

135 UNITS | 80% OCCUPIED

# INVESTMENT OPPORTUNITY OFFERING MEMORANDUM

## ASA SELF STORAGE

5900 PETERS CREEK ROAD  
JEFFERSON HILLS, PA 15025

Presented By

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# Executive Summary

ASA Self Storage presents an opportunity to acquire a well-established, value-add self-storage facility with a strong operating history and consistent occupancy of approximately 80%. The property's stable performance provides immediate cash flow while offering meaningful upside through revenue growth and operational improvements.

The facility's long-term occupancy levels suggest that existing rental rates may be below current market levels, creating an opportunity for new ownership to implement strategic rent increases and optimize revenue. Additionally, the property is currently family-managed and could benefit from professional self-storage management practices, including enhanced marketing, streamlined operations, and expense controls designed to increase net operating income.

Strategically located less than three miles from Routes 51 and toll road PA Turnpike 43, the property offers convenient access throughout the South Hills region of Pittsburgh. The site serves a broad customer base from the surrounding communities of Jefferson Hills, Pleasant Hills, and South Park, while also benefiting from its proximity to recreational destinations, making it an attractive storage solution for campers, boat owners, and outdoor enthusiasts. The property is also located approximately five miles from AHN Jefferson Hospital, further supporting demand from nearby residents and businesses.

With strong historical occupancy, favorable demographics, excellent regional accessibility, and clear operational upside, ASA Self Storage represents a compelling investment opportunity for buyers seeking both stable in-place income and the potential for significant value creation.



\$1,284,042 Sale Price



135 Units



2.13 acres



## Property Overview

<b>Property Address</b>	5900 Peters Creek Road Jefferson Hills, PA 15025
<b>Lot &amp; Block</b>	1006-M-20
<b>Units</b>	<u>135 Units Total</u> 76 Self Storage Units 59 RV Parking Spaces
<b>Buildings</b>	<u>Two Total</u> One Single Story & One Two Story 12,340 sq. ft. total gross rentable
<b>Land Area</b>	2.13 acres total
<b>Flood Zone</b>	Fema Flood Zone AE
<b>Zoning</b>	C-D
<b>Year Built</b>	1980's - 2008
<b>Site Improvements</b>	Asphalt & gravel-paved parking area; concrete pads and walks; chain-link fence with sliding power gate.
<b>Notes</b>	<ul style="list-style-type: none"> <li>• The first building is a single story, non-climate-controlled self-storage building containing a total of 18 units.</li> <li>• The second building consists of two levels of climate controlled self-storage units. There are a total of 58 climate controlled units. Each level is accessible via two external staircases and two man doors.</li> <li>• There are a total of 59 parking spaces available for RV's and large vehicles.</li> </ul>

## Offering Summary

<b>Sale Price</b>	\$1,284,042
<b>Occupancy</b>	80%
<b>Current NOI</b>	\$89,883
<b>Current Cap Rate</b>	7%









Climate Controlled Units



# 2025 Demographics



## POPULATION

1 mile	2,219
3 mile	23,597
5 mile	81,130



## HOUSEHOLDS

1 mile	834
3 mile	9,478
5 mile	33,970



## MEDIAN HH INCOME

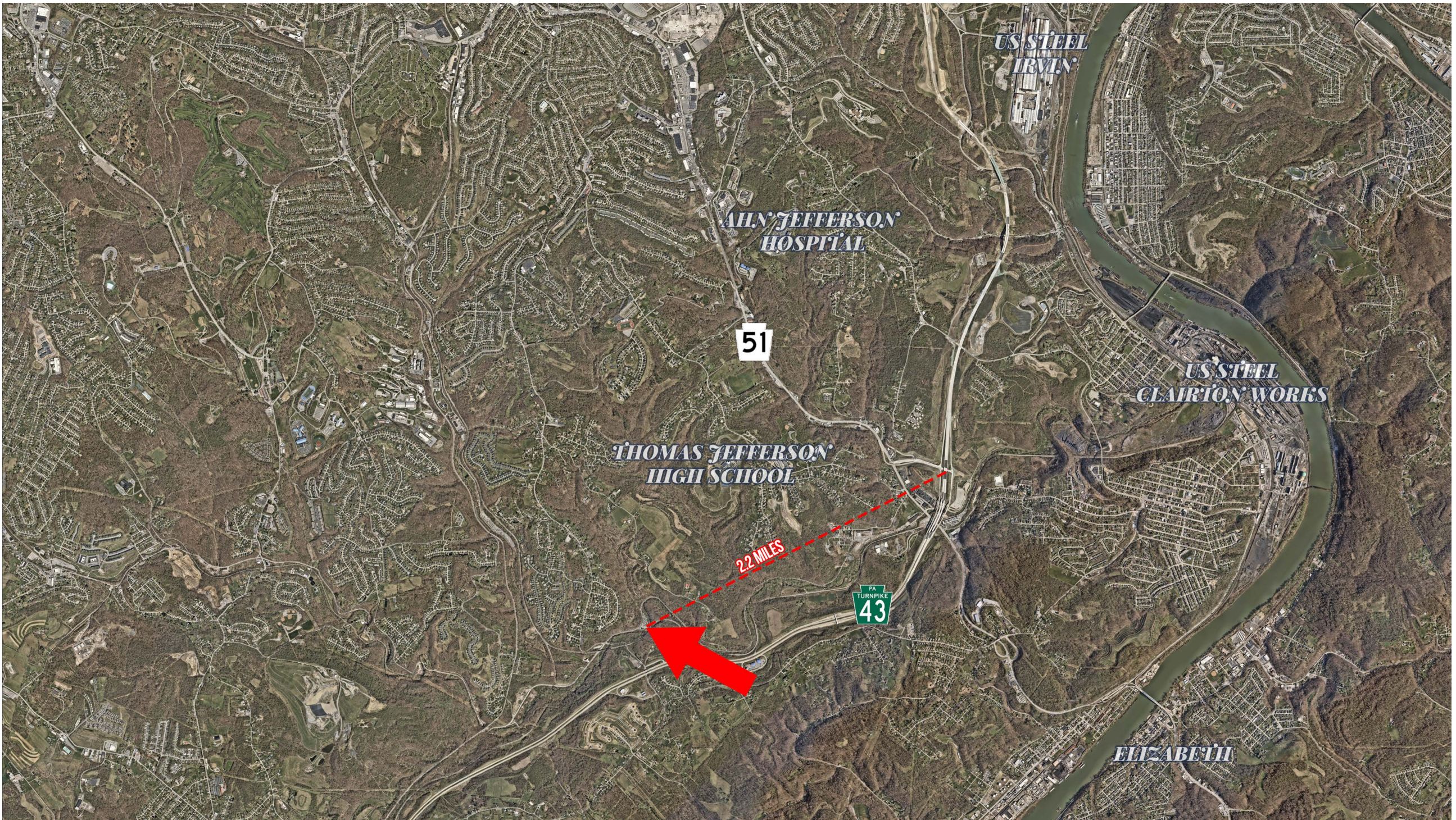
1 mile	\$148,729
3 mile	\$110,070
5 mile	\$84,400



## AVERAGE HOME VALUE

1 mile	\$425,704
3 mile	\$382,831
5 mile	\$312,608





## Strategic Location & **Connectivity**

**500**

within 500 miles of half the U.S. population



Accessible within a day's drive of major markets



90-minute flight reach to nearly half of North America

Major highway, rail, and newly modernized airport infrastructure

## Thriving Tech & Innovative Economy

**1,600+**

technology firms across robotics, AI, healthcare, and engineering

Rapidly growing AI and robotics ecosystem with billions in investment



## Affordability & Livability

Consistently ranked among the most livable U.S. cities

**~45%**

lower housing costs than the national average



Strong appeal for young professionals, families, and retirees

built different

**PGH**

## Culture, Sports & Lifestyle

Home to iconic professional teams (NFL, NHL, MLB)



Nationally recognized food scene and cultural institutions



Abundant outdoor amenities with extensive parks, trails, and riverfronts

## Growing Population & Talent Retention

**27%**

Students make up 27% of the population, with many staying post-graduation



Strong retention supports a sustainable, skilled workforce

## World Class **Healthcare Hub**

Major driver of employment, research, and regional economic growth



Anchored by nationally ranked systems like UPMC and Allegheny Health Network

## Highly Educated **Workforce**



Home to leading institutions driving innovation and research

**88**

Pipeline from 88 colleges and universities



Large concentration of college-educated millennials



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