

**MATTHEWS™**



# WESTSIDE STORAGE PLACE

30 BROWN FARM RD SW, CARTERSVILLE, GA | OFFERING MEMORANDUM

# TABLE OF CONTENTS

**10** | Property Overview

**15** | Financial Overview

**18** | Market Overview

## EXCLUSIVELY LISTED BY:

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30 Brown Farm Rd SW, Cartersville, GA 30120





Etowah Valley Landscape



**Qcells**

Qcells Solar Facility  
±13 Miles / ±25 Minutes Away  
±2,500 Jobs

Cartersville Hwy ± 16,200 VPD



Cartersville Airport



Subject Property

 **Brightside at Etowah**  
±102 Townhomes | Built in 2023

   
**Hyundai S-JV Battery Cell Georgia Project**  
±11 Miles / ±20 Minutes Away  
±3,500 Jobs



**Greene Farm**  
±134 New Homes

**Cagle's U-Pull-It**

**Georgia Power - Plant Bowen**  
±7 Miles / ±12 Minutes Away  
±500 Jobs

**AQUAFIL**  
synthetic fibres and polymers

**ADVANCED METAL & WELDING**

**Westside Chase**  
±64 Townhomes

**Carterville Hwy ±16,200 VPD**



**King Pizzeria**

**Brightside at Etowah**  
±102 Townhomes | Built in 2023

**BUILDERS CARPENTRY SOURCE**  
EST. 2018


**Subject Property**



Existing Residential   
Future Residential 

 **Jackson Farm Expansion**  
±294 Total Lots | Expected 2027



 **The Stiles Master Planned Expansion**  
±543 Total Lots | Expansion In Progress

 **Meadowbrook**  
±112 Homes | Built in 2026

Mission Rd

Euharlee Rd SW

**Subject Property**

±16,200 VPD


 **Brightside at Etowah**  
±102 Townhomes | Built in 2023

Cartersville Hwy

 **Carter Grove**  
±400 Homes | Built in 2005

Old Alabama Rd SE

 **Green Farm Phase II**  
±134 Total Homes | In Progress

 **Westside Chase**  
±64 Townhomes

# | EXECUTIVE SUMMARY

## The Opportunity

Austin McLeod with Matthews™ has been exclusively hired to market for sale a self-storage facility located at 30 Brown Farm Rd SW in Cartersville, Georgia. Originally built in 2019 and expanded in 2023, the property offers a going-in 6.50% cap rate with meaningful upside, having been owner-operated with just \$450 spent on advertising annually since opening — leaving substantial room for a professional operator to drive occupancy, push rental rates, and grow ancillary income.

The surrounding trade area is highly affluent, with average household incomes of \$104,095 within 1 mile, \$112,965 within 3 miles, and \$102,736 within 5 miles. The area has also shown strong historical population growth, with continued growth projected at 1.4% to 1.5% annually through 2030, supported by ongoing new home construction on Brown Farm Rd from Crawford Creek Communities.

Bartow County is also benefiting from significant economic momentum. Hines and Aubrey Corporation recently announced a 2,390-acre, \$2 billion+ mixed-use development at I-75/Hwy 411 that will include 10 million square feet of industrial space and 2,800 new residences, with groundbreaking expected in 2025/2026. In addition, Hyundai-SK's \$4.5 billion EV battery plant (3,500+ jobs) and Qcells' \$2.5 billion solar facility (2,500 jobs) are together delivering approximately 6,000 new direct jobs to the county beginning in 2025, further reinforcing long-term storage demand in the market.

This opportunity is being offered on a rolling-bid, first-come, first-serve basis at a list price of \$3,000,000. Please contact Austin McLeod to gain access to the full deal room.



Drone Photos



Drone Photos





01

PROPERTY  
DETAILS



# ASSET OVERVIEW

Facility Name	Westside Storage Place
Address	30 Brown Farm Rd SW
City, State	Cartersville, GA
County	Bartow County
Parcel Number	0056-0802-003
Lot Size (Acres)	±8.00
Year Built	2019
Year Expanded	2023
Number of Buildings	15
Number of Stories	1
Net Rentable SF	±29,800
Total Units	292
Climate Controlled Units	0
Non-Climate Controlled Units	210
Parking Spaces	82
Unit Occupancy	78%
Square Foot Occupancy	81%
Economic Occupancy	78%
3-Mile SF/Capita	9.40
5-Mile SF/Capita	9.14
Management	Owner-Operated with Employees
Foundation	Concrete
Framing	Brick
Roof	Metal
Fencing	Chain-Link, Barbed-Wire
Parking Surface	Gravel
Entry	Keypad Access
Security	25 Cameras
Traffic Counts	±11,935 VPD
Flood Zone	No
On-Site Apartment	No

# INVESTMENT HIGHLIGHTS

- Going-in immediate yield with vacancy upside and rental rate upside
- Management / vacancy upside due to this being owner-operated with only \$450 per year in advertising being spent
- Average Household Income of \$104,095 within 1 mile, \$112,965 within 3 miles, and \$102,736 within 5 miles
- Ability to Increase Tenant Insurance Revenue by \$10,000 in Year 1 of Ownership
- Projected Annual Population Growth of 1.4% to 1.5% Through 2030 Across the Trade Area
- Rental Rate upside still remaining, with attractive returns at stabilization
- Hines and Aubrey Corporation Announced a 2,390-Acre, \$2B+ Mixed-Use Development at I-75/Hwy 411 with 10M SF of Industrial Space and 2,800 New Residences, Breaking Ground in 2025/2026
- Hyundai-SK's \$4.5B EV Battery Plant (3,500+ Jobs) and Qcells' \$2.5B Solar Facility (2,500 Jobs) Are Delivering ~6,000 New Direct Jobs to Bartow County which begun in 2025
- Originally built in 2019 then expanded in 2023
- Crawford Creek Communities Is Actively Building New Homes on Brown Farm Rd
- Strong historical population growth in the 1, 3, and 5-mile, as well as future projected growth in the coming years
- Very minimal property tax increase projected based on expected sale price



# LISTING DETAILS

**\$3,000,000**

List Price

**\$194,611**

Current NOI

**\$243,997**

Year 2 NOI

**\$261,505**

Year 4 NOI

**6.50%**

Current Cap Rate

**8.13%**

Year 2 Cap Rate

**8.72%**

Year 4 Cap Rate

**78%**

Unit Occupancy

**81%**

SF Occupancy

**78%**

Economic Occupancy



# UNIT MIX

## Non-Climate Controlled

Unit Size	Unit SF	Total Units	Occupied	Vacant	Net Rentable SF	Current Rates	Monthly GPI	Annual Total
5 X 5	25	8	1	7	200	\$50	\$400	\$4,800
5 X 10	50	22	12	10	1,100	\$75	\$1,650	\$19,800
10 X 10	100	96	67	29	9,600	\$107	\$10,272	\$123,264
10 X 15	150	14	14	0	2,100	\$122	\$1,708	\$20,496
15 X 10	150	6	6	0	900	\$122	\$732	\$8,784
10 X 20	200	54	50	4	10,800	\$147	\$7,938	\$95,256
10 X 30	300	10	10	0	3,000	\$167	\$1,670	\$20,040
<b>Totals</b>	-	<b>210</b>	<b>160</b>	<b>50</b>	<b>27,700</b>	-	<b>\$24,370</b>	<b>\$292,440</b>

## Open Parking

Unit Size	Unit SF	Total Units	Occupied	Vacant	Net Rentable SF	Current Rates	Monthly GPI	Annual Total
10 X 25	0	42	34	8	0	\$77	\$3,234	\$38,808
12 X 45	0	37	32	5	0	\$77	\$2,849	\$34,188
<b>Totals</b>	-	<b>79</b>	<b>66</b>	<b>13</b>	<b>0</b>	-	<b>\$6,083</b>	<b>\$72,996</b>

## Enclosed Parking

Unit Size	Unit SF	Total Units	Occupied	Vacant	Net Rentable SF	Current Rates	Monthly GPI	Annual Total
14 X 50	700	3	1	2	2,100	\$300	\$900	\$10,800
<b>Totals</b>	-	<b>3</b>	<b>1</b>	<b>2</b>	<b>2,100</b>	-	<b>\$900</b>	<b>\$10,800</b>

<b>Facility Totals</b>	-	<b>292</b>	<b>227</b>	<b>65</b>	<b>29,800</b>	-	<b>\$31,353</b>	<b>\$376,236</b>
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# FINANCIAL OVERVIEW

	T-12		Year 1		Year 2		Year 3		Year 4						
	Total	\$ PSF	Total	\$ PSF	Total	\$ PSF	Total	\$ PSF	Total	\$ PSF					
<b>Income</b>															
Gross Potential Rent	\$376,236	\$12.63	\$376,236	\$12.63	\$395,048	\$13.26	\$406,899	\$13.65	\$419,106	\$14.06					
Truck Rental Commissions	\$1,623	\$0.05	\$1,672	\$0.06	\$1,722	\$0.06	\$1,774	\$0.06	\$1,827	\$0.06					
Merchandise Sales	\$200	\$0.01	\$753	\$0.03	\$775	\$0.03	\$799	\$0.03	\$823	\$0.03					
Tenant Insurance (Net)	\$1,203	\$0.04	\$11,466	\$0.38	\$13,104	\$0.44	\$13,923	\$0.47	\$14,341	\$0.48					
Admin Fees	\$0.00	\$0.00	\$3,456	\$0.12	\$3,560	\$0.12	\$3,666	\$0.12	\$3,776	\$0.13					
Late Fees	\$5,890	\$0.20	\$6,067	\$0.20	\$6,249	\$0.21	\$6,436	\$0.22	\$6,629	\$0.22					
Economic Vacancy	-22.3%	(\$84,005)	(\$2.82)	-12.0%	(\$45,148)	(\$1.52)	-10.0%	(\$39,505)	(\$1.33)	-10.0%	(\$40,690)	(\$1.37)	-10.0%	(\$41,911)	(\$1.41)
<b>Effective Gross Income</b>	<b>\$301,147</b>	<b>\$10.11</b>	<b>\$354,501</b>	<b>\$11.90</b>	<b>\$380,953</b>	<b>\$12.78</b>	<b>\$392,808</b>	<b>\$13.18</b>	<b>\$404,592</b>	<b>\$13.58</b>					
<b>Expenses</b>															
Real Estate Taxes	\$21,055	\$0.71	\$24,531	\$0.82	\$25,022	\$0.84	\$25,522	\$0.86	\$26,032	\$0.87					
Insurance	\$11,920	\$0.40	\$12,158	\$0.41	\$12,402	\$0.42	\$12,650	\$0.42	\$12,903	\$0.43					
Utilities & Trash	\$4,853	\$0.16	\$4,950	\$0.17	\$5,049	\$0.17	\$5,150	\$0.17	\$5,253	\$0.18					
On-Site Payroll	\$30,000	\$1.01	\$30,600	\$1.03	\$31,212	\$1.05	\$31,836	\$1.07	\$32,473	\$1.09					
Management Fees	\$14,862	\$0.50	\$17,725	\$0.59	\$19,048	\$0.64	\$19,640	\$0.66	\$20,230	\$0.68					
Bank and Credit Card Fees	\$6,776	\$0.23	\$7,976	\$0.27	\$8,571	\$0.29	\$8,838	\$0.30	\$9,103	\$0.31					
Advertising & Marketing	\$450	\$0.02	\$18,000	\$0.60	\$18,360	\$0.62	\$18,727	\$0.63	\$19,102	\$0.64					
Office & Administrative	\$2,078	\$0.07	\$2,120	\$0.07	\$2,162	\$0.07	\$2,205	\$0.07	\$2,249	\$0.08					
Telephone & Internet	\$4,218	\$0.14	\$4,302	\$0.14	\$4,388	\$0.15	\$4,476	\$0.15	\$4,565	\$0.15					
Repairs & Maintenance	\$10,325	\$0.35	\$10,531	\$0.35	\$10,742	\$0.36	\$10,957	\$0.37	\$11,176	\$0.38					
<b>Total Operating Expenses</b>	<b>\$106,537</b>	<b>\$3.58</b>	<b>\$132,894</b>	<b>\$4.46</b>	<b>\$136,956</b>	<b>\$4.60</b>	<b>\$140,002</b>	<b>\$4.70</b>	<b>\$143,087</b>	<b>\$4.80</b>					
Operating Expense Ratio	35.4%	-	37.5%	-	36.0%	-	35.6%	-	35.4%	-					
<b>Net Operating Income</b>	<b>\$194,611</b>	<b>\$6.53</b>	<b>\$221,607</b>	<b>\$7.44</b>	<b>\$243,997</b>	<b>\$8.19</b>	<b>\$252,806</b>	<b>\$8.48</b>	<b>\$261,505</b>	<b>\$8.78</b>					

## ASSUMPTIONS:

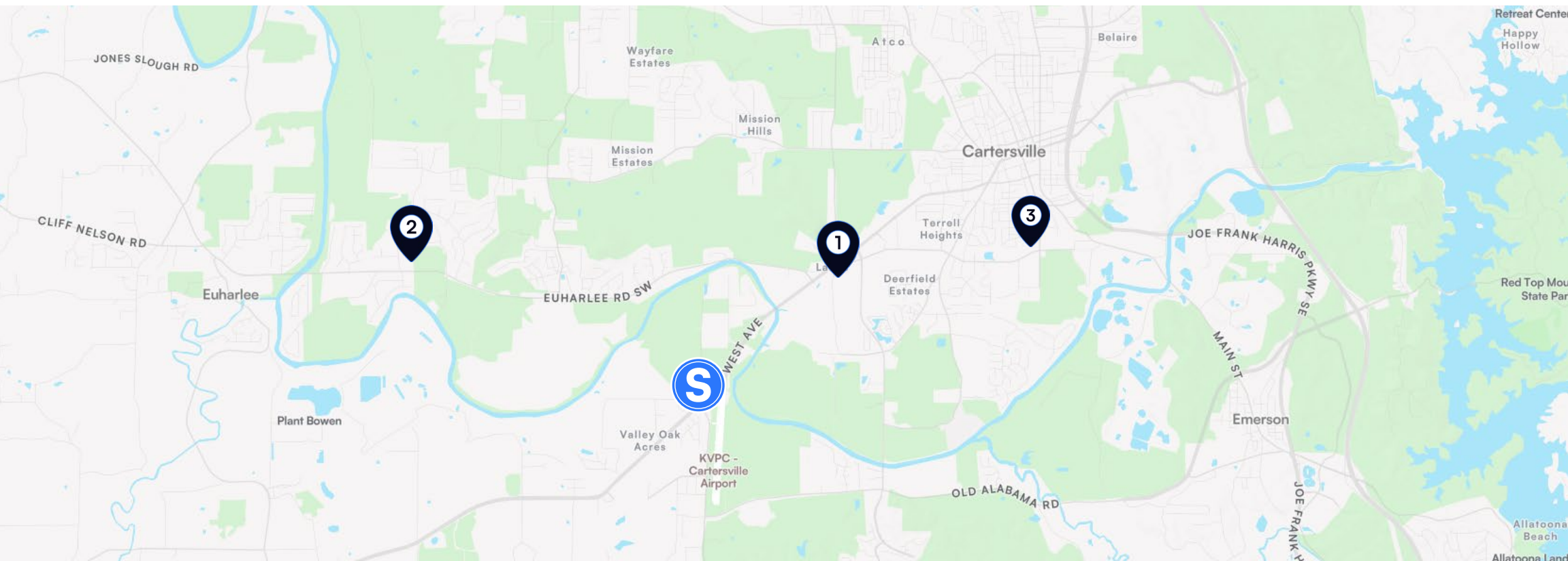
- Gross Potential Rent - Unchanged in Year 1, 5% increase in Year 2, and 3% increases in Year 3 and Year 4
- Tenant Insurance (Self-Storage Units Only) - 70% penetration x \$6.50 (Profit) x 12 months in Year 1, 80% penetration in Year 2, 85% penetration in Year 3, 3% annual growth moving forward
- Admin Fees - \$24 per move-in x 12 move-ins per month x 12 months in Year 1, 3% annual growth moving forward
- Real Estate Taxes - Estimated in Year 1 based on the sale price (with 15% goodwill allocation) and current millage rate, followed by 2% annual growth moving forward
- Insurance Expense - 2% annual growth starting in Year 1
- Utilities Expense - 2% annual growth starting in Year 1
- On-Site Payroll - Inserted \$30,000 in T-12 expenses to be in-line with market on a facility of this size. 2% annual growth starting in Year 1
- Management Fee - 5% of Effective Gross Income
- Bank and Credit Card Fees - 2.25% of Effective Gross Income
- Advertising & Marketing - \$1,500 per month budget starting in Year 1, 2% annual growth moving forward
- Office & Administrative - 2% annual growth starting in Year 1
- Telephone & Internet - 2% annual growth starting in Year 1

# 10 YEAR CASH FLOW ANALYSIS

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Income</b>										
Gross Potential Rent	\$376,236	\$395,048	\$406,899	\$419,106	\$431,679	\$444,630	\$457,969	\$471,708	\$485,859	\$500,435
Truck Rental Commissions	\$1,672	\$1,722	\$1,774	\$1,827	\$1,827	\$1,827	\$1,827	\$1,827	\$1,827	\$1,827
Merchandise Sales	\$753	\$775	\$799	\$823	\$847	\$873	\$899	\$926	\$954	\$982
Tenant Insurance (Net)	\$11,466	\$13,104	\$13,923	\$14,341	\$14,771	\$15,214	\$15,670	\$16,141	\$16,625	\$17,124
Admin Fees	\$3,456	\$3,560	\$3,666	\$3,776	\$3,890	\$4,006	\$4,127	\$4,250	\$4,378	\$4,509
Late Fees	\$6,067	\$6,249	\$6,436	\$6,629	\$6,828	\$7,033	\$7,244	\$7,461	\$7,685	\$7,916
Economic Vacancy	(\$45,148)	(\$39,505)	(\$40,690)	(\$41,911)	(\$43,168)	(\$44,463)	(\$45,797)	(\$47,171)	(\$48,586)	(\$50,043)
<b>Effective Gross Income</b>	<b>\$354,501</b>	<b>\$380,953</b>	<b>\$392,808</b>	<b>\$404,592</b>	<b>\$416,675</b>	<b>\$429,120</b>	<b>\$441,939</b>	<b>\$455,142</b>	<b>\$468,742</b>	<b>\$482,749</b>
<b>Expenses</b>										
Real Estate Taxes	\$24,531	\$25,022	\$25,522	\$26,032	\$26,553	\$27,084	\$27,626	\$28,178	\$28,742	\$29,317
Insurance	\$12,158	\$12,402	\$12,650	\$12,903	\$13,161	\$13,424	\$13,692	\$13,966	\$14,246	\$14,530
Utilities & Trash	\$4,950	\$5,049	\$5,150	\$5,253	\$5,358	\$5,465	\$5,575	\$5,686	\$5,800	\$5,916
On-Site Payroll	\$30,600	\$31,212	\$31,836	\$32,473	\$33,122	\$33,785	\$34,461	\$35,150	\$35,853	\$36,570
Management Fees	\$17,725	\$19,048	\$19,640	\$20,230	\$20,834	\$21,456	\$22,097	\$22,757	\$23,437	\$24,137
Bank and Credit Card Fees	\$7,976	\$8,571	\$8,838	\$9,103	\$9,375	\$9,655	\$9,944	\$10,241	\$10,547	\$10,862
Advertising & Marketing	\$18,000	\$18,360	\$18,727	\$19,102	\$19,484	\$19,873	\$20,271	\$20,676	\$21,090	\$21,512
Office & Administrative	\$2,120	\$2,162	\$2,205	\$2,249	\$2,294	\$2,340	\$2,387	\$2,435	\$2,484	\$2,533
Telephone & Internet	\$4,302	\$4,388	\$4,476	\$4,565	\$4,657	\$4,750	\$4,845	\$4,942	\$5,041	\$5,141
Repairs & Maintenance	\$10,531	\$10,742	\$10,957	\$11,176	\$11,399	\$11,627	\$11,860	\$12,097	\$12,339	\$12,586
<b>Total Operating Expenses</b>	<b>\$132,894</b>	<b>\$136,956</b>	<b>\$140,002</b>	<b>\$143,087</b>	<b>\$146,238</b>	<b>\$149,461</b>	<b>\$152,757</b>	<b>\$156,128</b>	<b>\$159,577</b>	<b>\$163,104</b>
<i>Operating Expense Ratio</i>	37.5%	36.0%	35.6%	35.4%	35.1%	34.8%	34.6%	34.3%	34.0%	33.8%
<b>Net Operating Income</b>	<b>\$221,607</b>	<b>\$243,997</b>	<b>\$252,806</b>	<b>\$261,505</b>	<b>\$270,437</b>	<b>\$279,660</b>	<b>\$289,182</b>	<b>\$299,014</b>	<b>\$309,165</b>	<b>\$319,645</b>

# NON-CLIMATE CONTROLLED - RENT COMPARABLES

Facility Name	Address	5x5 NC			5x10 NC			10x10 NC		10x15 NC		10x20 NC		10x30 NC		Distance to Property
		In-Store	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate		
<b>S</b> Subject Property	30 Brown Farm Rd SW, Cartersville, GA	\$50.00	\$75.00	-	\$107.00	-	\$122.00	-	\$147.00	-	\$167.00	-	-			
<b>1</b> American Storage	550 Old Mill Rd, Cartersville, GA	\$38.00	\$59.00	-	\$109.00	-	\$139.00	-	\$159.00	-	\$209.00	-	1.89 Miles			
<b>2</b> Pilot Self Storage	255 McCormick Rd, Cartersville, GA	-	\$70.00	\$58.00	\$155.00	\$129.00	\$180.00	\$150.00	\$186.00	\$155.00	-	-	3.16 Miles			
<b>3</b> Extra Space Storage	671 S Erwin St Bldg 300, Cartersville, GA	-	-	-	\$80.00	\$57.00	\$105.00	\$75.00	\$148.00	\$106.00	\$202.00	\$144.00	3.58 Miles			
<b>Averages</b>		<b>\$38.00</b>	<b>\$64.50</b>	<b>\$58.00</b>	<b>\$114.67</b>	<b>\$93.00</b>	<b>\$141.33</b>	<b>\$112.50</b>	<b>\$164.33</b>	<b>\$130.50</b>	<b>\$205.50</b>	<b>\$144.00</b>				
<b>Average Rent Per Foot</b>		<b>\$1.52</b>	<b>\$1.29</b>	<b>\$1.16</b>	<b>\$1.15</b>	<b>\$0.93</b>	<b>\$0.94</b>	<b>\$0.75</b>	<b>\$0.82</b>	<b>\$0.65</b>	<b>\$0.69</b>	<b>\$0.48</b>				



# 02

## MARKET OVERVIEW

# CARTERSVILLE, GA

# DEMOGRAPHIC ANALYSIS

WITHIN 5 MILES

**1.4%**

2025-2030 Annual  
Population Growth

**39.3**

Median Age

**3.3%**

2020-2025 Annual  
Household Growth

**9,560**

Owner Occupied  
Households

**4,573**

Renter Occupied  
Households

**\$102,736**

Average Household  
Income



**25,082+**

TOTAL  
POPULATION

**2.52**

AVG HOUSEHOLD  
SIZE (PEOPLE)

**9,230+**

NUMBER OF  
HOUSEHOLDS

**\$84,437**

MEDIAN  
HOUSEHOLD INCOME



# ATLANTA MSA

**#6 IN THE U.S.**

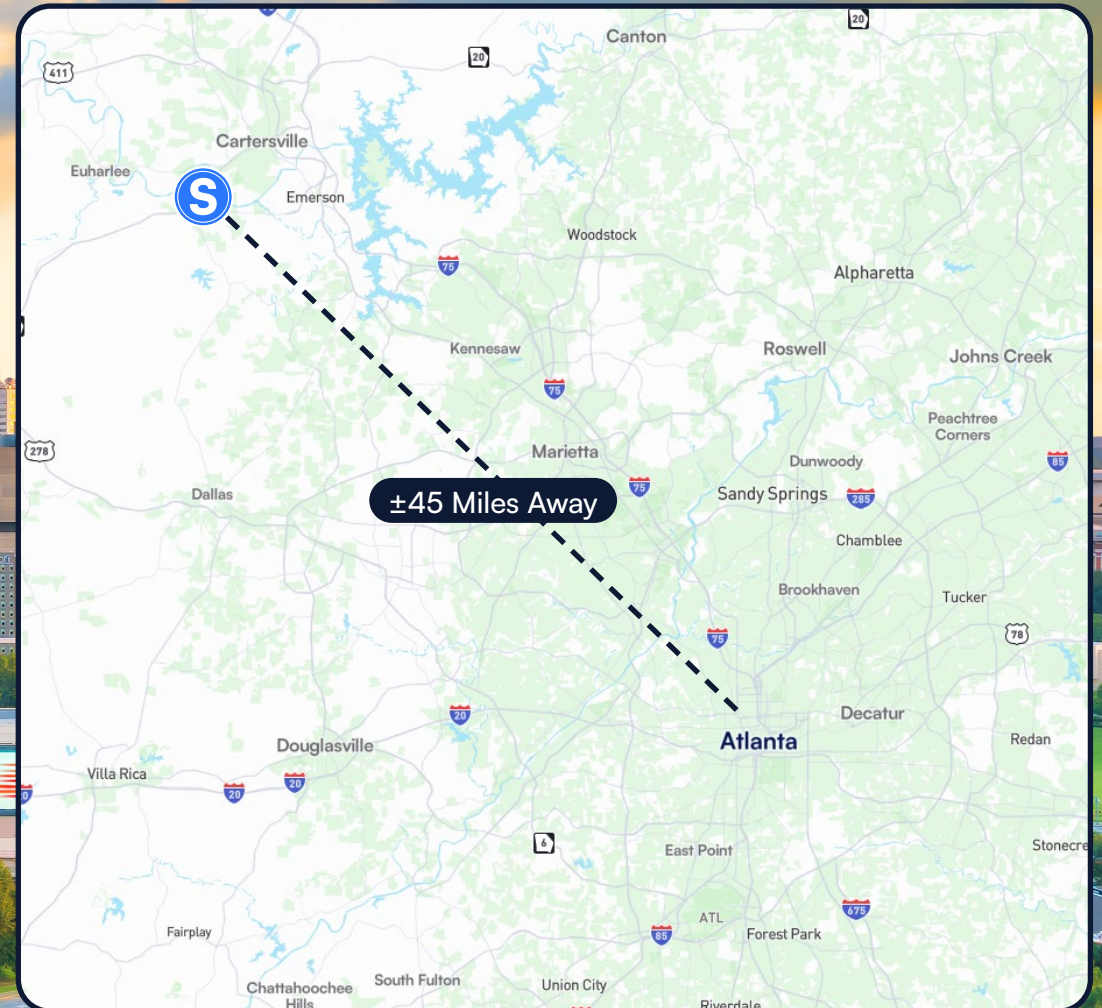
Largest Metropolitan Area

**\$1 TRILLION+**

Annual Gross Metro Product

**330,000+**

Residents Added Since 2020



# ATLANTA, GA

The Atlanta MSA is one of the **largest and fastest-growing** metropolitan areas in the U.S., ranking among the **top 10 metros by population**. The region has consistently outperformed legacy gateway markets in net population and job growth, driven by strong in-migration, a diversified economy

anchored by Fortune 500 headquarters, logistics, technology, and professional services, and its role as the economic capital of the Southeast. These fundamentals continue to fuel sustained housing demand and position Atlanta as a core market for long-term institutional investment.

Total Population  
**6,305,839**

Annual Visitors  
**51 Million**

Tourism Economic Impact  
**\$20 Billion**

GDP  
**\$571+ Billion**





# Transportation

Atlanta's transportation network is anchored by Hartsfield—Jackson, the world's busiest airport, and a major global cargo hub. Supported by MARTA rail and bus service, extensive interstates, and a large logistics workforce, the region serves as a key gateway for commerce and growth in the Southeast. The Port of Savannah's strong rail and highway links to Atlanta further strengthen its role as a logistics hub. This integrated infrastructure supports business expansion, tourism, and multifamily housing demand across the metro.



Jobs in Logistics  
**150,000+ Jobs**



Airport Economic Impact  
**\$34.8 Billion Annually**  
Supports 448,000 Jobs Annually



Logistics Employment  
**220,000 Workers in  
Transportation & Warehousing**



Annual Ridership for  
Public Transportation  
**100M+ (Bus, Trolley, Skyway)**

# Tourism & Cultural Events

Atlanta boasts a vibrant tourism and cultural scene anchored by world-class attractions like the Georgia Aquarium, World of Coca-Cola, and the Martin Luther King Jr. National Historical Park, alongside a thriving arts and theater district. Major events such as

the Peach Bowl, Atlanta Film Festival, Music Midtown, and Atlanta Jazz Festival highlight the city's diverse cultural identity, while professional sports teams like the Falcons, Braves, and Hawks further cement their reputation as a premier entertainment hub.



Georgia Aquarium  
2.2M Annual Visitors



Peach Bowl  
\$73.4M in Economic Impact



FIFA World Cup 2026  
Est. \$503M in Economic Impact



## MAJOR EMPLOYERS



### Tech

NCR Voyix Corporation ±14,000

Acuity Brands, Inc. ±12,000

CNN ±6,500

OneTrust, LLC ±2,300

Accenture ±2,200



### Healthcare

Emory Healthcare ±26,400

Grady Health System ±5,354

Piedmont Healthcare ±4,000



### Education

Georgia Tech ±19,000

GSU ±10,000



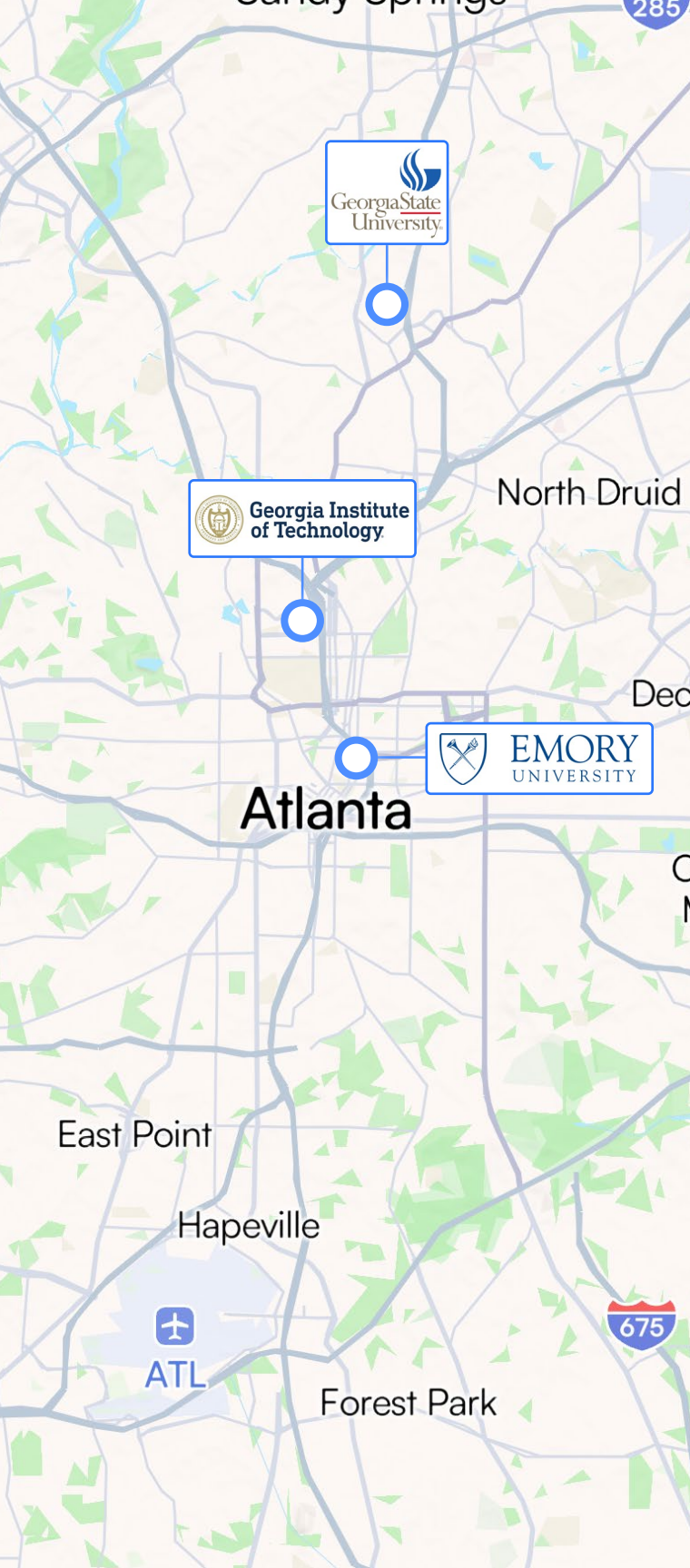
### Government

Atlanta City Government ±8,932



Atlanta

ATL



## Higher Education

Atlanta's higher education sector is anchored by Georgia Tech, Emory University, and Georgia State University, collectively serving over 120,000 students each year. These universities are nationally recognized for strengths in research, healthcare, business, and technology, attracting students and faculty from across the country and the globe. With strong graduation rates and steady enrollment growth, they act as pipelines for highly skilled talent that feeds into Atlanta's diverse economy. Their presence also drives significant demand for housing, student services, and cultural amenities, reinforcing the city's role as a leading hub for education and innovation.

### Georgia Institute of Technology

#### Enrollment (2024-2025)

53,067 Students | 11.4% increase from 2024

Graduation Rate: 93%

### Emory University

#### Enrollment (2024-2025)

15,046 Students

Graduation Rate: 91%

### Georgia State University

#### Enrollment (2024-2025)

52,400 Students

Graduation Rate: 54%



# DEMOGRAPHIC ANALYSIS

## POPULATION

	1-MILE	3-MILE	5-MILE
2020 Population	733	10,368	33,330
2025 Population	804	11,513	36,150
2030 Population Projection	862	12,367	38,684
Median Age	39	40.6	39.3

## HOUSEHOLDS

	1-MILE	3-MILE	5-MILE
2020 Households	267	3,810	12,207
2025 Households	293	4,222	13,210
2030 Household Projection	315	4,535	14,133
Owner Occupied Households	238	3,449	9,560
Renter Occupied Households	77	1,086	4,573

## INCOME

	1-MILE	3-MILE	5-MILE
Avg Household Income	\$104,095	\$112,965	\$102,736
Median Household Income	\$110,185	\$95,446	\$85,486
< \$25,000	27	468	1,770
\$25,000 - 50,000	31	420	1,860
\$50,000 - 75,000	34	546	1,93
\$75,000 - 100,000	44	829	2,48
\$100,000 - 125,000	27	511	1,303
\$125,000 - 150,000	96	645	1,446
\$150,000 - 200,000	31	354	1,254
\$200,000+	4	451	1,158



# Confidentiality Agreement and Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **30 Brown Farm Rd SW, Cartersville, GA 30120** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

# MATTHEWS™

OFFERING MEMORANDUM

# WESTSIDE STORAGE PLACE

30 BROWN FARM RD SW, CARTERSVILLE, GA 30120

## EXCLUSIVELY LISTED BY:

### AUSTIN MCLEOD

*Senior Vice President*

*Director | Self-Storage*

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### BROKER OF RECORD

Maxx Bauman

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