\$0.32SF		\$	27,947	\$0.34SF		\$	29,345	\$0.36SF
Office Expense		\$	573	\$0.01SF		\$	587	\$0.01SF		\$	602	\$0.01SF		\$	617	\$0.01SF		\$	632	\$0.01SF		\$	648	\$0.01SF
Computer & Software		\$	8,175	\$0.10SF		\$	8,379	\$0.10SF		\$	8,589	\$0.11SF		\$	8,803	\$0.11SF		\$	9,023	\$0.11SF		\$	9,249	\$0.11SF
Telephone & Internet		\$	3,000	\$0.04SF		\$	3,075	\$0.04SF		\$	3,152	\$0.04SF		\$	3,230	\$0.04SF		\$	3,311	\$0.04SF		\$	3,394	\$0.04SF
Landscaping & Snow Removal		\$	24,444	\$0.30SF		\$	25,055	\$0.31SF		\$	25,682	\$0.32SF		\$	26,324	\$0.32SF		\$	26,982	\$0.33SF		\$	27,656	\$0.34SF
General & Administrative		\$	1,551	\$0.02SF		\$	1,590	\$0.02SF		\$	1,629	\$0.02SF		\$	1,670	\$0.02SF		\$	1,712	\$0.02SF		\$	1,755	\$0.02SF
Off-Site Management Fees	5.00%	\$	41,559	\$0.51SF	5.00%	\$	50,095	\$0.62SF	5.00%	\$	53,675	\$0.66SF	5.00%	\$	57,516	\$0.71SF	5.00%	\$	61,133	\$0.75SF	5.00%	\$	64,190	\$0.79SF
Total Operating Expenses	40.9%	\$	340,357	\$4.19SF	35.4%	\$	354,670	\$4.37SF	33.8%	\$	362,319	\$4.46SF	34.5%	\$	396,397	\$4.88SF	33.2%	\$	405,749	\$5.00SF	32.3%	\$	414,760	\$5.11SF
Net Operating Income		\$	490,816	\$6.05SF		\$	647,223	\$7.97SF		\$	711,175	\$8.76SF		\$	753,925	\$9.29SF		\$	816,909	\$10.06SF		\$	869,031	\$10.70SF

CURRENT PRICING // All Purpose Storage - Hinsdale

Gross Potential Rent Growth	
Year One	12.50%
Year Two	7.50%
Year Three	7.50%
Year Four	10.00%
Year Five	5.00%

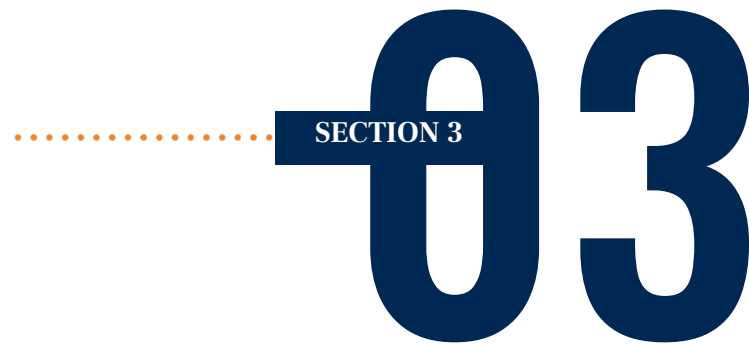
Effective Gross Income Growth	
Year One	13.66%
Year Two	7.13%
Year Three	7.14%
Year Four	6.29%
Year Five	5.00%

Net Operating Income Growth	
Year One	21.07%
Year Two	10.09%
Year Three	5.88%
Year Four	8.53%
Year Five	6.50%

Comments	
1.	RE Taxes Were Last Assessed in 2022 and Will Reassess in 2027; Year Three RE Taxes are Based on a Market Value of \$4,500,000
2.	Income is Based on December 2025 Actual Income Annualized; Other Income is Increased Based on Percentage Change of Gross Rental Income
3.	Expenses are Based on May 2024 - April 2025 Actual Expenses; Payroll is 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 Licenses & Fees

Property Tax	
Current Market Value	\$3,372,200
Current Assessed Value	\$3,372,200
Current Tax Rate	2.94%
Current RE Tax Expense	\$99,109
Year Three Market / Assessed Value	\$4,500,000 / \$4,500,000
Year Three Tax Bill	\$132,255
County	Cheshire
Revaluation Cycle	Every Five Years

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03

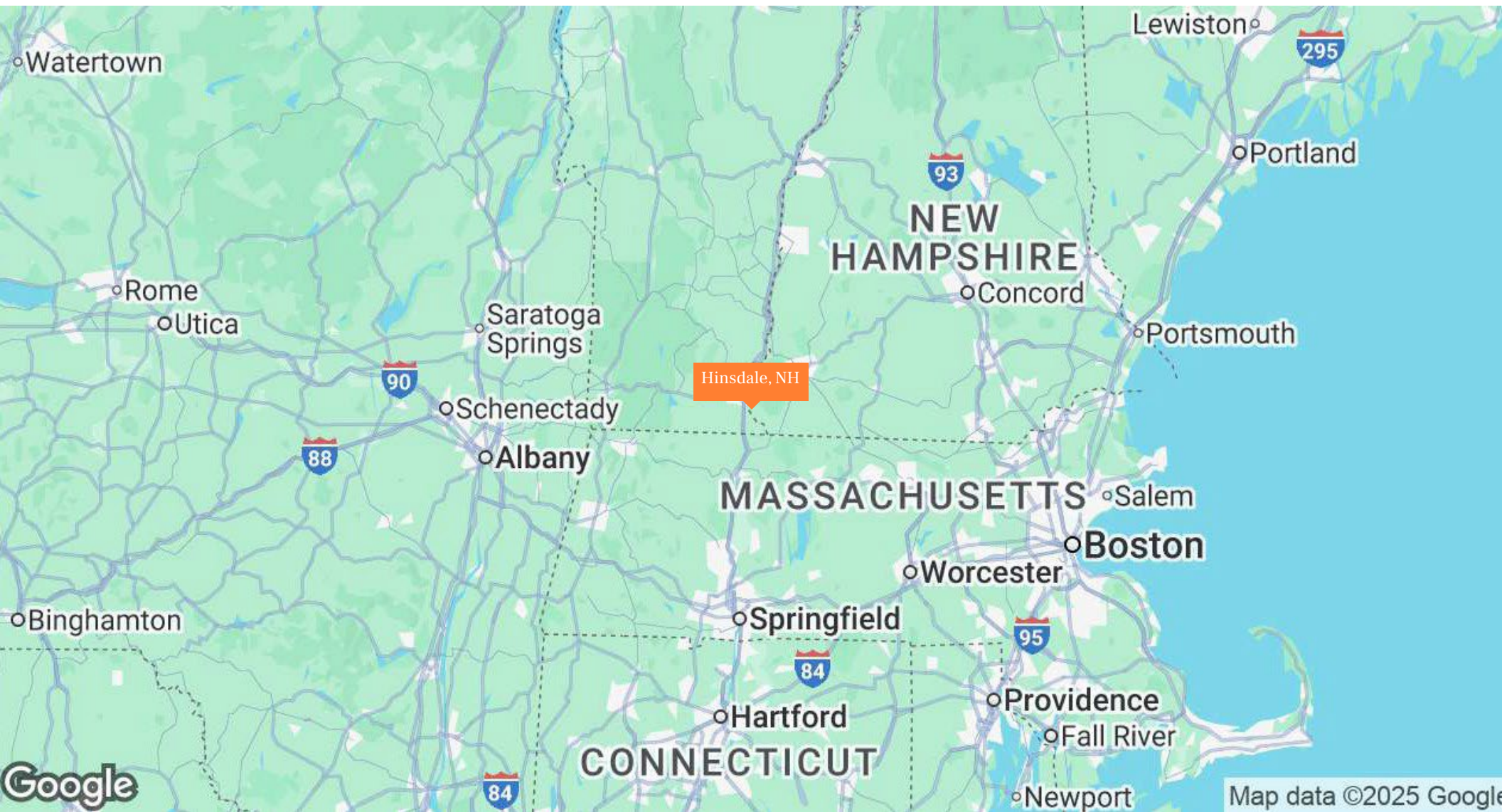
SECTION 3

Property Information

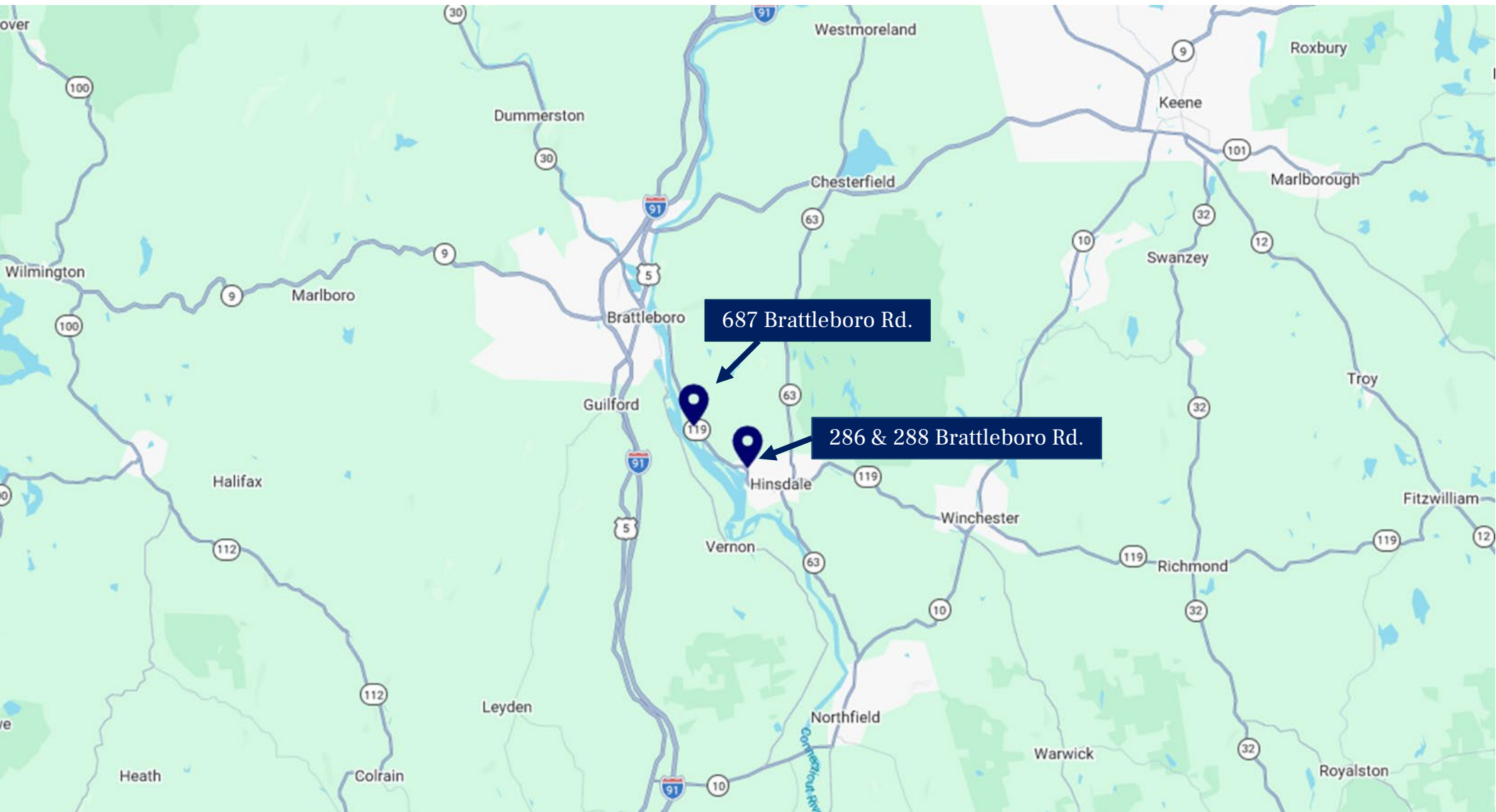
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All Purpose Storage - Hinsdale // REGIONAL MAP



LOCAL MAP // All Purpose Storage - Hinsdale

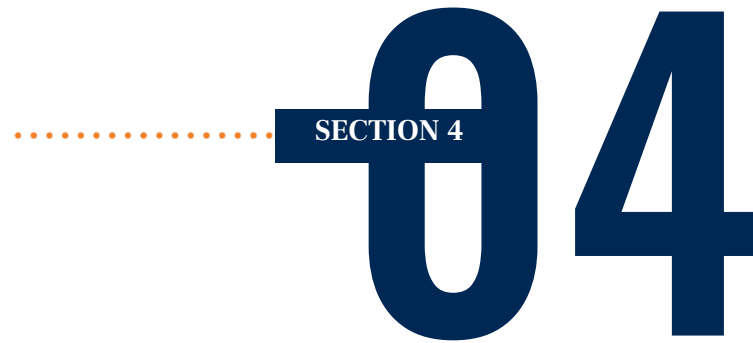


All Purpose Storage - Hinsdale (687 Brattleboro) // PARCEL OUTLINE



All Purpose Storage - Hinsdale (286 & 288 Brattleboro) // PARCEL OUTLINE



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04

SECTION 4

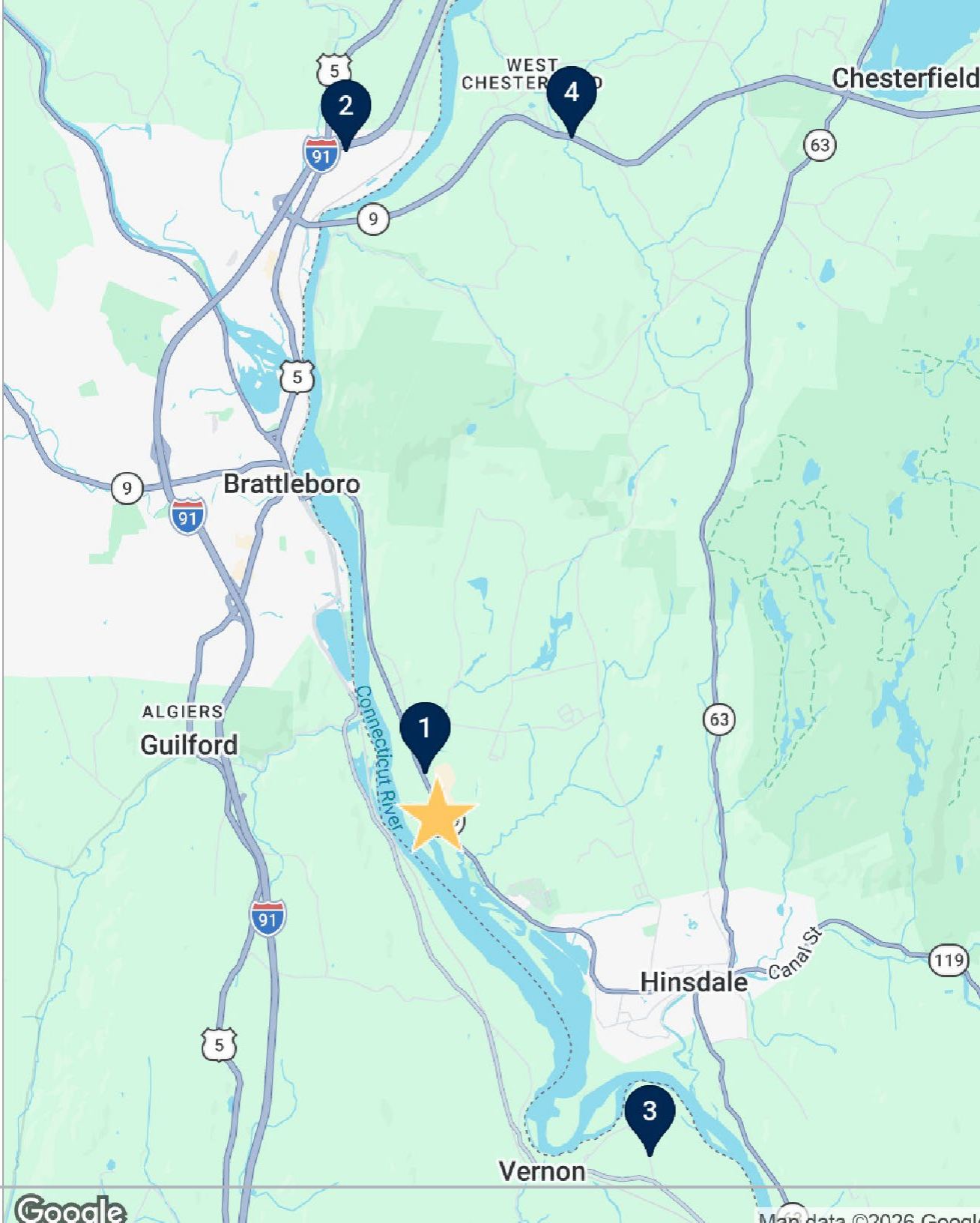
Rent Comparables

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RENT COMPS MAP

- ★ All Purpose Storage - Hinsdale
- ★ Justaplain Storage
- 1 CubeSmart Self Storage
- 2 Vernon Self Storage
- 3 All Purpose Storage



All Purpose Storage - Hinsdale // RENT COMPS



All Purpose Storage - Hinsdale

687 Brattleboro Rd, Hinsdale, NH 03451



PROPERTY INFORMATION

UNIT TYPE	RENT/UNIT	SF/UNIT	RENT	RENT/SF
05X10 NC	\$67.00	50 SF	\$67	\$1.34
10X10 NC	\$107.00	100 SF	\$107	\$1.07
10X15 NC	\$124.00	150 SF	\$124	\$0.83
10X20 NC	\$144.00	200 SF	\$144	\$0.72



Justaplain Storage

758 Brattleboro Rd, Hinsdale, NH 03451



150 Units



PROPERTY INFORMATION

Lot Size:	1.51 Acres	Gross SF:	20,000 SF	
Rentable SF:	18,000 SF			
UNIT TYPE	RENT/UNIT	SF/UNIT	RENT	RENT/SF
05X10 NC	\$80.00	50 SF	\$80	\$1.60
10X10 NC	\$125.00	100 SF	\$125	\$1.25
10X15 NC	\$150.00	150 SF	\$150	\$1.00
10X20 NC	\$175.00	200 SF	\$175	\$0.88

*Located about 1,875 feet from subject property

RENT COMPS // All Purpose Storage - Hinsdale

2 **CubeSmart Self Storage**
62 Old Ferry Rd, Brattleboro, VT 05301

400 Units



*Located about 5.96 miles from subject property

PROPERTY INFORMATION

Lot Size:	7.97 Acres	Gross SF:	50,000 SF
Rentable SF:	45,000 SF		

UNIT TYPE	RENT/UNIT	SF/UNIT	RENT	RENT/SF
05X10 NC	\$66.00	50 SF	\$66	\$1.32
10X10 NC	\$137.00	100 SF	\$137	\$1.37
10X15 NC	\$152.00	150 SF	\$152	\$1.01
10X20 NC	\$185.00	200 SF	\$185	\$0.93

3 **Vernon Self Storage**
493 Stebbins Rd, Vernon, VT 05354

80 Units



*Located about 3.60 miles from subject property

PROPERTY INFORMATION

Lot Size:	2.72 Acres	Gross SF:	10,000 SF
Rentable SF:	10,000 SF		

UNIT TYPE	RENT/UNIT	SF/UNIT	RENT	RENT/SF
05X10 NC	\$75.00	50 SF	\$75	\$1.50
10X10 NC	\$90.00	100 SF	\$90	\$0.90
10X20 NC	\$120.00	200 SF	\$120	\$0.60

All Purpose Storage - Hinsdale // RENT COMPS

4 All Purpose Storage
564 NH-9, Chesterfield, NH 03466

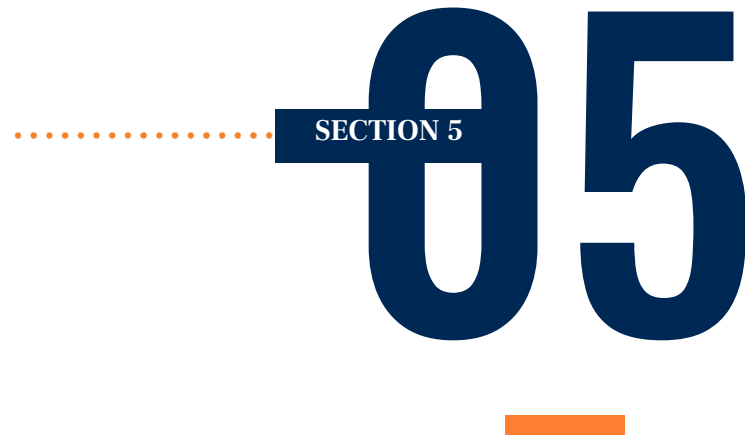
130 Units



*Located about 6.09 miles from subject property

PROPERTY INFORMATION

Lot Size:	2.5 Acres	Gross SF:	20,000 SF	
Rentable SF:	18,000 SF			
UNIT TYPE	RENT/UNIT	SF/UNIT	RENT	RENT/SF
05X10 NC	\$49.00	50 SF	\$49	\$0.98
10X10 NC	\$109.00	100 SF	\$109	\$1.09
10X15 NC	\$127.00	150 SF	\$127	\$0.85
10X20 NC	\$167.00	200 SF	\$167	\$0.84



SECTION 5

05

Market Overview

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DEMOGRAPHICS // All Purpose Storage - Hinsdale

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	628	6,841	16,099
2024 Estimate			
Total Population	630	6,772	15,916
2020 Census			
Total Population	630	6,773	15,875
2010 Census			
Total Population	617	6,794	16,091
Daytime Population			
2024 Estimate	394	6,898	19,911
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	264	3,104	7,769
2024 Estimate			
Total Households	263	3,048	7,612
Average (Mean) Household Size	2.4	2.2	2.1
2020 Census			
Total Households	262	2,970	7,393
2010 Census			
Total Households	256	2,866	7,214

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$250,000 or More	2.9%	2.9%	4.3%
\$200,000-\$249,999	2.2%	2.1%	2.4%
\$150,000-\$199,999	7.5%	6.1%	7.4%
\$125,000-\$149,999	7.6%	5.6%	4.8%
\$100,000-\$124,999	10.4%	10.0%	10.2%
\$75,000-\$99,999	11.8%	14.0%	13.6%
\$50,000-\$74,999	33.8%	23.8%	16.6%
\$35,000-\$49,999	8.3%	10.5%	10.8%
\$25,000-\$34,999	6.5%	10.5%	10.9%
\$15,000-\$24,999	7.2%	7.2%	8.8%
Under \$15,000	1.8%	7.4%	10.1%
Average Household Income	\$89,644	\$82,362	\$86,451
Median Household Income	\$70,673	\$63,707	\$64,269
Per Capita Income	\$37,326	\$36,994	\$40,746

All Purpose Storage - Hinsdale // DEMOGRAPHICS

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate	630	6,772	15,916
0 to 4 Years	4.6%	4.5%	4.1%
5 to 14 Years	10.7%	10.6%	10.0%
15 to 17 Years	2.9%	3.2%	3.2%
18 to 19 Years	1.6%	1.8%	1.6%
20 to 24 Years	3.7%	4.1%	4.5%
25 to 29 Years	5.9%	6.2%	6.1%
30 to 34 Years	6.5%	6.4%	6.7%
35 to 39 Years	6.6%	6.7%	6.6%
40 to 49 Years	11.7%	11.6%	11.4%
50 to 59 Years	14.7%	13.7%	13.4%
60 to 64 Years	8.3%	7.8%	8.1%
65 to 69 Years	7.5%	7.3%	7.6%
70 to 74 Years	6.7%	6.8%	7.0%
75 to 79 Years	3.9%	4.3%	4.4%
80 to 84 Years	2.9%	2.4%	2.5%
Age 85+	1.8%	2.7%	2.8%
Median Age	46.0	45.0	46.0

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2024 Estimate Population Age 25+	481	5,142	12,192
Elementary (0-8)	2.0%	1.8%	1.4%
Some High School (9-11)	10.7%	6.6%	6.0%
High School Graduate (12)	39.7%	38.5%	32.6%
Some College (13-15)	19.9%	17.1%	15.4%
Associate Degree Only	13.7%	8.6%	6.6%
Bachelor's Degree Only	8.8%	16.2%	19.4%
Graduate Degree	5.3%	11.3%	18.6%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2029 Projection	279	3,330	8,439
2024 Estimate	278	3,271	8,267
Owner Occupied	209	2,077	4,340
Renter Occupied	53	963	3,239
Vacant	15	223	655
Persons in Units			
2024 Estimate Total Occupied Units	263	3,048	7,612
1 Person Units	27.8%	34.8%	40.1%
2 Person Units	38.8%	36.1%	34.7%
3 Person Units	15.2%	13.7%	12.4%
4 Person Units	11.0%	10.2%	8.3%
5 Person Units	3.8%	3.4%	3.1%
6+ Person Units	3.4%	1.7%	1.5%

DEMOGRAPHICS // All Purpose Storage - Hinsdale



POPULATION

In 2024, the population in your selected geography is 15,916. The population has changed by -1.09 percent since 2010. It is estimated that the population in your area will be 16,099 five years from now, which represents a change of 1.1 percent from the current year. The current population is 51.3 percent male and 48.7 percent female. The median age of the population in your area is 46.0, compared with the U.S. average, which is 39.0. The population density in your area is 202 people per square mile.



EMPLOYMENT

In 2024, 7,696 people in your selected area were employed. The 2010 Census revealed that 58.8 percent of employees are in white-collar occupations in this geography, and 24.6 percent are in blue-collar occupations. In 2024, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 20.00 minutes.



HOUSEHOLDS

There are currently 7,612 households in your selected geography. The number of households has changed by 5.52 percent since 2010. It is estimated that the number of households in your area will be 7,769 five years from now, which represents a change of 2.1 percent from the current year. The average household size in your area is 2.1 people.



HOUSING

The median housing value in your area was \$245,713 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 4,221.00 owner-occupied housing units and 2,992.00 renter-occupied housing units in your area.



INCOME

In 2024, the median household income for your selected geography is \$64,269, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 48.79 percent since 2010. It is estimated that the median household income in your area will be \$72,282 five years from now, which represents a change of 12.5 percent from the current year.

The current year per capita income in your area is \$40,746, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$86,451, compared with the U.S. average, which is \$101,307.



EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 35.7 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 6.6 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 10.0 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.1 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 37.9 percent in the selected area compared with the 19.7 percent in the U.S.

Marcus & Millichap

ALL PURPOSE STORAGE

HINSDALE, NEW HAMPSHIRE

EXCLUSIVELY LISTED BY:

NATHAN COE

Senior Managing Director Investments
Columbus Office
614.360.9801
Nathan.Coe@marcusmillichap.com
License: OH SAL.2015003418

BRETT HATCHER

Senior Managing Director Investments
Columbus Office
614.360.9043
Brett.Hatcher@marcusmillichap.com
License: OH SAL.2006002356

GABRIEL COE

Senior Managing Director Investments
Columbus Office
614.360.9041
Gabriel.Coe@marcusmillichap.com
License: OH SAL.2014003018

LUKE DAWLEY

Director Investments
Columbus Office
614.360.9807
Luke.Dawley@marcusmillichap.com
License: OH SAL.2020000561

THOMAS SHIHADDEH

NH Broker of Record
Thomas.Shihadeh@marcusmillichap.com
License: 077795