



\$3,500,000

Lansing Self Storage

17506 Chicago Ave
Lansing, Illinois 60438



Accelerating success.

Daniel Lynch

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License: IL 471009936

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By acknowledging your receipt of this Offering Memorandum from the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering
4. Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

All property showings are by appointment only. Please consult Daniel Lynch, Colliers +1 312 543 7762 or daniel.lynch@colliers.com for further details.

Daniel Lynch is SVP for the Self Storage at Colliers.

Daniel Lynch is licensed in the State of Illinois.



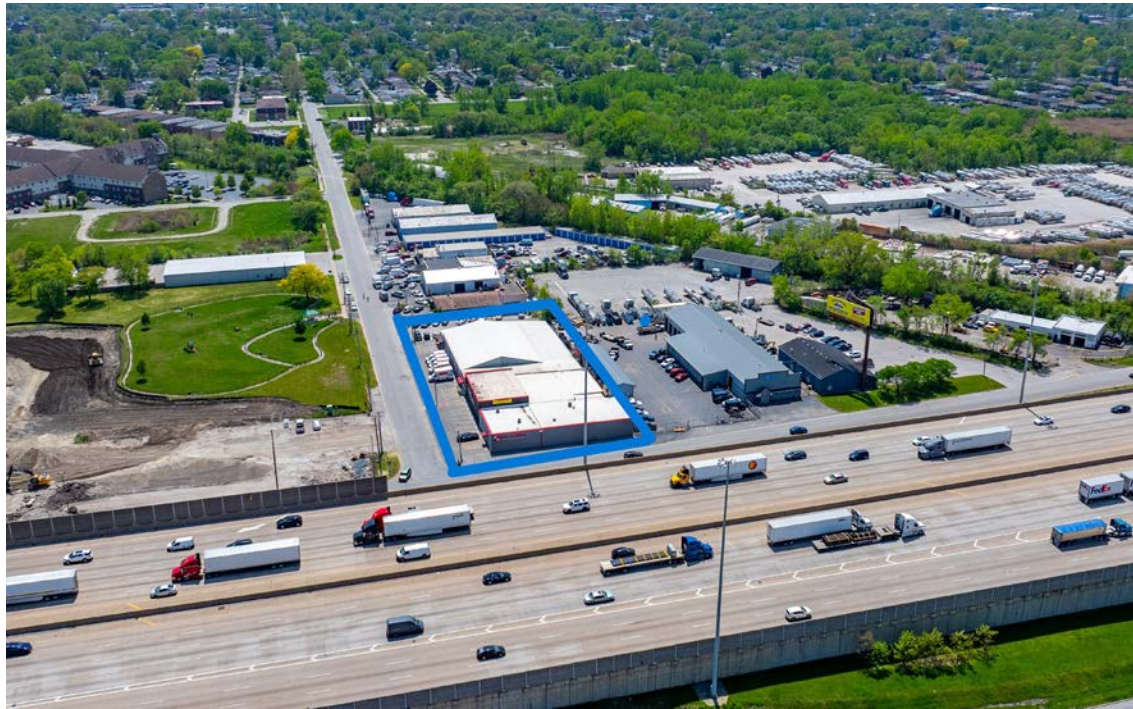


Table of Contents

05 Property Overview

10 Location Overview

17 Financial Overview

22 Competitive Rent Survey

25 Offering Process



Investment Overview



Investment Highlights:

- Tremendous rents
- Outperforming older REIT product
- Class A facility
- Rapid Lease-up
- Value add potential to increase rates
- Opportunity to boost revenue by growing tenant insurance program and truck rental
- Remote Managed (Contactless) reducing overhead costs.
- No deferred maintenance, brand new improvements
- Interstate I-80/94 location

Market Highlights:

- Only 1 competitor south of Interstate I-80/94
- Chicago IL MSA self storage offering
- Population: 99,891 -- 3 mi
236,702 -- 5 mi
- No new construction in pipeline within 10 miles
- Household income within three miles: \$74,322
- Proximity to I-94 and I-80 provides access to a large population and business customer base in under 10 minutes of drive time
- Per Capita Supply: 7.05 SF
- CC per capita: 3.18 SF

In-place rents are \$20.95 avg.
84% leased in 18 months.

Colliers Self-Storage is pleased to offer for sale Lansing Self Storage located in the Chicago IL MSA. The newly completed (October 2023) single-story conversion features 229 units totaling 18,742 net rentable square feet. The facility is 84% leased in 18 months.

The facility features 100% climate-controlled units which are in great demand. It operates as Remote Managed, but has an on-site professional management office, full security, keypad access, and 24-hour video surveillance. The subject facility is achieving tremendous rents and is outperforming the older REIT product.

Investment Summary:

Property Name:	Lansing Self Storage
Address:	17506 Chicago Ave., Lansing IL 60438
Completion:	1973/2023
NRSF:	18,742 SF
Total Number of Units:	229 Total
Average Unit Size:	82 SF
Physical Occupancy (Area):	84%
Physical Occupancy (Units):	83%

* As of Apr 30, 2025

Property Overview



Offering Memorandum
Lansing Self Storage

Property Summary

Address:	17506 Chicago Ave Lansing IL 60438	Lot Size:	0.76 Acres	Roof Type:	PTO membrane
County:	Cook	Number of Buildings:	One (1)	Bathrooms	One
Total Units:	229	Year Built:	1973/2023	Number of Entries:	Three (3)
Climate-control Units:	229	Number of Stories:	One (1)	Paving:	New, Asphalt
NRSF:	18,742	Number of Elevators:	None	Security:	24-hour Cameras, Keypad Access
Parking Rental Spaces/ (RV/Boat):	0	Zoning :	M-1	Wall Signage:	Three (3)
Parcel Numbers:	30-30-405-024-0000 30-30-405-025-0000	Foundation:	Concrete slab	Flood Zone	None
Truck Rental:	Yes	Structural Framing:	1/2 center block, other 1/2 is metal		
Traffic Count:	(I-80/94) 193,042 cars	Exterior of Building:	Metal		



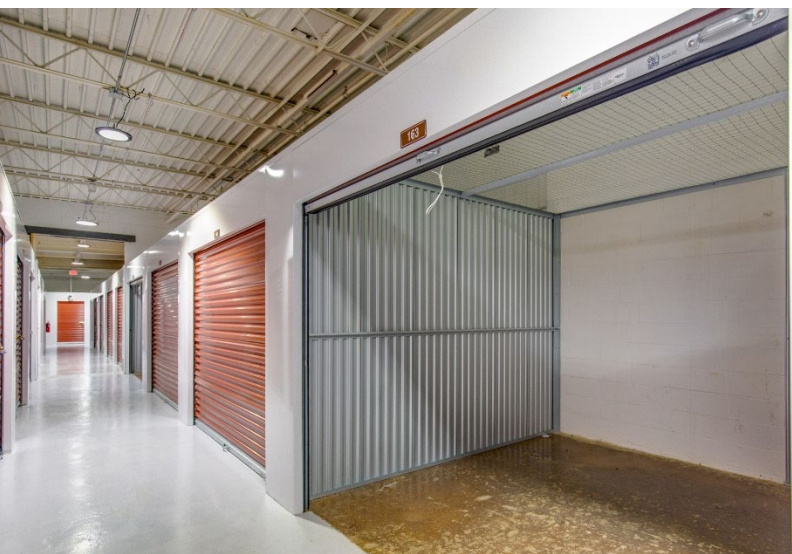
Property Features

- Remote Managed (Manager available)
- Easy, Online Booking & Payments
- Drive-Up Access
- Interior Storage
- Ground Floor
- Security Cameras
- Passcode entry security

Operating Hours

Facility Access Hours:
6:00 am - 10:00 pm

Office Hours:
9:00 am - 3:00 pm





Location Overview

Offering Memorandum
Lansing Self Storage





Chicago, IL

2.7M+

Population

9M+

MSA Population

1M+

Households

\$96K

Average HH
Income

44.2%

Home
Ownership Rate



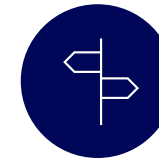
Overview

Chicago's CBD, encompassing neighborhoods like the Loop, River North, and West Loop, blends commerce, culture, and high-rise living. The area is a prime target for self-storage due to a high concentration of apartment dwellers, young professionals, and businesses needing flexible storage space. Access to amenities, parks, public transportation, and the lakefront make the area highly attractive for residents and investors alike.



Economy and Industry

The Chicago CBD is the beating heart of the Midwest's economy, home to major financial institutions, law firms, advertising agencies, tech startups, and headquarters like United Airlines and McDonald's (nearby in Fulton Market). High turnover of residents and office users creates ongoing demand for commercial and personal storage options. The area's robust commercial property development and adaptive reuse trends further indicate a favorable climate.



Transportation

Chicago's Central Business District is highly accessible, served by all eight CTA 'L' lines and numerous bus routes. The Metra rail system connects downtown to the suburbs via four stations. Major expressways including I-90/94, I-290, and Lake Shore Drive run through or near the area. The district also features extensive pedestrian paths, protected bike lanes, and Divvy bike-share stations.



Lansing, IL

752K+

Population

283K+

Households

\$74k+

Average HH Income

71.4%

Home Ownership Rate

Overview

Located just 30 miles south of downtown Chicago, Lansing offers a balanced suburban lifestyle with convenient access to the city's urban amenities. Home to over 28,000 residents, the village is economically and socially diverse, made up of college graduates, skilled tradespeople, and longtime residents who have shaped the community for decades. Strategically positioned along the Interstate 80 Corridor, Lansing connects to a regional population of 9 million and offers direct access to O'Hare and Midway airports, as well as global intermodal facilities via two major interstates.

New Park expansion across from Lansing Self Storage;

Bock Park is getting a multi-million upgrade which will include a new pavilion, soccer fields, baseball, and basketball courts. The park renovation will attract many local citizens directly across from the subject property.



World Class Business Center



Interstate 80/94 corridor



Intermodal transportation access



High Income - \$79,000 household income



Proven Diversified Business Success

Location Overview

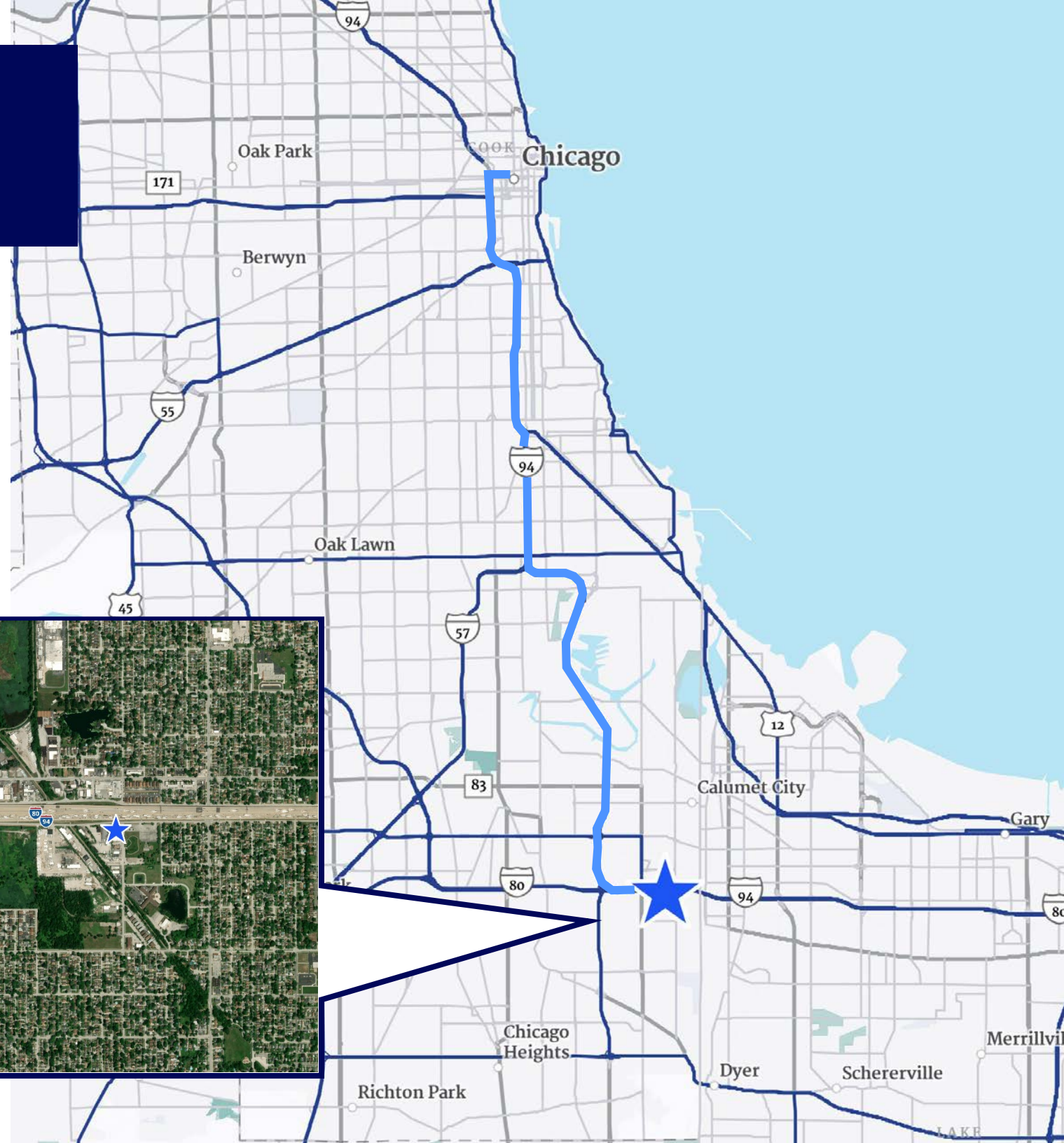
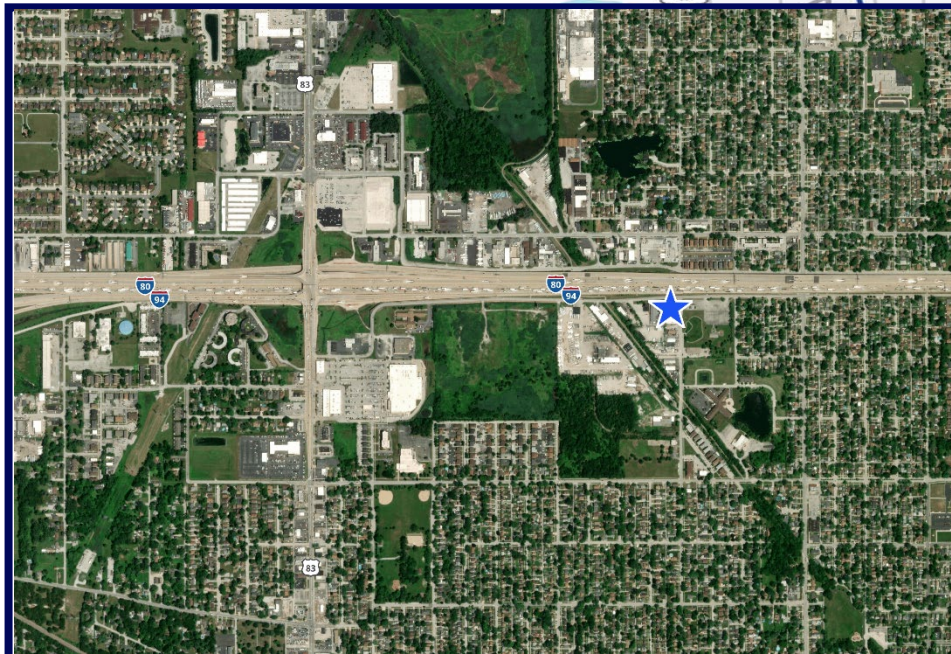


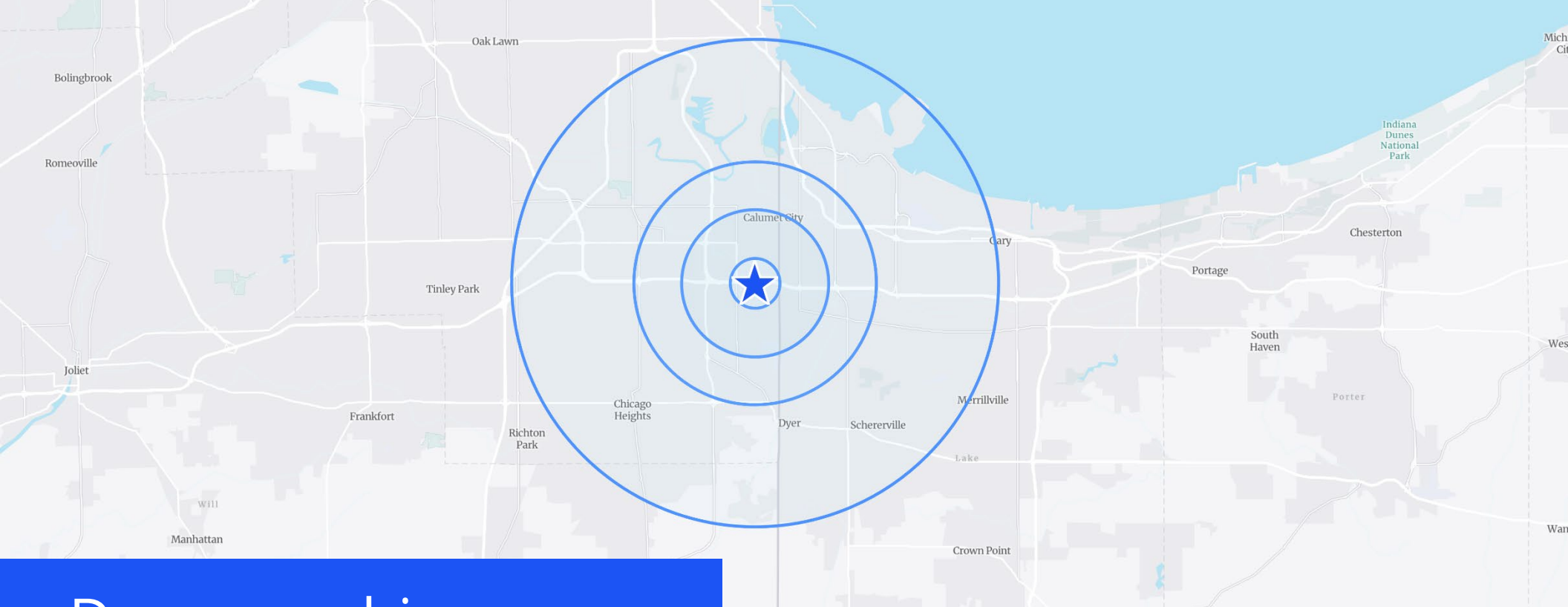
Distance

Downtown Lansing: 1 Mile

Access (I-294 /I-80): 0.5 Miles

Chicago: 26 Miles



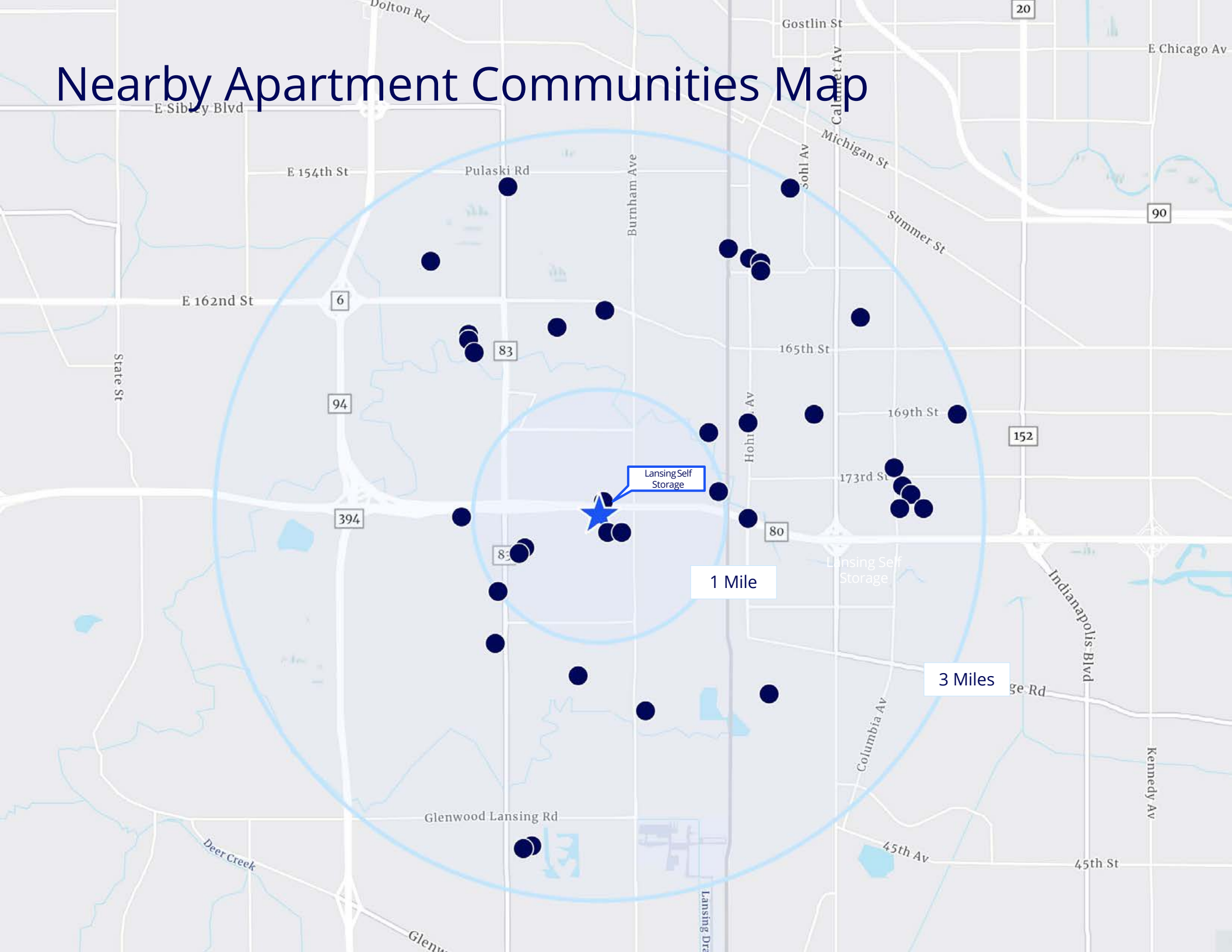


Demographics

Population	1 Mile	3 Miles	5 Miles	10 Miles
2029 Projection	13,608	95,875	232,648	752,200
2024 Population	13,992	97,556	236,702	756,449
Median Household Income	\$65,304	\$63,211	\$64,551	\$63,991
Average Household Income	\$84,201	\$80,981	\$82,756	\$83,957
Total Households	5,144	43,113	89,735	284,221
Owner-Occupied	61%	65%	65%	63%
Renter-Occupied	39%	35%	35%	37%
Average Household Size	2.6	2.5	2.5	2.6



Nearby Apartment Communities Map



Financial Overview

Offering Memorandum
Lansing Self Storage



Property Unit Mix

Unit Details	SF	Total SF	Unit Count	Occupied	Vacant	% Occupied	Current In-place Avg. Rent per Unit	Current In-place Occupied Units Rate Avg. psf	Current Month's Rent @ 84% leased	Annualized @84% leased	GPI Stabilized Occupancy	GPI plus 10% Rent
4 x 5	20	240	12	8	4	67%	\$55	\$ 32.95	\$439	\$5,272	\$ 7,908	\$ 8,699
5 x 5	25	450	18	18	0	100%	\$61	\$ 29.18	\$1,094	\$13,131	\$13,131	\$14,444
7 x 4	28	56	2	2	0	100%	\$66	\$ 28.26	\$132	\$1,583	\$1,583	\$1,741
8 x 4	32	32	1	1	0	100%	\$75	\$ 28.20	\$75	\$902	\$902	\$993
8 x 5	40	40	1	1	0	100%	\$82	\$ 24.53	\$82	\$981	\$981	\$1,079
5 x 10	50	3800	76	62	14	82%	\$97	\$ 23.23	\$6,001	\$72,013	\$88,274	\$97,101
6 x 10	60	60	1	1	0	100%	\$120	\$ 23.98	\$120	\$1,439	\$1,439	\$1,583
5 x 13	65	195	3	3	0	100%	\$120	\$ 22.14	\$360	\$4,317	\$4,317	\$4,749
7 x 10	70	70	1	1	0	100%	\$125	\$ 21.49	\$125	\$1,504	\$1,504	\$1,655
7 x 11	77	77	1	1	0	100%	\$136	\$ 21.23	\$136	\$1,635	\$1,635	\$1,798
8 x 10	80	320	4	2	2	50%	\$122	\$ 18.23	\$243	\$2,917	\$5,834	\$6,417
9 x 10	90	180	2	2	0	100%	\$151	\$ 20.13	\$302	\$3,623	\$3,623	\$3,986
9 x 11	99	99	1	1	0	100%	\$151	\$ 18.36	\$151	\$1,818	\$1,818	\$1,999
10 x 10	100	6400	64	47	17	73%	\$168	\$ 20.20	\$7,912	\$94,940	\$129,280	\$142,208
10 x 12	120	120	1	0	1	0%	-	-	-	-	-	-
10 x 13	130	650	5	5	0	100%	\$223	\$ 20.63	\$1,117	\$13,410	\$13,410	\$14,750
11 x 13	143	143	1	1	0	100%	\$267	\$ 22.41	\$267	\$3,205	\$3,205	\$3,525
10 x 15	150	3600	24	23	1	96%	\$241	\$ 19.25	\$5,534	\$66,413	\$69,300	\$76,230
12 x 15	180	180	1	1	0	100%	\$327	\$ 21.80	\$327	\$3,924	\$3,924	\$4,316
10 x 20	200	1600	8	8	0	100%	\$322	\$ 19.29	\$2,572	\$30,864	\$30,864	\$33,950
14 x 15	210	210	1	1	0	100%	\$298	\$ 17.00	\$298	\$3,570	\$3,570	\$3,927
11 x 20	220	<u>220</u>	<u>1</u>	<u>1</u>	<u>0</u>	100%	\$354	\$ 19.32	<u>\$354</u>	<u>\$4,250</u>	<u>\$4,250</u>	<u>\$4,675</u>
									\$27,643	\$ 331,710	\$390,751	\$425,827

Occupancy by SF 84%

Occupancy by Units 83%

Cash Flow

MANAGEMENT SUMMARY REPORT

REVENUE BASED ON PAYMENT METHODS

Type	Daily (4/30/2025)	MTD (4/1/2025 - 4/30/2025)	YTD (1/1/2025 - 4/30/2025)
Cash	\$ 0	\$ 1680	\$ 6796.2
Credit Card	\$ 240	\$ 25590.6	\$ 95386.2
Check	\$ 0	\$ 0	\$ 142
Money Order	\$ 0	\$ 406	\$ 1920.5
Total	\$ 240	\$ 27676.6	\$ 104244.9

REVENUE BASED ONLINE ITEMS

Revenue	Daily (4/30/2025)	MTD (4/1/2025 - 4/30/2025)	YTD (1/1/2025 - 4/30/2025)
Rent	\$ 210	\$ 24122	\$ 89469.48
Insurance	\$ 30	\$ 2551	\$ 9974
Service	\$ 0	\$ 5	\$ 72
Merchandise	\$ 0	\$ 0	\$ 36.7
Security Deposit	\$ 0	\$ 0	\$ 0
Late Fee	\$ 0	\$ 537.6	\$ 2883
Auction fee	\$ 0	\$ 0	\$ 0
Gate lockout fee	\$ 0	\$ 0	\$ 0
Lien fee	\$ 0	\$ 0	\$ 0
Pre-lien fee	\$ 0	\$ 0	\$ 0
Overlock fee	\$ 0	\$ 461	\$ 1837.9
Round off Amount	\$ 0	\$ 0	\$ 0
Taxes	\$ 0	\$ 0	\$ 3.3
Invoice Discount	\$ 0	\$ 0	\$ 0
Fee Credit	\$ 0	\$ 0	\$ 44
Total	\$ 240	\$ 27676.6	\$ 104232.38

Cash Flow

			84% Occupancy	95% Occupancy	
	1/1 - 4/30 (2025) Trailing 4 months	Most Recent Month (Apr 2025)	Current Revenue Annualized	GPI Stabilized Occ. Revenue	GPI plus 10% increases Revenue
Revenue	\$ 104,232	\$27,677	\$ 332,124	\$ 390,751	\$ 429,827
less vacancy (5%)				\$(19,538)	\$(21,491)
Expenses (12 mos. Year End 2024)					
Advertising			\$1,872	\$1,872	\$1,872
Software			\$3,017	\$3,017	\$3,017
Bank Fees			\$7,089	\$7,089	\$7,089
Insurance			\$6,183	\$6,183	\$6,183
Tenant insurance Cost			\$6,380	\$6,380	\$6,380
Office Supplies			\$164	\$164	\$164
Maintenance and Repairs			\$4,514	\$4,514	\$4,514
Property Taxes			\$34,433	\$49,962	\$49,962 (1)
Utilities			\$13,183	\$13,183	\$13,183
internet/Telephone			\$1,812	\$1,812	\$1,812
Other Expenses			\$149	\$149	\$149
			\$78,796	\$94,325	\$94,325
Net Operating Income			\$ 253,328	\$ 276,889	\$ 335,502
Purchase Price		\$3,500,000	<u>cap rate</u> 7.2%	<u>cap rate</u> 7.9%	<u>cap rate</u> 9.6%

Notes: (1) RE Taxes are fully assessed in 2024. Next scheduled is 2026.

Property Tax

[30-30-405-024-0000](#)

PIN & Address

PIN	30-30-405-024-0000
ADDRESS	17506 CHICAGO AVE
CITY	LANSING
TOWNSHIP	Thornton
	Read about Reassessments

Tax Details

PROPERTY CLASSIFICATION	663
SQUARE FOOTAGE (LAND)	15,720
NEIGHBORHOOD	181
TAXCODE	37072
NEXT SCHEDULED REASSESSMENT	2026

Assessed Valuation

	2024 Board of Review Certified	2023 Board of Review Certified
Total Estimated Market Value	N/A**	N/A**
Total Assessed Value	\$30,464	\$38,114
Land Assessed Value	\$7,911	\$5,274
Building Assessed Value	\$22,553	\$32,840

[30-30-405-025-0000](#)

PIN & Address

PIN	30-30-405-025-0000
ADDRESS	17506 CHICAGO AVE
CITY	LANSING
TOWNSHIP	Thornton
	Read about Reassessments

Tax Details

PROPERTY CLASSIFICATION	663
SQUARE FOOTAGE (LAND)	17,581
NEIGHBORHOOD	181
TAXCODE	37072
NEXT SCHEDULED REASSESSMENT	2026

Assessed Valuation

	2024 Assessor Certified	2023 Board of Review Certified
Total Estimated Market Value	N/A**	N/A**
Total Assessed Value	\$57,171	\$38,114
Land Assessed Value	\$7,911	\$5,274
Building Assessed Value	\$49,260	\$32,840

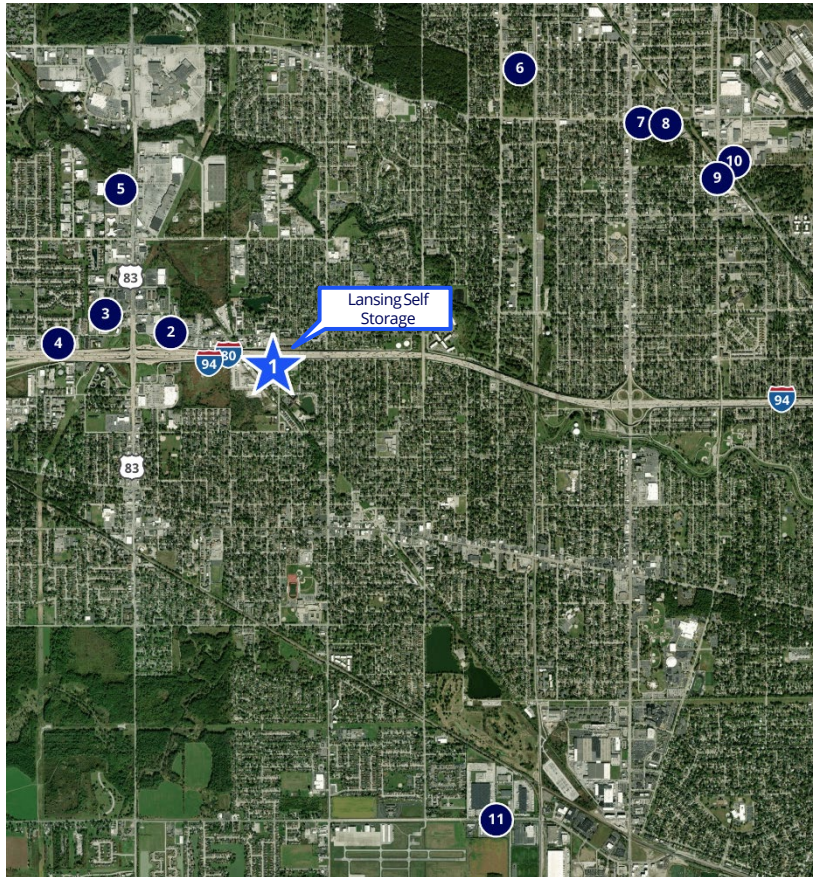
Competitive Rent Survey



Offering Memorandum
Lansing Self Storage

Competitive Rent Survey

Within Three Miles



#	Picture	Distance	Property Name	Address	AGE	NRSF	5x5	5x10	10x10	10x15	10x20
2		0.55	Extra Space	2556 Bernice Road Lansing, IL 60438	2008	61,940	n/a	\$113	\$187	n/a	n/a
3		0.91	Public Storage	2345 173rd Street Lansing, IL 60438	1988	110,589	\$45	\$99	\$130	\$148	\$213
4		1.15	Public Storage	2115 Bernice Road Lansing, IL 60438	1988	61,665	\$50	\$73	\$163	n/a	n/a
5		1.21	U Haul	1510 Torrence Avenue Calumet City, IL 60409	2019	41,800	\$85	\$105	\$175	\$230	n/a
6		2.04	Pro Self Storage	249 Kenwood Hammond, IN 46324	1998	112,958	\$23	\$59	\$129	\$149	\$135
7		2.28	U Haul	822 165th Street Hammond, IN 46324	2004	24,206	\$57	\$117	\$185	n/a	n/a
8		2.37	Extra Space	950 165th Street Hammond, IN 46324	2022	74,273	\$42	\$67	\$120	\$168	\$184
9		2.53	Extra Space	6705 Columbia Avenue Hammond, IN 46324	1991	43,110	\$42	\$78	\$184	\$190	\$411
10		2.62	Extra Space	6641 Columbia Avenue Hammond, IN 46320	2020	84,391	n/a	\$71	\$142	n/a	\$219
11		2.64	Public Storage	230 45th Street Munster, IN 46321	2016	70,887	\$67	\$101	\$170	\$171	\$261
Lansing Self Storage							5x5	5x10	10x10	10x15	10x20
							\$61	\$97	\$168	\$241	\$321

Lansing Self Storage has **only one (1) competitor south of Interstate 80/94**, a major submarket dividing line.

Supply Study

	Distance	Competitor Property	Address	NRSF	# of Bldgs	Age
Within One (1) Mile of Lansing Self Storage						
1	0.55	Extra Space	2556 Bernice Road Lansing, IL 60438	61,940	3	2008
2	0.91	Public Storage	2345 173rd Street Lansing, IL 60438	110,589	12	1988
Total				172,529		
Within Three (3) Miles of Lansing Self Storage						
3	1.15	Public Storage	2115 Bernice Road Lansing, IL 60438	61,665	6	1988
4	1.21	U Haul	1510 Torrence Avenue Calumet City, IL 60409	41,800	1	1998
5	2.04	Pro Self Storage	249 Kenwood Hammond, IN 46324	112,958	1	2007
6	2.28	U Haul	822 165th Street Hammond, IN 46324	24,206	2	2004
7	2.37	Extra Space	950 165th Street Hammond, IN 46324	74,273	2	2022
8	2.53	Extra Space	6705 Columbia Avenue Hammond, IN 46324	43,110	11	1991
9	2.62	Extra Space	6641 Columbia Avenue Hammond, IN 46320	84,391	1	2020
10	2.64	Public Storage	230 45th Street Munster, IN 46321	70,877	4	2016
Total				685,509		
Under Construction or Planned within Five (5) Miles of Lansing Self Storage						
NONE						

Square Feet Per Capita

	Population	Supply (SF)	SF per capita
1 mile	13,992	172,529	12.30
3 miles	97,556	685,509	7.02

Offering Process

Offering Process

Offering Memorandum
Lansing Self Storage



Offers should be sent to the attention of

Daniel Lynch

Colliers

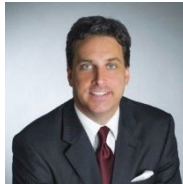
6250 N. River Road

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PLEASE DO NOT CONTACT THE PROPERTY DIRECTLY.

SCHEDULE ALL TOURS WITH THE LISTING AGENT ONLY.

Seller reserves the right to remove the Property from the market at any time. Seller expressly reserves the right in its sole discretion, to accept a preemptive offer, to reject any and all proposals or expressions of interest in the Property or to terminate discussions with any party at any time.

Offers should be in the form of a Letter of Intent (LOI) and should include the following:

- Price
- Earnest Money Deposit
- Due Diligence Time Period
- Closing Period

Buyers should expect inquiry about details of sources of funds. A Call for Offers Date will be established and announced.



Investment Opportunity | Offering Memorandum

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