

FOR SALE

The Storage STOP

BURLINGTON CITY (PHILADELPHIA), NEW JERSEY



555 MITCHELL AVENUE, BURLINGTON CITY, NEW JERSEY

The Storage STOP is a newly built two-story, institutional-quality self storage facility consisting of approximately 53,774 rentable square feet, 50% of which is climate controlled, and 562 units. There is the potential for approximately 25,000 gross square feet of expansion on adjacent land. Opened in 2001 with subsequent expansions in 2002 and 2007, the facility features interior and exterior drive-up units, climate control, digital surveillance, wide paved driveways, automatic gate and perimeter fencing. The facility also features a spacious 900 square foot retail office with ample room for display of packing supplies and a conference room, along with a 900 square foot resident manager's apartment.

Located about 20 miles northeast of downtown Philadelphia, The Storage STOP is the only self storage facility located in Burlington City, New Jersey, which is a highly developed, urban area with numerous retail businesses located in the surrounding area. The Burlington Center Shopping Mall is located three and half miles east on Route 541 and includes national retailers Home Depot, Kohl's, Target, Office Depot and Sears. Auto dealerships for Honda, Lincoln/Mercury, Volkswagen, Ford, Cadillac and Kia are all located within one mile on Route 130.

The Storage STOP features excellent visibility from heavily traveled Route 130, which has a weekday daily average traffic count of 37,852, and is easily accessible for both the north and south bound traffic. An opportunity exists to develop signage contiguous to Route 130 for maximum branding potential. This high-traffic location features a 2007 population estimate of 162,585 and an average household income of \$70,089 within a five-mile radius. The Storage STOP also serves the communities of Willingboro, Westampton, Beverly, Edgewater Park and Florence.

The Storage STOP represents an ideal opportunity for an investor or operator to add market share in one of Philadelphia's finest self storage markets. In addition, the facility provides a value-added opportunity to implement an aggressive lease-up and rental rate strategy to maximize revenue.

EXCLUSIVE AGENTS:

Marc A. Boorstein, CCIM
Principal

312.726.5800 ext. 13
mboorstein@mjpartners.com

David Edward Kohn
Senior Associate
312.726.5800 ext. 18
dkohn@mjpartners.com

Jim Byczek
Vice President
312.726.5800 ext. 19
jbyczek@mjpartners.com

150 S. Wacker Dr., Suite 450
Chicago, Illinois 60606
T: 312.726.5800
F: 312.726.2905
www.mjpartners.com



CREATING VALUE THROUGH EXPERIENCE

The Storage STOP

BURLINGTON CITY (PHILADELPHIA), NEW JERSEY

INVESTMENT HIGHLIGHTS

- Newly Built, Institutional-Quality Facility
- Expansion Potential of +/- 25,000 Gross Square Feet
- 50% Climate Controlled
- Interior & Exterior Drive-Up Units
- Only Self Storage Facility in Burlington City
- National Retailers Nearby
- Population Estimate of 162,585 within Five Miles
- Price \$5,500,000

PROPERTY SUMMARY

Year Opened & Expansions:	2001, 2002, 2007
Number of Buildings	Three
Gross Square Feet:	73,050
Rentable Square Feet:	53,774
Units:	562
Physical Occupancy:	58%
Potential Gross Income:	\$886,896
Average Rent Per Square Foot:	\$14.22

