



PROPERTY DETAILS

Address:	2044 Old Norcross Rd., Lawrenceville, Georgia
Year Built:	1999
Total Units:	468
Net Rentable:	60,600 sq. ft.
Acres:	4.7

PROPERTY OVERVIEW

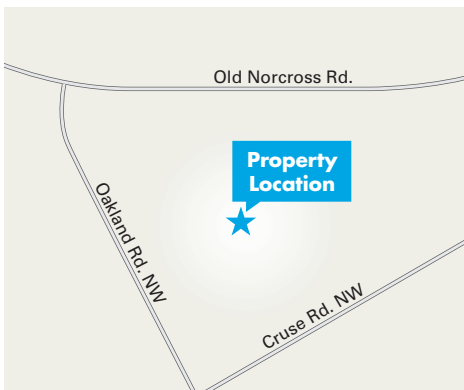
The Old Norcross property, which was built in 1999 on 4.7 acres, is comprised of six buildings. The facility covers 60,600 square feet of net rentable space among 468 storage units and 35 vehicle storage spaces. Amenities include surveillance cameras, individual locks, keypad entry, interior and drive-up access, and on-site management.

LOCATION

The Old Norcross property is located in affluent Gwinnett County approximately 30 miles east of downtown Atlanta. The location rests on Old Norcross Road between north-south roadways Herrington Road and Sugarloaf Parkway and south of Georgia 316, which connects to Interstate 85, the region's primary connecting highway.

hotbed for business, with four Fortune 500 companies—The Home Depot, UPS, Coca-Cola, and Delta Air Lines—established in the city. Wal-Mart has recently moved its eastern states headquarters to Atlanta, as has travel technology leader, Travelport Ltd.

Atlanta and its surrounding areas lead the nation in attracting highly educated 25-34 year olds, which is among the most coveted demographics. Atlanta, with nearly one-fourth of all households exceeding \$100,000 in annual income, is one of the most major metropolitan areas in the country, and among the fastest growing.



Though lower than that of Gwinnett County, the median household income within a 3-mile radius of the property is significantly higher than the city of Lawrenceville. The rate of college graduates residing in the area closely parallels the standard of Gwinnett County, and population growth is expected to stay in step with the county's projections as well.

The Atlanta-Sandy Springs-Marietta MSA is among the fastest-growing metro areas in the United States in terms of population and household formation. The region is a

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