

**FOR SALE – Boat, RV, and Self Storage Facility**  
**Martin Luther King Jr. Drive**  
**Eatonton, GA 31024**



Summary

Area Info

Photos

Aerial

Site Map



**SALE PRICE: \$1,900,000.00**

**CONTACT**

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## PROPERTY INFORMATION

### PROPERTY

**Property Address:** Martin Luther King Jr. Drive  
Eatonton, GA 31024

**County:** Putnam

**Year Built:** 2005 to present

**Total Size:** 140 Self Storage Units - 27,550 Total SF  
8 RV Covered Spaces  
14 Pole Barn Spaces for boat storage

**Utilities:** Water & Electric

**Ceiling Height:** 8' Door

**Traffic Count:** Pea Ridge Road Southeast – 9,287

**Average Occupancy:** 80% - 90%

### SITE

**Site Size:** 6.5± Acres

**Parcel ID:** 089 001001

**Zoning:** C-2

**SALE PRICE: \$1,900,000.00**

Demographics 2023	3 Miles	5 Miles	10 Miles
Population	2,121	5,115	29,444
Avg HH Income	\$81,879	\$93,064	\$100,820
Median Age	51.5	52.1	46.4

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### NOTES

The property features 140 self-storage units, 8 covered RV storage spaces, and 14 pole barn spaces for boat storage. All situated on approximately 6.5 fenced acres including 2± acres ideal for expansion. The self-storage facility includes a rental office with a restroom. Owners use Easy Storage Solutions software. Over 50% of tenants are on auto-pay, and the average occupancy rate ranges between 80% and 90%.

### SELF-STORAGE UNITS

<u>Unit Type</u>	<u>Square Feet</u>	<u># of Units</u>
10 X 15	150	43
10 X 20	200	46
10 X 25	250	44
10 X 10	100	9

### LOCATION

Located at the corner of Martin Luther King Jr. Drive and Pea Ridge Road SE. Complex located in a high growth area and has great visibility. Conveniently located 3± miles to Lake Sinclair (Crooked Creek Marina), 4± miles to Highway 441, 11± miles to Lake Oconee area, and 15± miles to Milledgeville, GA. Surrounding neighbors include TCH Watersports, Dollar General, H2O Adventures, and Allison's Custom Cabinets.



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Additional Acreage for Expansion ( approx. 2 acres)

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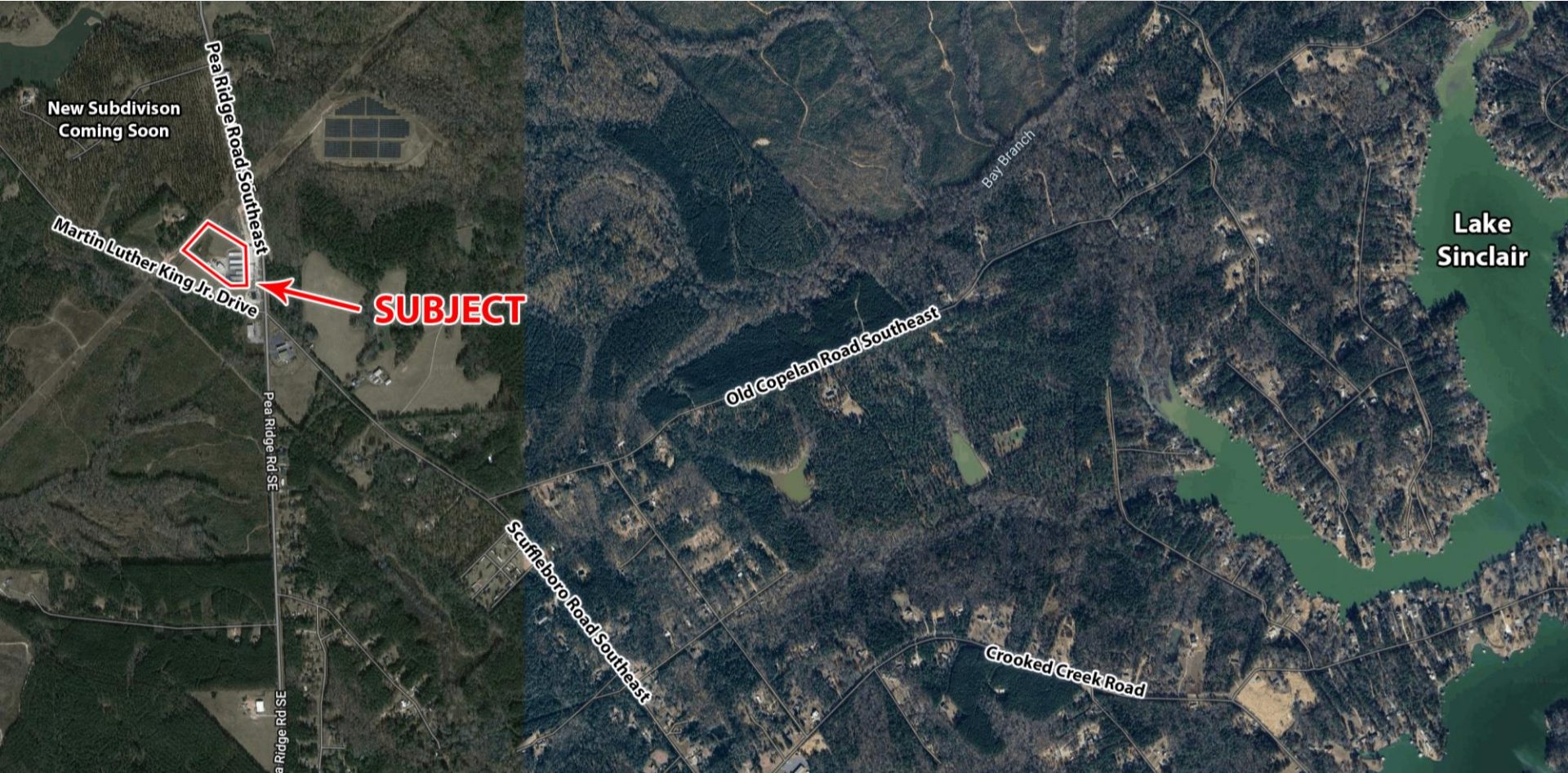
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