StrategicStorageTrust, *inc*

ALPHARETTA, GEORGIA

PROPERTY DETAILS

Address:	11640 Jones Bridge Road Alpharetta, Georgia
Year Built:	2003
Total Units:	672
RV / Boat / Auto Storage:	6
Net Rentable:	76,479 sq. ft.
Acres:	3.75

PROPERTY OVERVIEW

This property is a 672-unit self storage facility that sits on 3.75 acres and contains 76,479 rentable square feet of self storage space in a one and a three story building. It was constructed in 2002 and is located on a primary arterial road approximately 30 miles to the north of downtown Atlanta. The property is an example of the latest generation construction in self storage. The units are climate controlled, well secured, and include elevators.
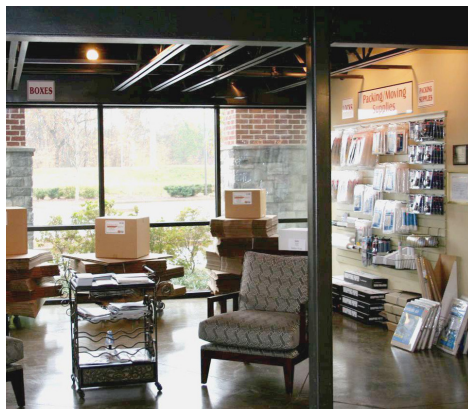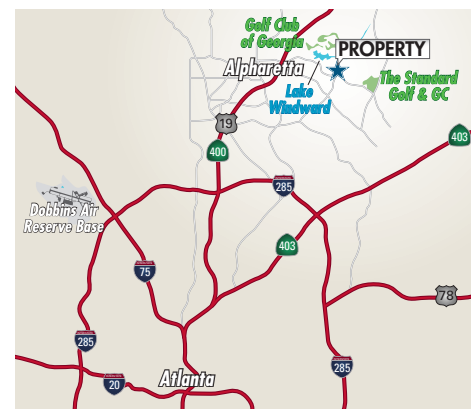

LOCATION

This property is located in an unincorporated area of Fulton County, Georgia approximately 3.2 miles east of GA 400, which is a major limited access highway that serves the popular North Atlanta suburbs. The neighborhood can be described as a high-income suburban market of north metropolitan Atlanta, and is characterized as a fast developing, commercial and residential market area appealing mostly to upper-middle and upper-class consumers and residents.

The demographics within a three mile radius of the property are above average with an average household income of $144,868 (median $126,286). The population estimate in 2008 was 75,263.

Regional access to the neighborhood is rated as average to good, however, many of the roads in the area are two-lane, which sometimes creates heavy congestion. The road capacity limitations are due to the rapid growth and popularity of this area and both create a favorable environment for self-storage demand.

Internationally known as a top business city and transportation hub, Atlanta has the nation's third largest concentration of Fortune 500 companies, and more than 75% of the Fortune 1000 companies have a presence in Metro Atlanta (only New York City and Houston have more Fortune 500 companies). Additionally, the region accounts for two-thirds of Georgia's economy and 72% of its job and population growth.