



ShawverGroup.com

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PROPERTY HIGHLIGHTS

VALUE-ADD RV & BOAT STORAGE BUSINESS & PROPERTY

2702 Gateway Court, Junction City, KS 66441

LOCATION

2702 Gateway Court, Junction City, KS 66441

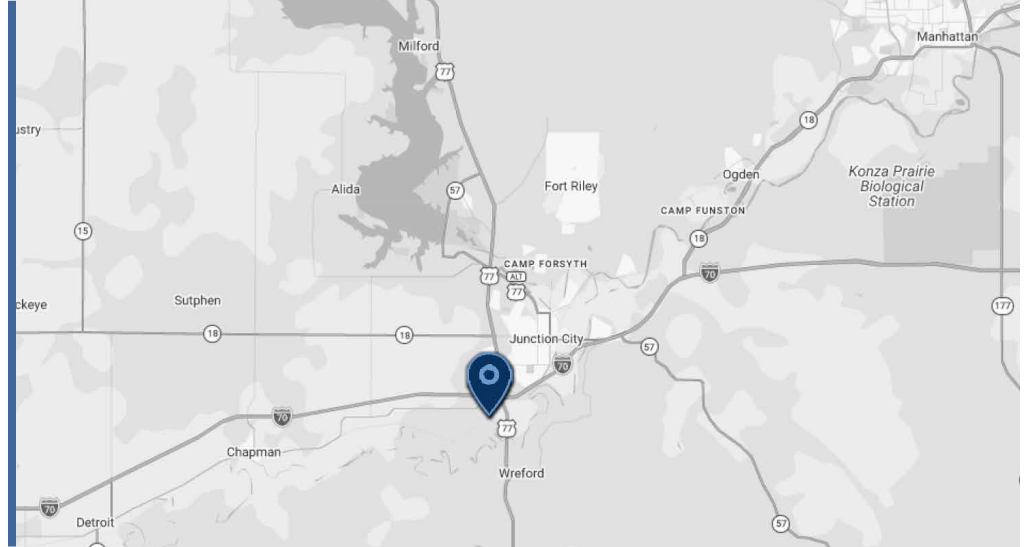
AVAILABLE

2.5 AC exterior storage facility, 12 unit covered storage structure, and shovel-ready land for additional structures

Cash-flowing outdoor storage business

SALE PRICE

\$850,000



AREA DEMAND DRIVERS



- 40,000 Vehicles Per Day



- 15,000 Vehicles Per Day



- Largest Military Base in Kansas



- Largest Lake in Kansas



- Seasonal Storage for Transient Students

PROPERTY HIGHLIGHTS

- Cash-flowing, value-add outdoor self-storage property operating as Recreation Station Storage business
- ±5,184 SF commercial storage building featuring 12 covered stalls, plus shovel-ready land for additional structures on 2.5 AC
- Long-term lease in place with single tenant occupying approximately one-third of the site
- Highly accessible location at the intersection of I-70 and Hwy 77, positioned to capture recreation, military, and highway-driven storage demand
- Existing security infrastructure and management software system in place

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**WIDE
AERIAL**

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**Milford Lake
(Less Than
20-minute Drive)**

FORT RILEY

**Marshall
Army Airfield**

**GRANDVIEW
PLAZA**

JUNCTION CITY

SITE

**Foot Locker
Corporate
Services Center**

Walmart
bealls
planet fitness
HIBBETT
Freddie's

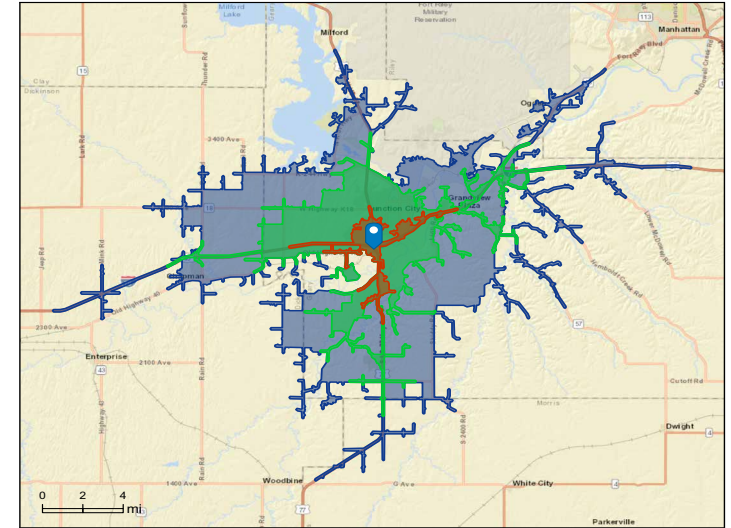
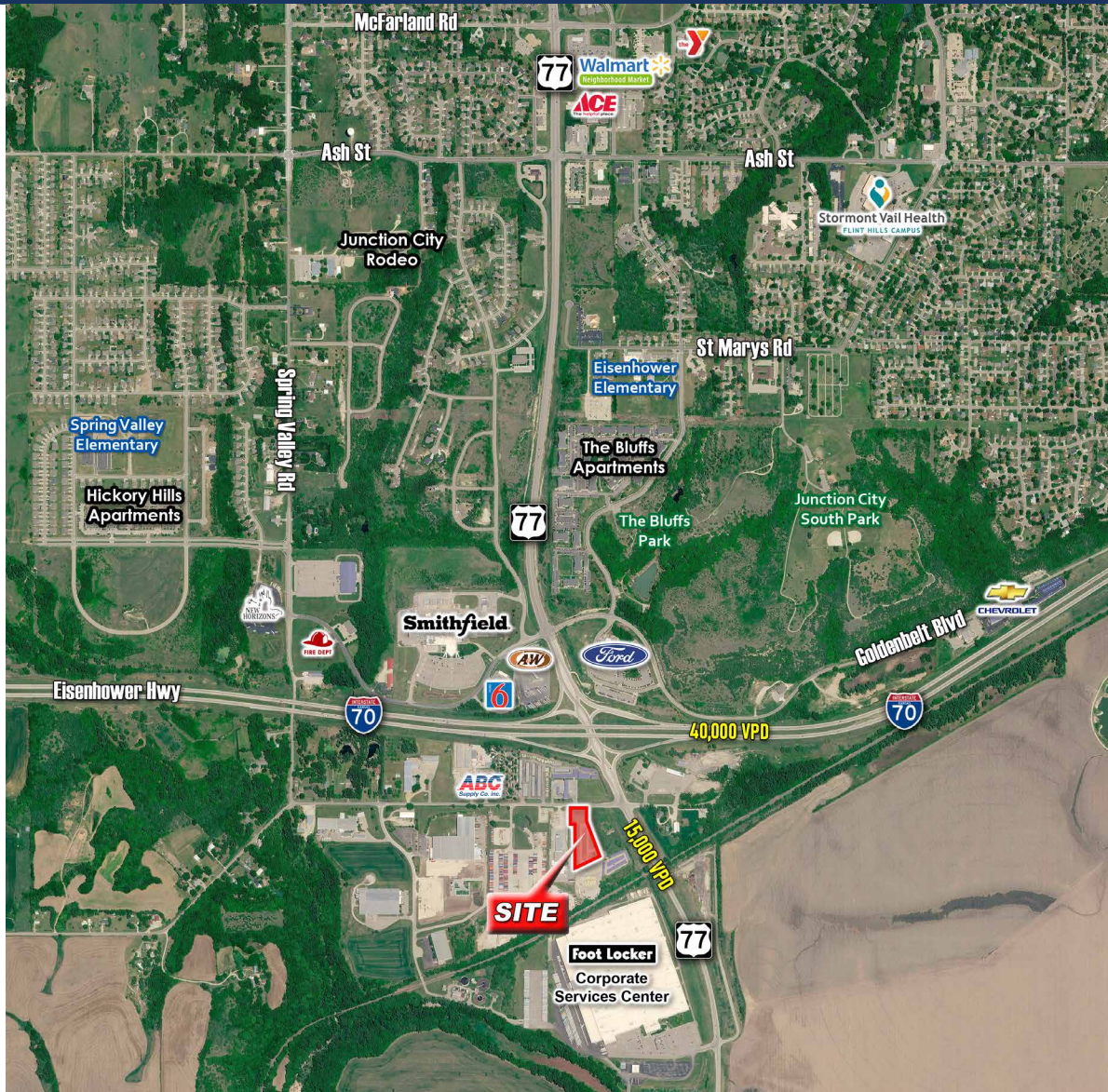
40,000 VPD

15,000 VPD

SITE AERIAL & DEMOS

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DEMOGRAPHICS

	5-Minute Drive Time	10-Minute Drive Time	15-Minute Drive Time
Population	5,096	23,532	32,159
Households	1,986	9,698	12,171
AVG HH Income	\$84,011	\$71,098	\$71,408
Median Age	32.2	32.7	31.1

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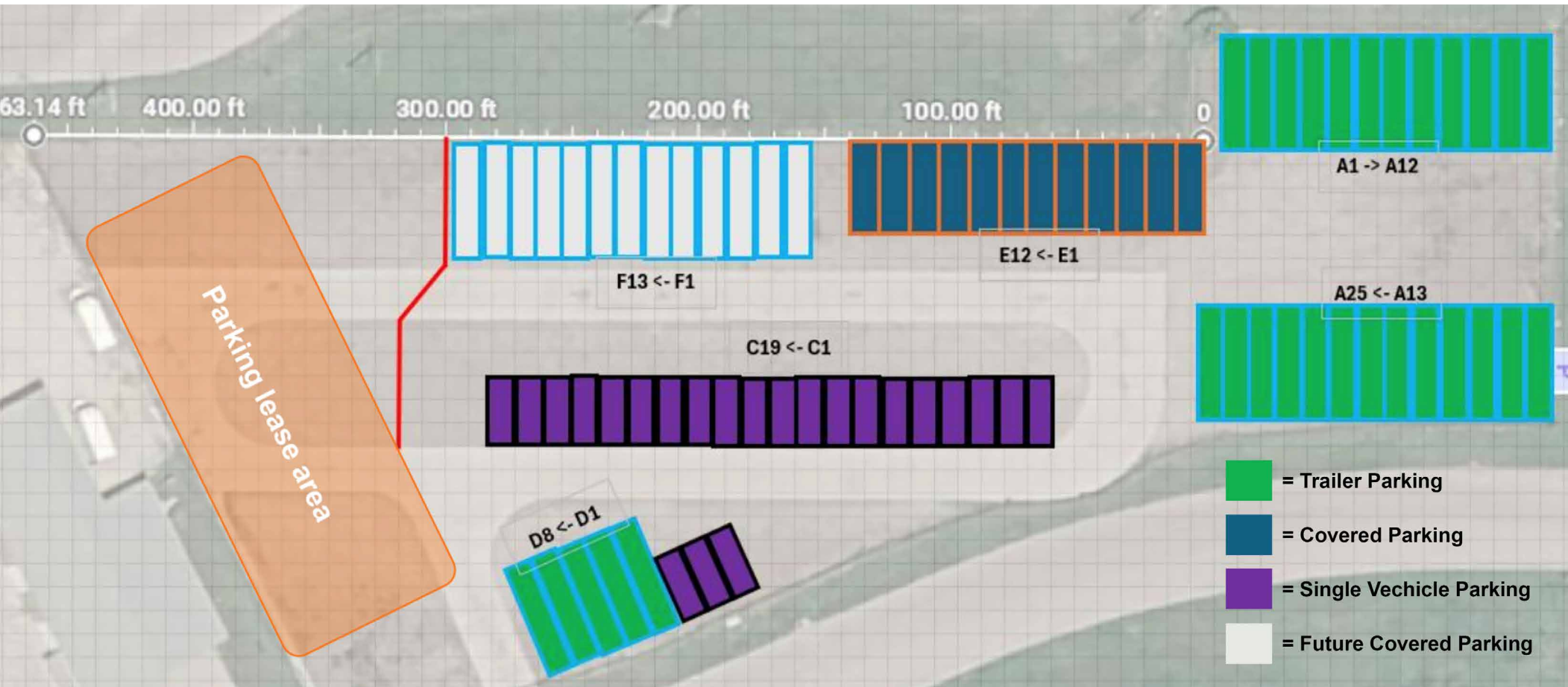
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CURRENT LAYOUT

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SITE PHOTOS

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