

MATTHEWS™



PUBLIC STORAGE (MANAGED)

4745 JIMMY CARTER BLVD, NORCROSS, GA | OFFERING MEMORANDUM



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| 4745 Jimmy Carter Blvd, Norcross, GA 30093





Walgreens
DUNKIN'
Pizza Hut
Kroger
Chick-fil-A
CHIPOTLE MEXICAN GRILL
TACO BELL
Denny's

Lightera
Corporate Office
±1,000 Total Employees

Capella Apartment Homes
±320 Units

Story Farms Townhomes
±99 Townhomes

Terra at Norcross Apartments
±308 Units

Forest Vale Apartments
±254 Units

Auto Zone

CHUCK E. CHEESE

IHOP

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

Rockbridge Elementary
±990 Students

Walmart Supercenter

Wintergreen Townhomes
±108 Townhomes

Sheffield Manor
±120 Townhomes

Gwinnett
URGENT CARE
& Family Practice

Shell

Jimmy Carter Blvd ±33,600 VPD

Subject Property





4745 Jimmy Carter Blvd

Housing Developments

1. **Buford Highway Townhomes**
68 multi-residential development
2. **Prose 5420**
280 multi-residential development
3. **Anderson Place**
27 multi-residential and retail development
4. **Blue Sky at Jimmy Carter Blvd**
144 Multi-Residential
5. **The Brunswick Apartments**
184-unit multi-residential development
6. **Dekalb Dr Mixed-Use Development - Doraville**
778 residential complex
7. **Presidential Hotel Redevelopment**
774-unit
8. **Old Chamblee Tucker Rd Mixed Use Building - Atlanta**
24-unit
9. **Pirkle Road Townhomes**
47 apartment homes
10. **Rockfern Place Townhomes**
86 multi-residential
11. **King David Towers**
700 multi-residential development
12. **The Darnell**
246-unit residential development
13. **Woodland Townhomes**
52-room multi-residential development
14. **Preserve at Killian Hill**
72 multi-residential development
15. **Arcado Road Townhome Development, Phase 1**
34-unit multi-residential development
16. **Arcado Rd Subdivision - Liburn**
117-unit multi-residential development
17. **Railroad Avenue Multi-Residential Development**
275-unit multi-residential development in Athens
18. **RangeWater Lilburn Project - RangeWater Real Estate**
269 Apartment Homes
19. **Noble Village Lilburn**
68-unit multi-residential development
20. **Main Street Multi-Residential Development**
67-unit multi-residential development
21. **Rangewater Railroad Avenue Mixed-Use**
275-unit luxury Multi-Residential
22. **Bryson Meadows**
83-unit Multi-Residential
23. **Townes at Greenleaf**
32-unit
24. **Townes at Rockbridge**
47-unit multi-residential development
25. **Harmony Grove Subdivision - Lilburn**
15-units
26. **Mimosa Drive Townhomes**
18-unit multi-residential development
27. **Lawrenceville Highway Townhomes**
212-unit multi-residential development
28. **Braxton Square Phase 6**
15-unit multi-residential units
29. **Woodland Grove Townhomes**
52-unit multi-residential development
30. **Jimmy Carter Boulevard Multi-Residential**
35-unit multi-residential development
31. **Northlake Townhomes**
35-unit multi-residential development
32. **Northlake Apartments**
245-unit multi-residential development
33. **Render Tucker**
312-unit multi-residential development
34. **Lawrenceville Highway Residential Subdivision**
75-unit multi-residential development
35. **Britt Road Subdivision**
39-unit multi-residential development
36. **Creeside Cowan Crossing**
34-unit multi-residential development

| EXECUTIVE SUMMARY

The Opportunity

Austin McLeod with Matthews™ has been exclusively hired to market for sale a Class A, all climate-controlled self-storage facility totaling $\pm 67,829$ rentable square feet across 656 units. The facility was opened in June 2025 and is currently managed by publicly traded REIT “Public Storage”.

The three-story facility is a state of the art build with an optimal two “ground-level” accessed floors, allowing ownership to charge a premium rental rate across two floors’ worth of units. Since delivery, the facility has leased up quickly, reaching 47% occupancy by units and 53% by square footage within its first 12 months of operation.

The property also benefits from visibility directly on Jimmy Carter Blvd, seeing over 33,600 vehicles per day. The surrounding market also carries just 6.11 square feet per capita within a 3-mile radius, according to TractIQ, and the surrounding trade area continues to demonstrate strong demographic trends as well.

Over 109,000 residents currently live within 3 miles of the property, a figure projected to grow to more than 112,000 by 2030. This growth is supported by a large residential development pipeline totaling an estimated \$1.8 billion in value, including more than 5,500 units in planning within a 5-mile radius. Norcross also sits within Gwinnett County, the second-most populous county in Georgia, and is located in the Atlanta MSA, the seventh-largest MSA in the country.

This opportunity is being offered on a market bid, call-for-offers basis, with the Call for Offers date set for Wednesday, August 19th, 2026. Please contact Austin McLeod to discuss pricing guidance and gain access to the deal room.





Drone Photos







01

PROPERTY
OVERVIEW



ASSET OVERVIEW

Facility Name	Public Storage (Managed)
Address	4745 Jimmy Carter Blvd
City, State	Norcross, GA
County	Gwinnett County
Parcel Number	R6169 008A
Lot Size (Acres)	±2.85
Year Built	2025
Number of Buildings	1
Number of Stories	3
Net Rentable SF	±67,829
Total Units	656
Climate Controlled Units	656
Non-Climate Controlled Units	0
Parking Spaces	0
Unit Occupancy	47%
Square Foot Occupancy	54%
Economic Occupancy	56%
3-Mile SF/Capita	6.11
5-Mile SF/Capita	8.86
Management	Third-Party Management
Foundation	Concrete
Framing	Steel
Roof	Metal
Fencing	N/A
Parking Surface	Paved
Entry	Keypad Access
Traffic Counts	±33,600 VPD
Flood Zone	No
On-Site Apartment	No

INVESTMENT HIGHLIGHTS

- 2025-Construction, Three-Story Self Storage Facility Comprised of 656 Climate-Controlled Units Totaling $\pm 67,829$ NRSF
- Optimal design with two “ground-level” accessed floors, allowing the owner to charge a premium rental rate for two floors worth of units
- State-of-the-Art Facility that has leased up quickly in a year, reaching 47% unit occupancy and 53% SF occupancy in 12 months
- Dense surrounding population with over 109,000 residents living within 3-miles of the site, which is projected to grow to over 112,000 residents by 2030
- Very rare and favorable market saturation of just 6.11 SF per capita of self-storage within 3-miles of the property (according to TractIQ)
- High traffic counts on Jimmy Carter Blvd seeing over 33,600 vehicles per day
- Norcross is located in Gwinnett County, the Second Most Populous County in Georgia and located within the Atlanta MSA, the 7th largest MSA in the country
- Over 5,500 new residential units showing in the development pipeline within 5-miles of the facility, estimated at over \$1.8B in value



LISTING DETAILS

MARKET BID

List Price

\$104,227

Year 1 NOI

\$344,606

Year 2 NOI

\$759,847

Year 4 NOI

656

Total Units

656

Climate Controlled Units

±67,829

Net Rentable SF

47%

Unit Occupancy

54%

SF Occupancy

56%

Economic Occupancy



UNIT MIX

Climate Controlled - Ground Level

Unit Size	Unit SF	Total Units	Occupied	Vacant	Net Rentable SF	Current Rates	Monthly GPI	Annual Total
5 X 5	25	2	1	1	50	\$22	\$44	\$528
5 X 5	25	17	6	11	425	\$22	\$374	\$4,488
5 X 10	50	5	5	0	250	\$34	\$170	\$2,040
5 X 10	50	3	3	0	150	\$34	\$102	\$1,224
10 X 5	50	32	16	16	1,600	\$31	\$992	\$11,904
10 X 5	50	5	3	2	250	\$34	\$170	\$2,040
5 X 12	60	1	1	0	60	\$35	\$35	\$420
12 X 5	60	2	2	0	120	\$36	\$72	\$864
12 X 5	60	6	6	0	360	\$36	\$216	\$2,592
10 X 10	100	1	1	0	100	\$60	\$60	\$720
10 X 10	100	16	4	12	1,600	\$62	\$992	\$11,904
10 X 10	100	128	33	95	12,800	\$57	\$7,296	\$87,552
10 X 10	100	1	1	0	100	\$57	\$57	\$684
10 X 12	120	2	2	0	240	\$68	\$136	\$1,632
10 X 12	120	1	1	0	120	\$64	\$64	\$768
10 X 12	120	7	6	1	840	\$65	\$455	\$5,460
10 X 15	150	10	10	0	1,500	\$90	\$900	\$10,800
10 X 15	150	68	51	17	10,200	\$68	\$4,624	\$55,488
15 X 10	150	2	1	1	300	\$76	\$152	\$1,824
10 X 17	170	1	1	0	170	\$88	\$88	\$1,056
10 X 20	200	8	5	3	1,600	\$123	\$984	\$11,808
10 X 20	200	34	25	9	6,800	\$122	\$4,148	\$49,776
10 X 22	220	3	3	0	660	\$139	\$417	\$5,004
10 X 22	220	4	4	0	880	\$134	\$536	\$6,432
22 X 10	220	2	2	0	440	\$134	\$268	\$3,216
10 X 25	250	14	12	2	3,500	\$158	\$2,212	\$26,544
10 X 25	250	3	3	0	750	\$197	\$591	\$7,092
Totals	-	378	208	170	45,865	-	\$26,155	\$313,860

UNIT MIX

Climate Controlled - Elevator Access

Unit Size	Unit SF	Total Units	Occupied	Vacant	Net Rentable SF	Current Rates	Monthly GPI	Annual Total
5 X 5	25	5	0	5	125	\$18	\$90	\$1,080
5 X 5	25	30	6	24	750	\$16	\$480	\$5,760
5 X 10	50	7	2	5	350	\$25	\$175	\$2,100
5 X 10	50	38	21	17	1,900	\$25	\$950	\$11,400
10 X 5	50	2	1	1	100	\$28	\$56	\$672
10 X 5	50	7	3	4	350	\$31	\$217	\$2,604
5 X 12	60	1	1	0	60	\$30	\$30	\$360
6 X 10	60	2	2	0	120	\$29	\$58	\$696
12 X 5	60	1	1	0	60	\$33	\$33	\$396
12 X 5	60	2	2	0	120	\$29	\$58	\$696
10 X 7	70	1	1	0	70	\$38	\$38	\$456
10 X 7	70	48	21	27	3,360	\$35	\$1,680	\$20,160
6 X 12	72	1	1	0	72	\$38	\$38	\$456
6 X 12	72	1	1	0	72	\$39	\$39	\$468
10 X 10	100	31	5	26	3,100	\$53	\$1,643	\$19,716
10 X 10	100	80	18	62	8,000	\$50	\$4,000	\$48,000
10 X 12	120	3	1	2	360	\$54	\$162	\$1,944
12 X 10	120	3	2	1	360	\$52	\$156	\$1,872
10 X 15	150	4	4	0	600	\$68	\$272	\$3,264
10 X 15	150	9	8	1	1,350	\$68	\$612	\$7,344
22 X 10	220	1	1	0	220	\$124	\$124	\$1,488
22 X 10	220	1	0	1	220	\$111	\$111	\$1,332
Totals	-	278	102	176	21,719	-	\$11,022	\$132,264
Facility Totals	-	656	310	346	67,584	-	\$37,177	\$446,124



02

FINANCIAL
OVERVIEW

FINANCIAL OVERVIEW

	T-1		Year 1		Year 2		Year 3		Year 4			
	Total	\$ PSF	Total	\$ PSF	Total	\$ PSF	Total	\$ PSF	Total	\$ PSF		
Income												
Gross Potential Rent	\$446,124	\$6.60	\$446,124	\$6.60	\$713,798	\$10.56		\$15.31	\$1,215,840	\$17.99		
Merchandise Sales	\$3,518	\$0.05	\$3,870	\$0.06	\$3,986	\$0.06	\$4,105	\$0.06	\$4,229	\$0.06		
Tenant Insurance (Net)	\$16,704	\$0.25	\$25,584	\$0.38	\$33,259	\$0.49	\$43,493	\$0.64	\$44,798	\$0.66		
Fee Income	\$18,995	\$0.28	\$23,744	\$0.35	\$27,305	\$0.40	\$30,036	\$0.44	\$30,937	\$0.46		
Economic Vacancy	-43.8%	(\$195,216)	(\$2.89)	-10.0%	(\$44,612)	(\$0.66)	-10.0%	(\$71,380)	(\$1.06)	-10.0%	(\$121,584)	(\$1.80)
Effective Gross Income	\$290,125	\$4.29	\$454,709	\$6.73	\$706,969	\$10.46		\$14.93	\$1,174,219	\$17.37		
Expenses												
Real Estate Taxes	\$87,043	\$1.29	\$129,319	\$1.91	\$131,905	\$1.95	\$134,543	\$1.99	\$137,234	\$2.03		
Insurance	\$17,572	\$0.26	\$17,923	\$0.27	\$18,282	\$0.27	\$18,647	\$0.28	\$19,020	\$0.28		
Utilities & Trash	\$42,000	\$0.62	\$42,840	\$0.63	\$43,697	\$0.65	\$44,571	\$0.66	\$45,462	\$0.67		
On-Site Payroll	\$68,329	\$1.01	\$69,696	\$1.03	\$71,089	\$1.05	\$72,511	\$1.07	\$73,962	\$1.09		
Management Fees	\$5,200	\$0.08	\$30,000	\$0.44	\$30,000	\$0.44	\$50,457	\$0.75	\$58,711	\$0.87		
Bank and Credit Card Fees	\$3,123	\$0.05	\$10,231	\$0.15	\$15,907	\$0.24	\$22,706	\$0.34	\$26,420	\$0.39		
Advertising & Marketing	\$18,647	\$0.28	\$24,000	\$0.36	\$24,480	\$0.36	\$24,970	\$0.37	\$25,469	\$0.38		
Office & Administrative	\$12,172	\$0.18	\$12,415	\$0.18	\$12,664	\$0.19	\$12,917	\$0.19	\$13,175	\$0.19		
Telephone & Internet	\$1,914	\$0.03	\$1,952	\$0.03	\$1,991	\$0.03	\$2,031	\$0.03	\$2,072	\$0.03		
Repairs & Maintenance	\$11,868	\$0.18	\$12,106	\$0.18	\$12,348	\$0.18	\$12,595	\$0.19	\$12,847	\$0.19		
Total Operating Expenses	\$267,869	\$3.96	\$350,482	\$5.19	\$362,363	\$5.36	\$395,948	\$5.86	\$414,372	\$6.13		
Operating Expense Ratio	92.3%	-	77.1%	-	51.3%	-	39.2%	-	35.3%	-		
Net Operating Income	\$22,256	\$0.33	\$104,227	\$1.54	\$344,606	\$5.10	\$613,193	\$9.07	\$759,847	\$11.24		

ASSUMPTIONS:

- Gross Potential Rent - Unchanged in Year 1, 60% increase in Year 2, 45% increase in Year 3, and adjusted to market in Year 4
- Tenant Insurance (Self-Storage Units Only) - 50% penetration x \$6.50 (Profit) x 12 months in Year 1, 65% penetration in Year 2, 85% penetration in Year 3, 3% annual growth moving forward
- Real Estate Taxes - Estimated in Year 1 based on the sale price (with 30% 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
- Management Fee - 5% of Effective Gross Income
- Bank and Credit Card Fees - 2.25% of Effective Gross Income
- Advertising & Marketing - \$2,000 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
- Repairs & Maintenance - 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
Income										
Gross Potential Rent	\$446,124	\$713,798	\$1,035,008	\$1,215,840	\$1,252,315	\$1,289,885	\$1,328,581	\$1,368,439	\$1,409,492	\$1,451,777
Merchandise Sales	\$3,870	\$3,986	\$4,105	\$4,229	\$4,355	\$4,486	\$4,621	\$4,759	\$4,902	\$5,049
Tenant Insurance (Net)	\$25,584	\$33,259	\$43,493	\$44,798	\$46,142	\$47,526	\$48,952	\$50,420	\$51,933	\$53,491
Fee Income	\$23,744	\$27,305	\$30,036	\$30,937	\$31,865	\$32,821	\$33,806	\$34,820	\$35,864	\$36,940
Economic Vacancy	(\$44,612)	(\$71,380)	(\$103,501)	(\$121,584)	(\$125,232)	(\$128,988)	(\$132,858)	(\$136,844)	(\$140,949)	(\$145,178)
Effective Gross Income	\$454,709	\$706,969	\$1,009,141	\$1,174,219	\$1,209,446	\$1,245,729	\$1,283,101	\$1,321,594	\$1,361,242	\$1,402,079
Expenses										
Real Estate Taxes	\$129,319	\$131,905	\$134,543	\$137,234	\$139,979	\$142,779	\$145,634	\$148,547	\$151,518	\$154,548
Insurance	\$17,923	\$18,282	\$18,647	\$19,020	\$19,401	\$19,789	\$20,185	\$20,588	\$21,000	\$21,420
Utilities & Trash	\$42,840	\$43,697	\$44,571	\$45,462	\$46,371	\$47,299	\$48,245	\$49,210	\$50,194	\$51,198
On-Site Payroll	\$69,696	\$71,089	\$72,511	\$73,962	\$75,441	\$76,950	\$78,489	\$80,058	\$81,659	\$83,293
Management Fees	\$30,000	\$30,000	\$50,457	\$58,711	\$60,472	\$62,286	\$64,155	\$66,080	\$68,062	\$70,104
Bank and Credit Card Fees	\$10,231	\$15,907	\$22,706	\$26,420	\$27,213	\$28,029	\$28,870	\$29,736	\$30,628	\$31,547
Advertising & Marketing	\$24,000	\$24,480	\$24,970	\$25,469	\$25,978	\$26,498	\$27,028	\$27,568	\$28,120	\$28,682
Office & Administrative	\$12,415	\$12,664	\$12,917	\$13,175	\$13,439	\$13,708	\$13,982	\$14,261	\$14,547	\$14,838
Telephone & Internet	\$1,952	\$1,991	\$2,031	\$2,072	\$2,113	\$2,155	\$2,199	\$2,243	\$2,287	\$2,333
Repairs & Maintenance	\$12,106	\$12,348	\$12,595	\$12,847	\$13,103	\$13,366	\$13,633	\$13,906	\$14,184	\$14,467
Total Operating Expenses	\$350,482	\$362,363	\$395,948	\$414,372	\$423,511	\$432,858	\$442,418	\$452,197	\$462,199	\$472,430
<i>Operating Expense Ratio</i>	<i>77.1%</i>	<i>51.3%</i>	<i>39.2%</i>	<i>35.3%</i>	<i>35.0%</i>	<i>34.7%</i>	<i>34.5%</i>	<i>34.2%</i>	<i>34.0%</i>	<i>33.7%</i>
Net Operating Income	\$104,227	\$344,606	\$613,193	\$759,847	\$785,935	\$812,871	\$840,683	\$869,397	\$899,043	\$929,649

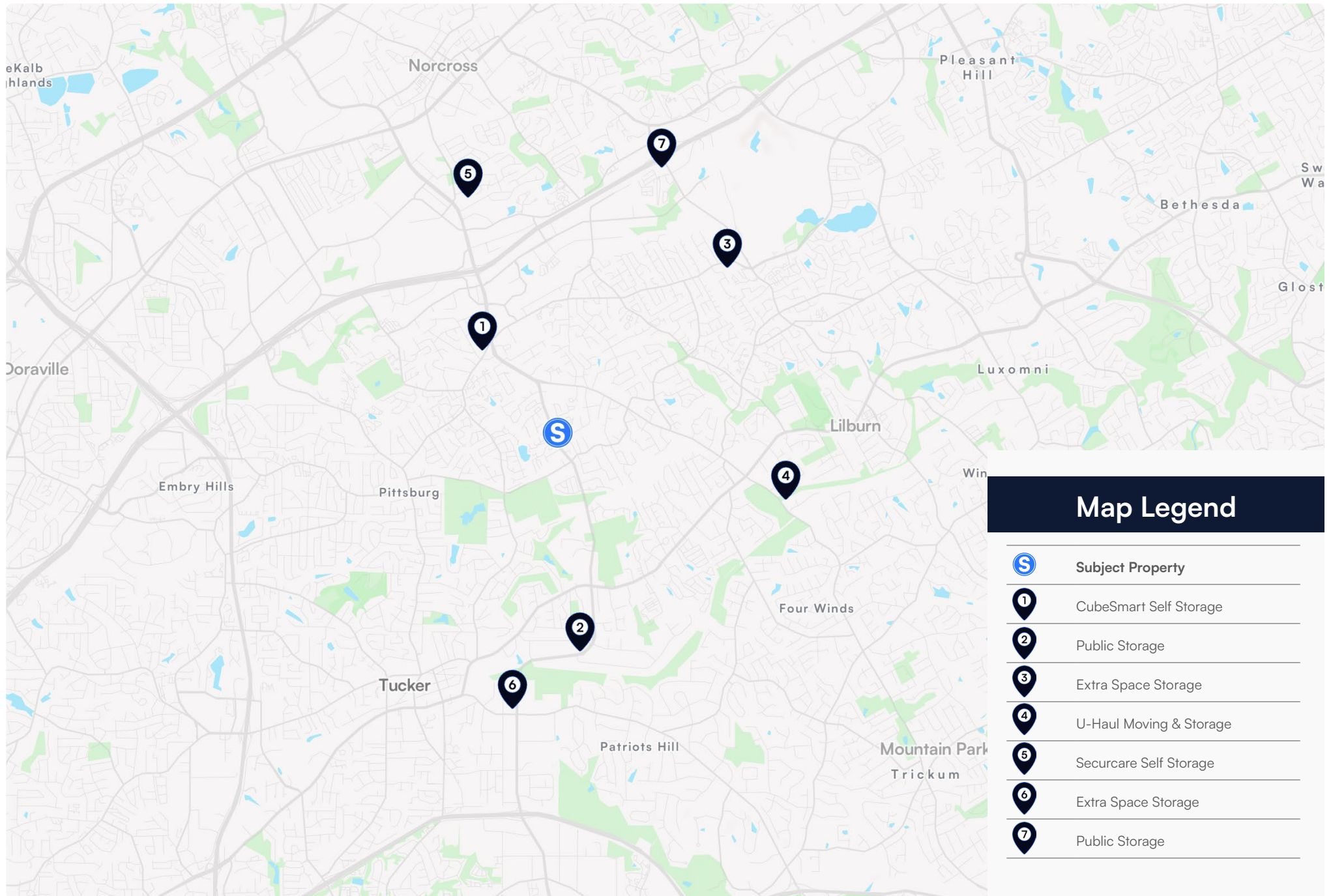
CURRENT: CLIMATE CONTROLLED - GROUND LEVEL RENT COMPARABLES

Facility Name	Address	5x5 CC		5x10 CC		10x10 CC		10x15 CC		10x20 CC		10x25 CC		Distance to Property
		In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	
 Subject Property	4745 Jimmy Carter Blvd, Norcross, GA	\$19.00	-	\$33.00	-	\$57.00	-	\$85.00	-	\$120.00	-	\$163.00	-	-
 CubeSmart Self Storage	5985 S Norcross Tucker Rd, Norcross, GA	-	-	\$130.53	\$78.32	\$144.00	\$86.00	-	-	-	-	-	-	1.11 Miles
 Public Storage	2660 Mountain Industrial Blvd, Tucker, GA	\$37.00	\$30.00	\$44.00	\$33.00	\$89.00	\$67.00	-	-	\$237.00	\$178.00	-	-	2.14 Miles
 Extra Space Storage	5094 Singleton Rd, Norcross, GA	-	-	-	-	\$120.00	\$96.00	\$134.00	\$104.00	-	-	-	-	2.33 Miles
 U-Haul Moving & Storage	140 Rockbridge Rd NW, Lilburn, GA	\$94.95	-	\$104.95	-	\$169.95	-	\$214.95	-	\$249.95	-	-	-	2.34 Miles
 Securcare Self Storage	1 Western Hills Ct, Norcross, GA	\$30.00	\$19.00	\$39.00	\$25.00	\$85.00	\$55.00	\$108.00	\$70.00	\$168.00	\$109.00	\$202.00	\$131.00	2.48 Miles
 Extra Space Storage	2232 Mountain Industrial Blvd, Tucker, GA	\$45.00	\$27.00	\$65.00	\$38.00	\$110.00	\$64.00	\$157.00	\$92.00	-	-	\$329.00	\$248.00	2.74 Miles
 Public Storage	1755 Indian Trail Lilburn Rd NW, Norcross, GA	-	-	-	-	\$104.00	\$83.00	\$162.00	\$122.00	-	-	-	-	2.80 Miles
Averages		\$51.74	\$25.33	\$76.70	\$43.58	\$117.42	\$75.17	\$155.19	\$97.00	\$218.32	\$143.50	\$265.50	\$189.50	
Average Rent Per Foot		\$2.07	\$1.01	\$1.53	\$0.87	\$1.17	\$0.75	\$1.03	\$0.65	\$1.09	\$0.72	\$1.06	\$0.76	

T-12 AVERAGES: CLIMATE CONTROLLED - GROUND LEVEL RENT COMPARABLES

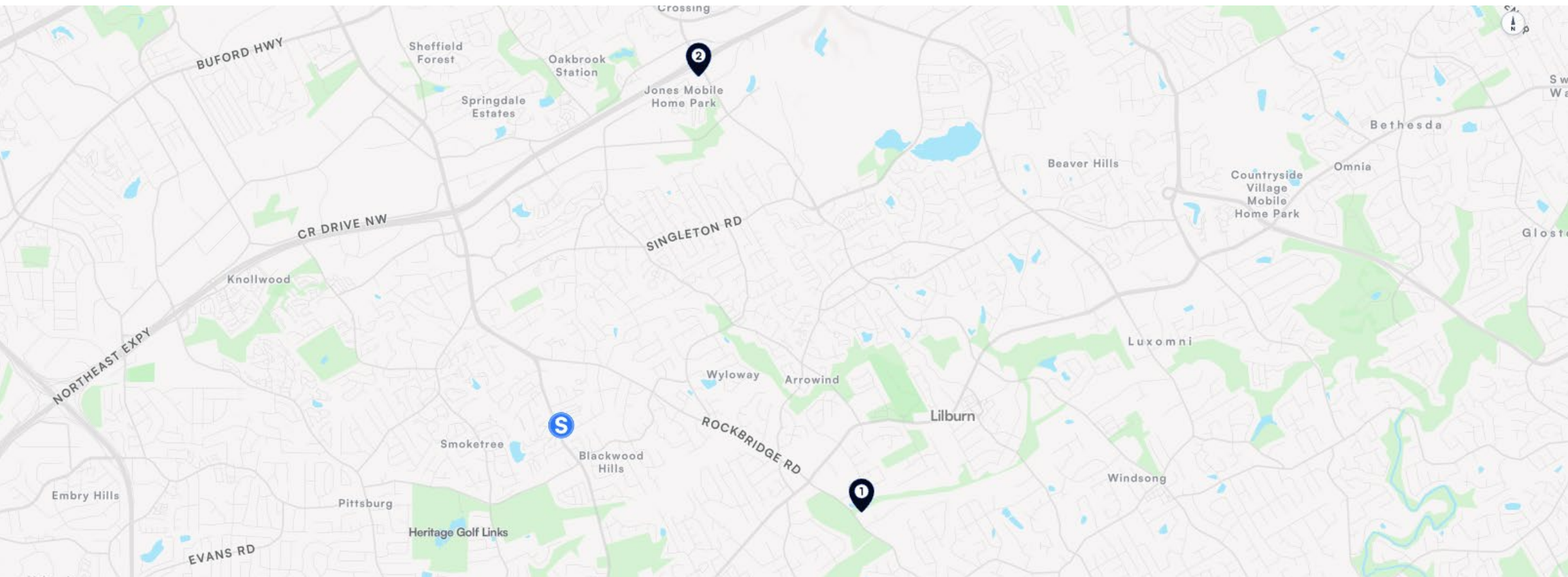
Facility Name	Address	5x5 CC		5x10 CC		10x10 CC		10x15 CC		10x20 CC		Distance to Property
		In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	
 Subject Property	4745 Jimmy Carter Blvd, Norcross, GA	\$21.00	\$17.00	\$29.00	\$26.00	\$58.00	\$47.00	\$72.00	\$61.00	\$104.00	\$94.00	-
 CubeSmart Self Storage	5985 S Norcross Tucker Rd, Norcross, GA	\$91.00	\$53.00	\$129.00	\$77.00	\$164.00	\$102.00	\$262.00	\$145.00	\$386.00	\$212.00	1.11 Miles
 Public Storage	2660 Mountain Industrial Blvd, Tucker, GA	\$23.00	\$17.00	\$37.00	\$28.00	\$80.00	\$63.00	\$137.00	\$104.00	\$208.00	\$156.00	2.14 Miles
 Extra Space Storage	5094 Singleton Rd, Norcross, GA	-	-	-	-	\$111.00	\$75.00	\$143.00	\$91.00	\$150.00	\$105.00	2.33 Miles
 U-Haul Moving & Storage	140 Rockbridge Rd NW, Lilburn, GA	\$95.00	\$95.00	\$105.00	\$105.00	\$168.00	\$168.00	\$210.00	\$210.00	\$242.00	\$242.00	2.34 Miles
 Securcare Self Storage	1 Western Hills Ct, Norcross, GA	\$33.00	\$33.00	\$40.00	\$40.00	\$78.00	\$78.00	\$125.00	\$125.00	\$200.00	\$200.00	2.48 Miles
 Extra Space Storage	2232 Mountain Industrial Blvd, Tucker, GA	\$32.00	\$19.00	\$50.00	\$30.00	\$100.00	\$64.00	\$138.00	\$88.00	\$213.00	\$153.00	2.74 Miles
 Public Storage	1755 Indian Trail Lilburn Rd NW, Norcross, GA	\$19.00	\$15.00	\$34.00	\$27.00	\$72.00	\$57.00	\$115.00	\$88.00	\$160.00	\$122.00	2.80 Miles
Averages		\$48.83	\$38.67	\$65.83	\$51.17	\$110.43	\$86.71	\$161.43	\$121.57	\$222.71	\$170.00	
Average Rent Per Foot		\$1.95	\$1.55	\$1.32	\$1.02	\$1.10	\$0.87	\$1.08	\$0.81	\$1.11	\$0.85	

CLIMATE CONTROLLED - GROUND LEVEL RENT COMPARABLES MAP



CURRENT: CLIMATE CONTROLLED - ELEVATOR ACCESS - RENT COMPARABLES

Facility Name	Address	5x5 CC		5x10 CC		10x10 CC		10x15 CC		Distance to Property
		In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	
 Subject Property	4745 Jimmy Carter Blvd, Norcross, GA	\$15.00	-	\$25.00	-	\$55.00	-	\$67.00	-	-
 U-Haul Moving & Storage	140 Rockbridge Rd NW, Lilburn, GA	\$84.95	-	\$99.95	-	\$154.95	-	\$199.95	-	2.34 Miles
 Public Storage	1755 Indian Trail Lilburn Rd NW, Norcross, GA	\$17.00	\$14.00	\$37.00	\$35.00	\$108.00	\$87.00	\$124.00	\$93.00	2.80 Miles
Averages		\$50.98	\$14.00	\$68.48	\$35.00	\$131.48	\$87.00	\$161.98	\$93.00	
Average Rent Per Foot		\$2.04	\$0.56	\$1.37	\$0.70	\$1.31	\$0.87	\$1.08	\$0.62	





PEACHTREE CORNERS

03

MARKET
OVERVIEW

4745 JIMMY CARTER BLVD, NORCROSS, GA 30093

DEMOGRAPHIC ANALYSIS

POPULATION

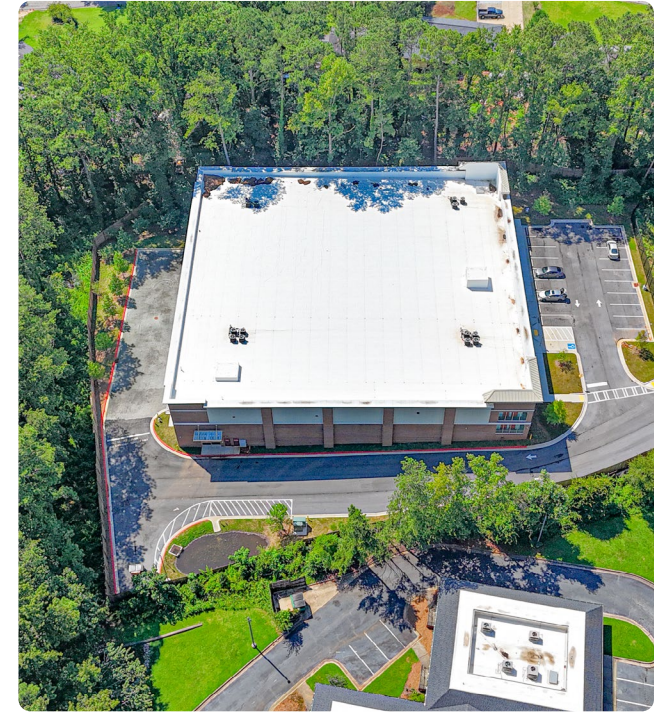
	1-MILE	3-MILE	5-MILE
2020 Population	15,919	110,088	241,018
2025 Population	16,122	109,725	244,368
2030 Population Projection	16,722	112,880	251,720
Median Age	34.3	35.1	36.3

HOUSEHOLDS

	1-MILE	3-MILE	5-MILE
2020 Households	5,304	38,379	85,875
2025 Households	5,374	38,136	86,881
2030 Household Projection	5,577	39,187	89,406
Owner Occupied Households	2,279	16,952	42,614
Renter Occupied Households	3,298	22,235	46,792

INCOME

	1-MILE	3-MILE	5-MILE
Avg Household Income	\$71,850	\$83,935	\$92,080
Median Household Income	\$55,955	\$62,367	\$64,592
< \$25,000	945	5,745	13,666
\$25,000 - 50,000	1,490	9,451	19,947
\$50,000 - 75,000	1,081	7,786	16,527
\$75,000 - 100,000	948	5,119	9,762
\$100,000 - 125,000	240	2,651	6,675
\$125,000 - 150,000	282	2,467	5,845
\$150,000 - 200,000	141	2,429	6,405
\$200,000+	248	2,487	8,053



CITY OF NORCROSS POPULATION STATISTICS

WITHIN 5 MILES

0.6%

2025-2030 Annual
Population Growth

36.3

Median Age

0.6%

2020-2025 Annual
Household Growth

42,564

Owner Occupied
Households

46,812

Renter Occupied
Households

\$92,033

Average Household
Income



244,258

TOTAL
POPULATION

2.7

AVG HOUSEHOLD
SIZE (PEOPLE)

86,853

NUMBER OF
HOUSEHOLDS

\$64,561

MEDIAN
HOUSEHOLD INCOME



ATLANTA MSA

#7 IN THE U.S.

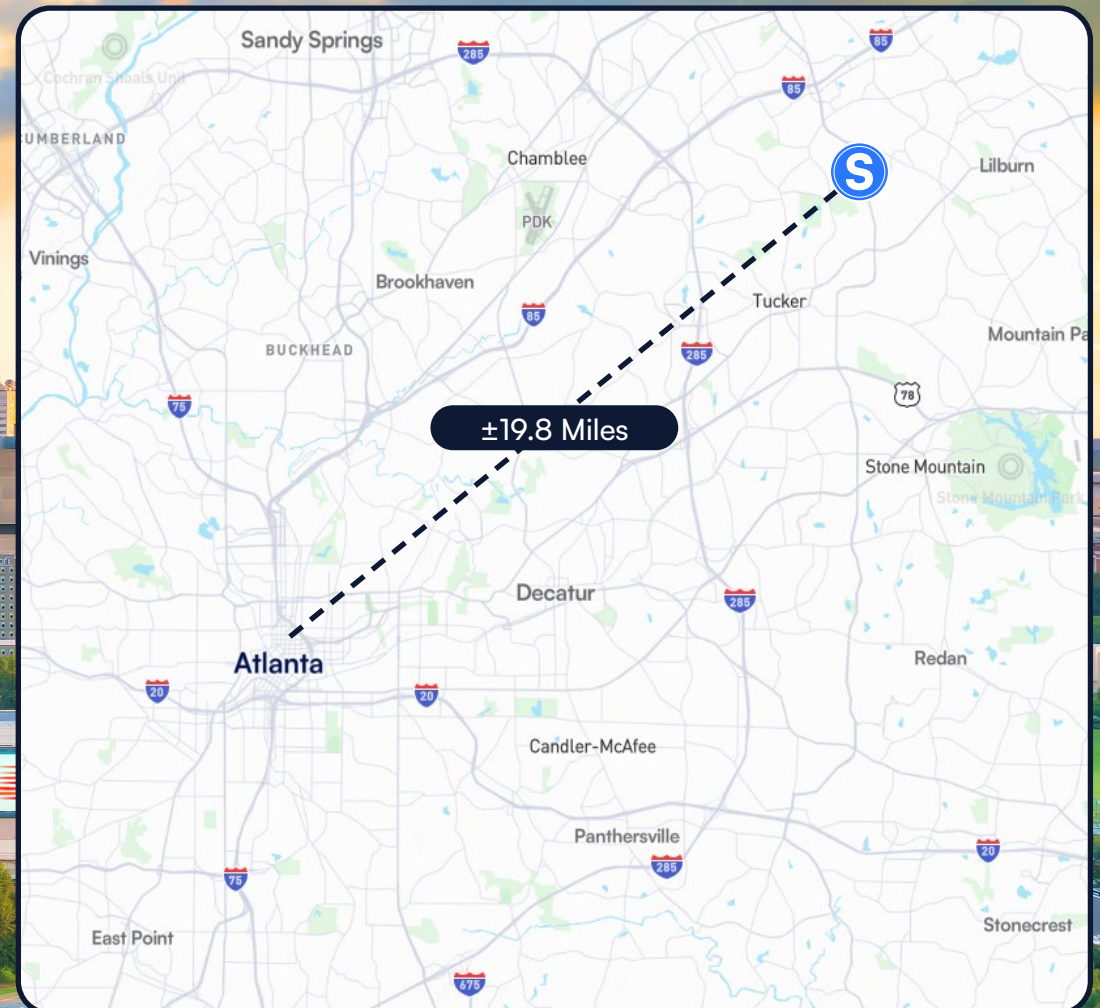
Largest Metropolitan Area

\$1 TRILLION+

Annual Gross Metro Product

330,000+

Residents Added Since 2020



Atlanta, GA

Atlanta ranks as the nation's **seventh-largest metro area** and continues attracting significant population and business migration driven by its diversified economy, business-friendly environment, and strong quality of life. The metro serves as one of the Southeast's leading economic and transportation hubs, supported by major corporate headquarters, a

rapidly expanding technology sector, global logistics infrastructure, and strong employment growth. Continued immigration, expanding consumer demand, and long-term economic development continue reinforcing Atlanta's position as a leading market for real estate investments.

#1 Busiest Airport in the World

100M+ Annual Air Passengers

7th Largest U.S. Metro

6.44M+ Total Population

\$92.6K

Median HH Income

Source: CoStar Group, Hartsfield-Jackson Atlanta International Airport | 2025 Dataset



Employment

Atlanta ranks among the top 10 largest employment centers in the United States, supported by a highly diversified economy spanning corporate headquarters, logistics, healthcare, technology, financial services, and film production. The metro's strong population growth, business-friendly environment, and global connectivity through Hartsfield—Jackson Atlanta International Airport continue driving long-term expansion across IT, logistics, life sciences, and professional services.

3.13M+

Total Workforce Base

21K+

Jobs Added YoY

Ranked #7 Nationally for Fortune 500 HQs Concentration

Technology Square

Midtown continues to attract major corporate technology investment

Cargill Innovation Hub

New facility planned | ±400 technology & engineering jobs

Norfolk Southern HQ

±750K SF smart headquarters campus in Midtown

Midtown Tech Anchors



Source: CoStar Group, Bureau of Labor Statistics, Metro Atlanta Chamber, Georgia Department of Economic Development, Cargill, Norfolk Southern, Georgia Tech | 2025 Dataset

Top Employers

Largest Employer



42,000+
Employees

Northside Hospital

32,000+ Employees

Piedmont Healthcare

29,600+ Employees

Children's Healthcare of Atlanta

10,500+ Employees

Georgia Tech

9,400+ Employees

Cox Enterprises

7,700+ Employees

Grady Health System

7,300+ Employees

The Coca-Cola Company

7,000+ Employees



MAJOR EMPLOYERS



Tech

NCR Voyix Corporation
Acuity Brands, Inc.
CNN
OneTrust, LLC
Accenture



Healthcare

Emory Healthcare
Grady Health System
Piedmont Healthcare



Education

Georgia Tech
GSU



Retail

Home Depot Headquarters
Coca-Cola Headquarters



Aviation

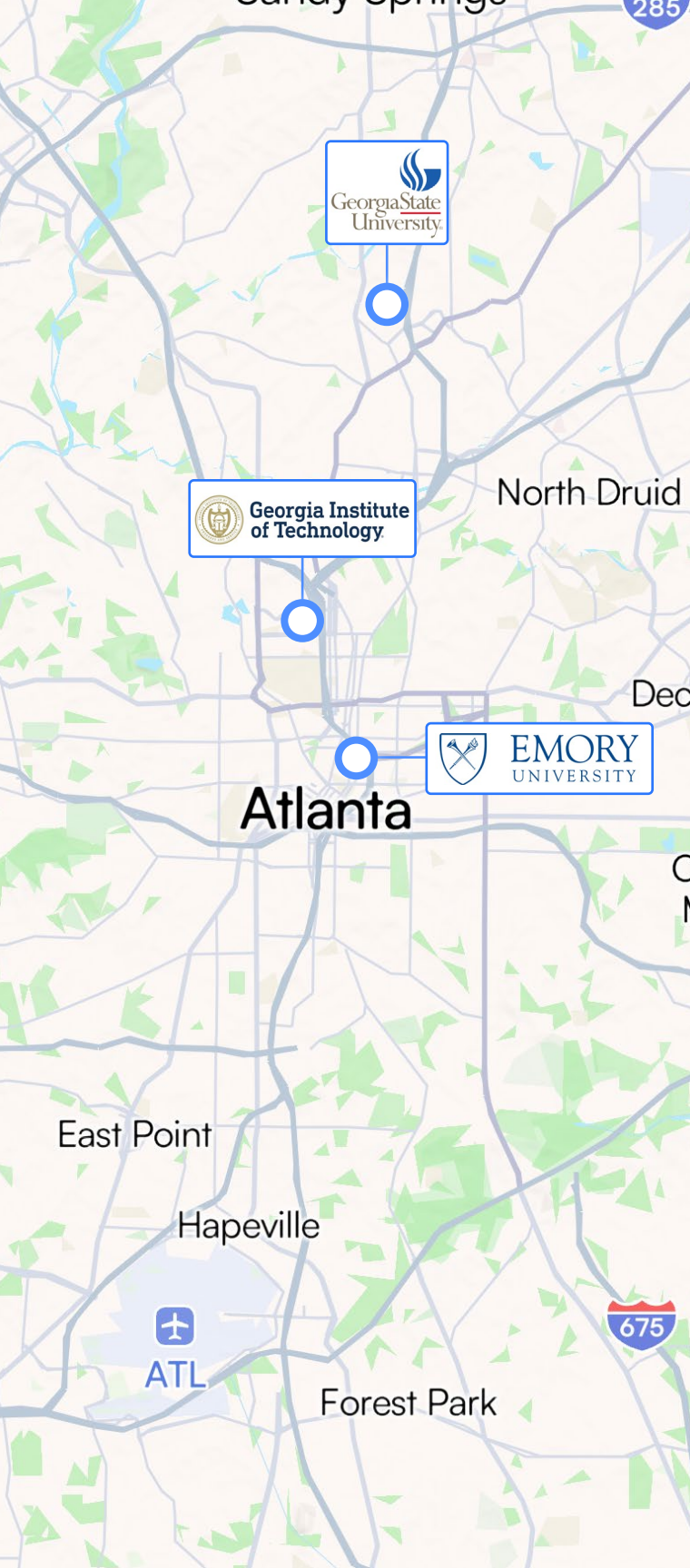
Delta Airlines Headquarters



Government

Atlanta City Government





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%



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 **4745 Jimmy Carter Blvd, Norcross, GA 30093** (“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.

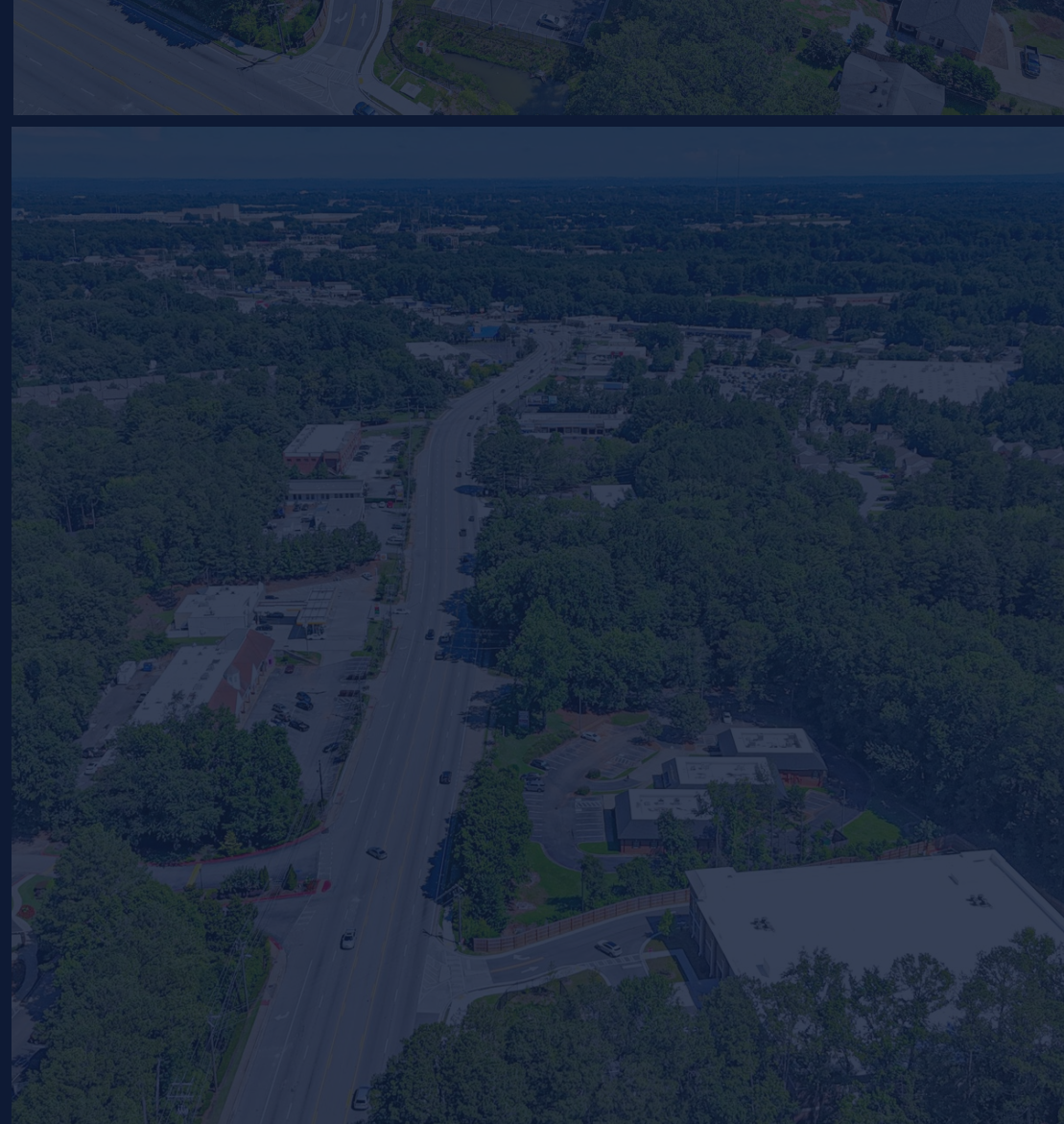
This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

MATTHEWS™

OFFERING MEMORANDUM

PUBLIC STORAGE (MANAGED)

4745 JIMMY CARTER BLVD, NORCROSS, GA 30093



EXCLUSIVELY LISTED BY:

AUSTIN MCLEOD

Senior Vice President

Director | Self-Storage

Direct +1 (404) 445-1093

Mobile +1 (678) 576-1780

austin.mcleod@matthews.com

License No. 394903 (GA)

BROKER OF RECORD

Maxx Bauman

Broker Lic. No.: 451849 (GA)

Firm Lic. No.: 80041 (GA)