

# Hartley Bridge Mini Storage

3047 Hartley Bridge Rd  
Macon, Georgia 31216



- 129 unit self storage facility
- Approximately .91 Acres
- Three Buildings totaling approximately 20,000 square feet
- Zoned C-2
- Minutes from new 1 Million SF Amazon Center
- Electric gate with pass code
- CCTV in place
- Pylon signage on Hartley Bridge Rd.
- Assessed value of \$463,246
- Managers office
- 9,030 Vehicles per day
- Built in 2004
- Located off Hartley Bridge Road near the intersection of Hartley Bridge Road and Houston Road.

Unit Mix			
Description	Total	Asking Rent	Total Potential
5x10	23	\$45	\$1,035
10x15	75	\$85	\$6,375
10x20	24	\$100	\$2,400
10x25	4	\$125	\$500
10x30	3	\$150	\$450
			\$10,010

**LIST PRICE: \$640,000**

2017 DEMOGRAPHICS			
	1 Mile	3 Mile	5 Mile
Population	3,123	13,912	40,254
Median Age	37.7	36.2	33.5
Average HH Income	\$85,531	\$70,900	\$51,007

Financial Summary:	Projected Current	Operating 2016	Pro Forma Rents 80%
Gross Potential	\$123,420*	\$114,720	\$123,420
Effective Income	\$91,524	\$64,571	\$91,524
Expenses	\$36,910	\$36,887	\$36,910
Net Operating Income	\$54,614	\$27,684	\$54,614
Note: Gross Potential based on asking rents for the property. *Some units are leased below market			

**FOR MORE  
INFORMATION  
CONTACT**

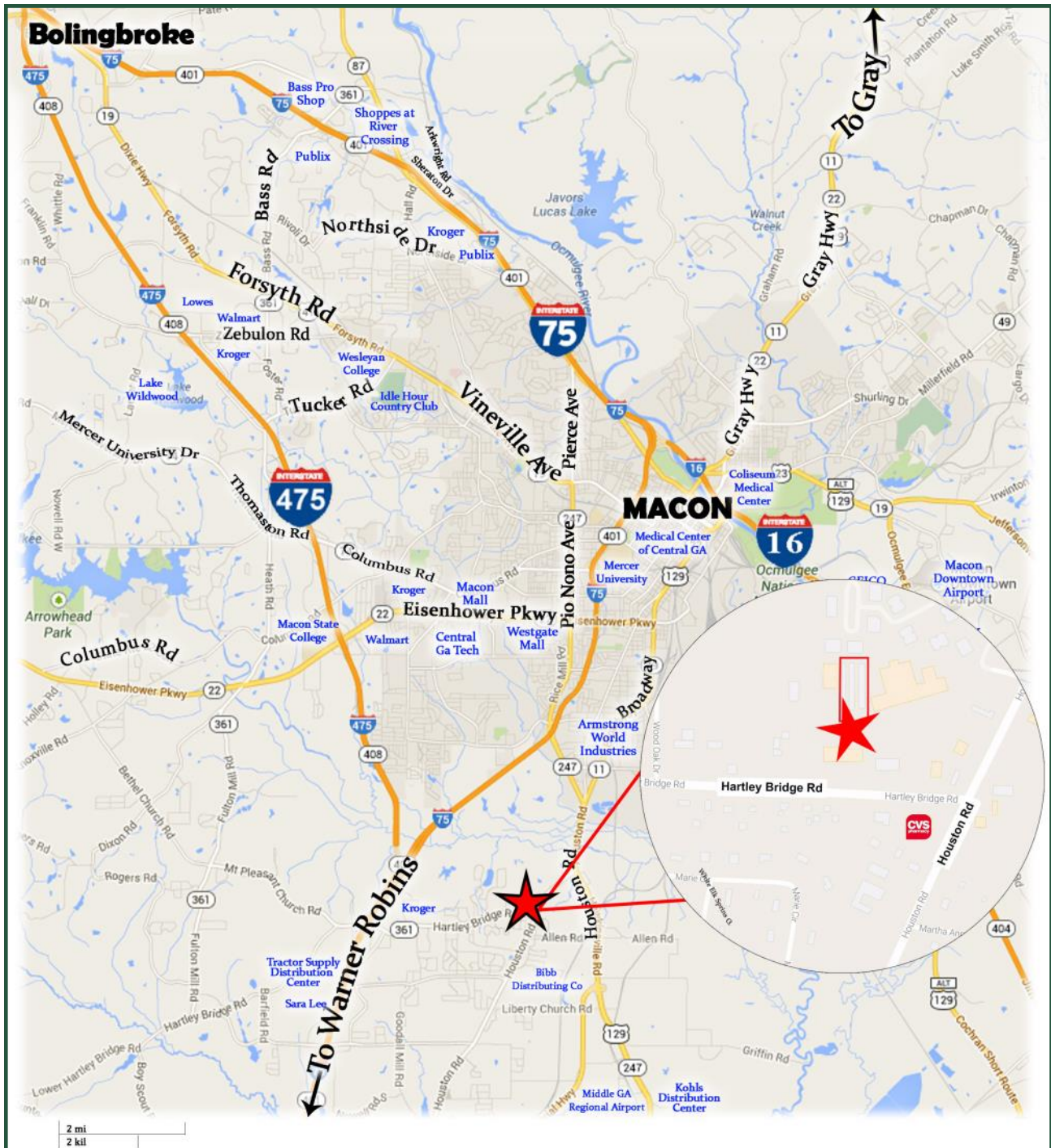
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13: 13: 13: 13:	81	80	79	78	77	28	27	26	25	24	23:	
131	76					22						
130	83	75				21						
129	84	74				31	20					
128	85	73				32	19					
127	72					33	18					
126	71					34	17					
125	88	70				35	16					
124	89	69				36	15					
123	90	68				37	14					
122	91	67				38	13					
121	92	66				39	12					
120	93	65				11						
119	94	64				41	10					
118	95	63				42	9					
117	96	62				43	8					
116	97	61				44	7					
115	98	60				45	6					
114	99	59				46	5					
113	58					47	4					
112	101	57				48	3					
111	102	56				49	2					
110	103	55				50	1					
109	10: 10: 10: 53: 54					52 51						
108												

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