

STORTRACK

EXPLORER
SELF-STORAGE

Market Report

Produced on Apr 23 2025

Report for:

324 Nepperhan Ave,
Yonkers, NY 10701
2 mile radius



STORTRACK

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Executive Summary

Market: 324 Nepperhan Ave, Yonkers, NY 10701

Market Type: 2 mile radius

Comparisons are made with: National Totals and Averages and New York State Total and Averages

This Market Report consists of data gathered from multiple public information sources and proprietary analysis and calculations made by StorTrack Analytics Team. The report includes sections listed below. The executive summary of this report is as follows:

	This Market	National	New York
No. of Stores in Market	10	67,358	2,122

Current Supply to Market:

There is 6.20 square feet/capita supply in this market. The US national average is 7.84 sqft/capita, and the New York state average is 4.43 sqft/capita.

Across all unit types, there is currently 20% of inventory offline (not advertised). The US national figure at the moment is 7% of inventory offline and the New York state number is 7% offline.

Rate Trends in Market:

The rates in this Market have trended down in the last 3 months, by -3.78%. This would indicate a decreased demand against available supply. The current US national rate trend for the past 3 months is up, by 1.26%. The New York state is showing a rate trend up for the last 3 months of 1.68%.

Use of Promotions:

There are promotions over the past 3 months.90% of facilities are using promotions in this market.

New Developments:

There are four known new developments in this market.

StorTrack is currently tracking 3,875 new developments across the USA.

There have been no new facilities openings in last year.

Market Snapshot

The Market Snapshot is a one-look overview of the market.

	This Market	3 Miles Radius	5 Miles Radius	State	National
Self Storage Only Facilities Net Rentable SQ FT	645,195	936,972	2,157,012	58,551,767	1,392,108,381
Hybrid Facility Self Storage Net Rentable SQ FT	238,827	266,493	748,731	30,526,604	1,202,128,673
Total Net Self Storage Rentable SQ FT	884,022	1,203,465	2,905,743	89,078,371	2,594,237,054
Parking Net Rentable SQ FT	78,531	89,694	133,806	5,110,399	316,221,330
Sq Ft per Capita					
• 2022 Sq Ft per Capita	6.20	4.88	3.69	4.43	7.84
• 2024 Sq Ft per Capita	6.17	4.85	3.67	4.44	7.78
• 2026 Sq Ft per Capita	6.14	4.82	3.64	4.42	7.67
Sq Ft per Household	16.66	12.42	10.04	11.83	20.63
Total Stores	10	16	39	2,122	67,358
• REITS	4	9	22	411	10,510
• Large Ops	6	7	12	432	11,209
• Mid Ops	0	0	3	213	7,726
• Small Ops	0	0	0	196	7,304
• Single Ops	0	0	2	870	30,609
New Developments	4	4	7	218	3,875
Estimated Net Rentable Sq Ft of Development	334,325	334,325	478,306	9,478,684	198,981,522
Stores opened within the last year	0	0	0	20	525

Market Snapshot Continued

	This Market	3 Miles Radius	5 Miles Radius	State	National
Demographics					
• 2022 Population	142,503	246,802	786,410	20,114,745	331,097,593
• 2024 Population	143,316 (+0.57% change)	248,276 (+0.60% change)	792,239 (+0.74% change)	20,079,999 (0.00% change)	333,584,158 (+0.01% change)
• 2026 Population	144,094 (+1.12% change)	249,654 (+1.16% change)	797,262 (+1.38% change)	20,140,948 (0.00% change)	338,018,925 (+0.03% change)
Households	53,048	96,905	289,357	7,530,150	125,736,353
Rental Households	33,555	53,042	172,752	3,434,514	44,238,593
Rental Households Percentage	63.25%	54.74%	59.7%	45.61%	35.18%
Median Household Income	\$71,607	\$81,279	\$82,993	\$75,157	\$75,149
Average Rate Per Square Feet					
• All Units without Parking	\$2.67	\$2.53	\$2.64	\$2.00	\$1.28
• All Units with Parking	\$2.66	\$2.52	\$2.63	\$1.95	\$1.23
• Regular Units	\$2.45	\$2.34	\$2.41	\$1.48	\$1.12
• Climate Controlled Units	\$2.69	\$2.58	\$2.71	\$2.37	\$1.48
• Only Parking	\$1.86	\$1.86	\$1.49	\$0.66	\$0.46
Rate Trend (12 months)	-21.13%	-20.58%	-21.87%	6.70%	-3.91%
Units Not Advertised	11%	7%	3%	7%	7%
Market Including Known Developments					
Self Storage Only Facilities Net Rentable SQ FT	979,520	1,271,297	2,635,318	66,849,722	1,552,502,288
Hybrid Facility Self Storage Net Rentable SQ FT	238,827	266,493	748,731	31,707,333	1,240,716,288
Total Net Self Storage Rentable SQ FT	1,218,347	1,537,790	3,384,049	98,557,055	2,793,218,576
Parking Net Rentable SQ FT	78,531	89,694	133,806	5,335,352	325,328,942

Market Snapshot Continued

	This Market	3 Miles Radius	5 Miles Radius	State	National
Sq Ft per Capita					
• 2022 Sq Ft per Capita	8.55	6.23	4.30	4.90	8.44
• 2024 Sq Ft per Capita	8.50	6.19	4.27	4.91	8.37
• 2026 Sq Ft per Capita	8.46	6.16	4.24	4.89	8.26
Sq Ft per Household	22.97	15.87	11.70	13.09	22.21
Total Stores					
• REITS	6	11	24	437	10,933
• Large Ops	6	7	13	452	11,643
• Mid Ops	0	0	3	218	7,818
• Small Ops	0	0	0	199	7,343
• Single Ops	0	0	3	877	30,694
New Supply Ratio	37.82%	27.78%	16.46%	10.64%	7.67%

Store Types

Breakdown of all the stores within the market, broken down by total REITs (Real Estate Investment Trusts Include: Public Storage, Extra Space, Cubesmart, National Storage Affiliates, Global Self Storage and SmartStop Self Storage), Large Operators (30+ stores), Midsize Operators (5+ stores), Small Operators (2+ stores) and Single Operators (1 store, independent operators).

STORES IN MARKET	REITS		LARGE OPS		MID OPS		SMALL OPS		SINGLE OPS	
	NUMBER	% OF MARKET	NUMBER	% OF MARKET	NUMBER	% OF MARKET	NUMBER	% OF MARKET	NUMBER	% OF MARKET
10	4	40.00%	6	60.00%	0	0.00%	0	0.00%	0	0.00%
67,358	10,510	15.60%	11,209	16.64%	7,726	11.47%	7,304	10.84%	30,609	45.44%
2,122	411	19.37%	432	20.36%	213	10.04%	196	9.24%	870	41.00%

● This Market ● National Totals and Averages ● New York State Total and Averages

Unit Types Offered

Analysis of the most common unit types - with the percentage of Stores in the market currently offering that unit type.

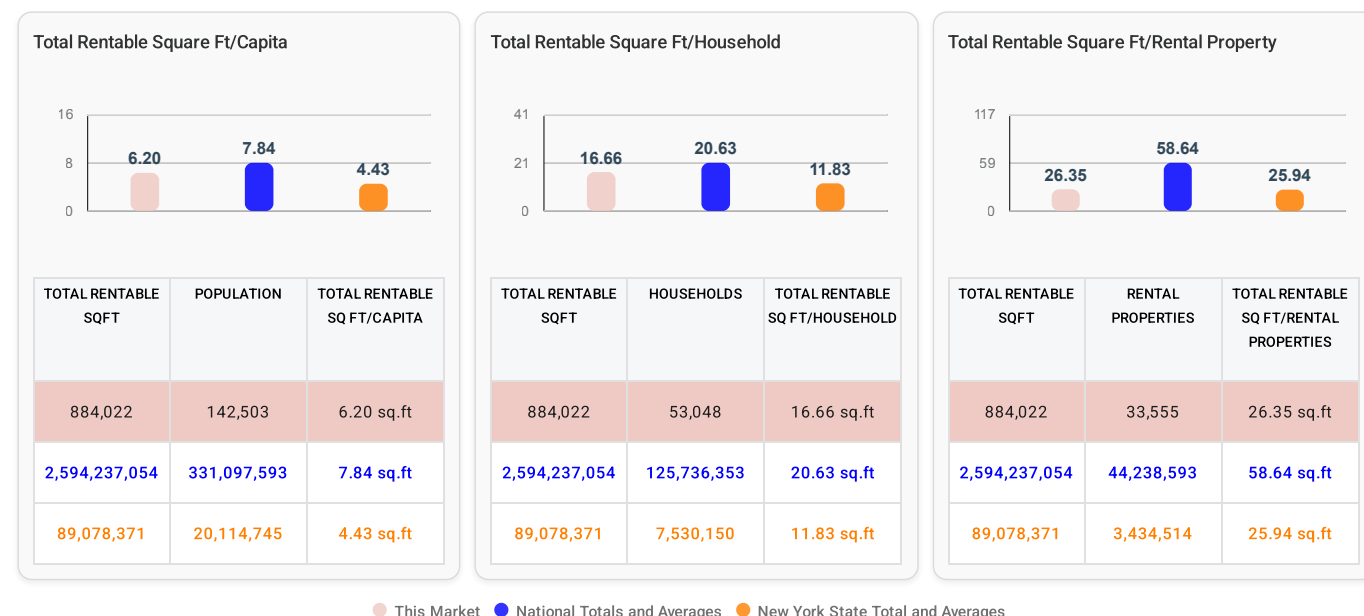
ALL UNITS WITHOUT PARKING	ALL UNITS WITH PARKING	ALL REG	ALL CC	ALL PARKING	5X5 REG	5X5 CC	5X10 REG	5X10 CC	10X10 REG	10X10 CC	10X15 REG	10X15 CC	10X20 REG	10X20 CC	10X30 REG	10X30 CC	CAR PARKING	RV PARKING
80.00%	80.00%	40.00%	70.00%	10.00%	10.00%	60.00%	30.00%	70.00%	40.00%	70.00%	20.00%	50.00%	N/A	30.00%	10.00%	20.00%	N/A	10.00%
97.22%	100.00%	82.08%	48.23%	22.08%	26.94%	30.82%	58.74%	40.05%	67.46%	41.59%	54.72%	35.33%	61.84%	29.71%	32.04%	9.99%	1.74%	21.14%
98.98%	100.00%	72.22%	53.66%	14.43%	26.63%	39.84%	55.76%	47.70%	59.28%	45.93%	48.24%	36.99%	54.81%	29.27%	24.39%	9.28%	1.49%	13.55%

● This Market ● National Totals and Averages ● New York State Total and Averages

Overall Market Supply Metrics

Analysis of supply metrics in the market. A side-by-side bar chart comparison, shows the Market's Total Rentable Square Footage per Capita, Total Rentable Square Footage per Household and Total Rentable Square Footage per Rental Property.

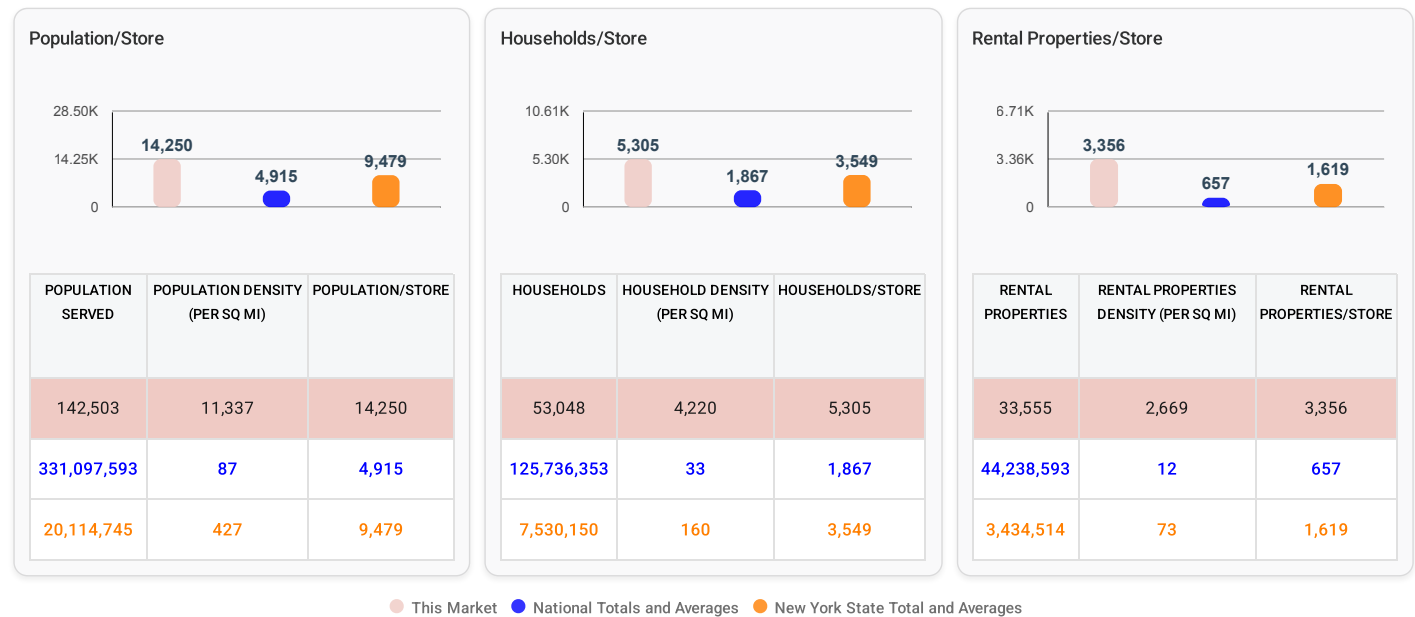
Demographic data based on the U.S. Census Bureau's 2022 American Community Survey.



Size of Market per Store

Analysis on the supply of the market against the market's population. A side-by-side bar chart comparison, shows the Market's total Population per Store, Market Households per Store and Rental Properties per Store.

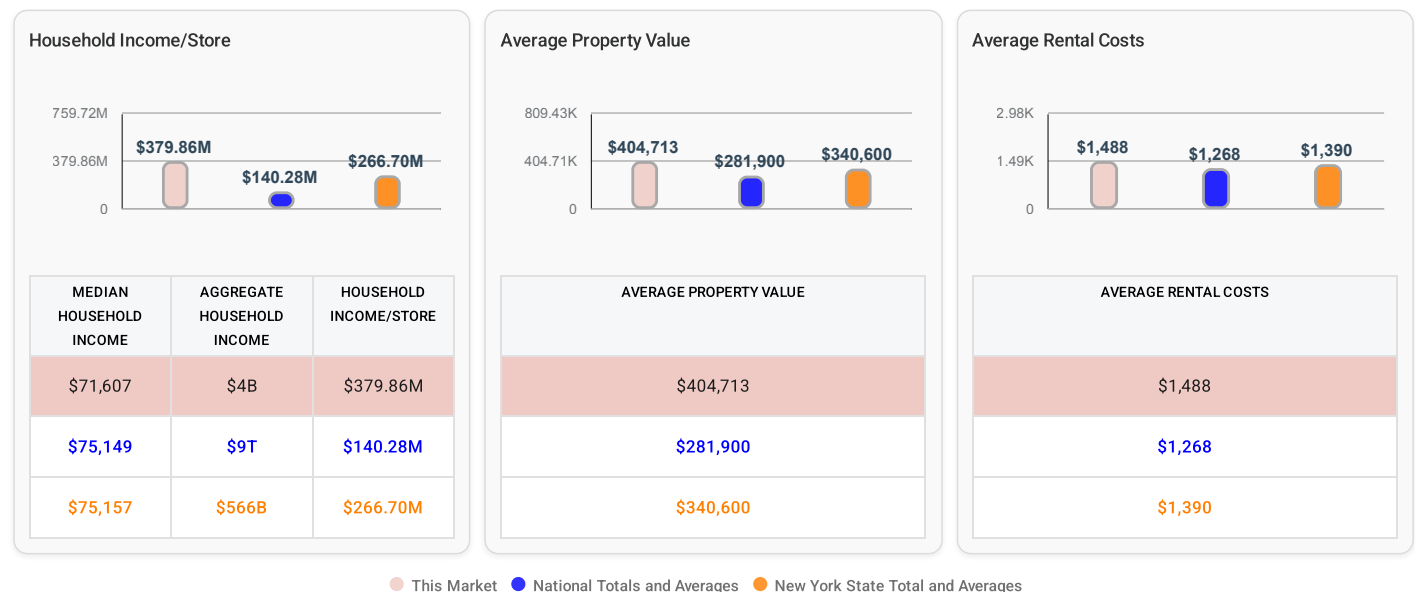
Demographic data based on the U.S. Census Bureau's 2022 American Community Survey.



Market Spending Power

Analysis on the market's spending power. A side-by-side bar chart comparison, shows the Market's Median Household Income, Aggregate Household Income, Household Income per Store, Average Market Property Value, and Average Rental Costs.

Demographic data based on the U.S. Census Bureau's 2022 American Community Survey.



12 Month Trailing Average Rate History

View 12 month trailing average rates for the past one year.

Summary - (Value, Any Floor)

		ALL UNITS WITHOUT PARKING	ALL UNITS WITH PARKING	ALL REG	ALL CC	ALL PARKING	5X5 REG	5X5 CC	5X10 REG	5X10 CC	10X10 REG	10X10 CC	10X15 REG	10X15 CC	10X20 REG	10X20 CC	10X30 REG	10X30 CC	CAR PARKING	RV PARKING
Market Average Price		\$293.77	\$313.75	\$325.78	\$283.81	\$655.07	\$90.23	\$101.77	\$151.29	\$160.70	\$292.28	\$272.59	\$387.33	\$364.77	\$461.75	\$500.41	\$814.66	\$750.11	\$763.19	\$599.66
Safeguard Self Storage at Westchester - Yonkers Nepperhan 0.01 mile 324 Nepperhan Avenue, Yonkers, NY 10701	Current Price	\$308.38	\$308.38	-	\$308.38	-	-	\$72.00	-	\$120.50	-	\$427.00	-	\$251.50	-	\$309.00	-	\$915.00	-	-
	12 mo. trailing avg.	\$310.59	\$311.07	-	\$311.07	\$919.60	-	\$104.04	-	\$154.18	-	\$277.69	-	\$308.75	-	\$368.52	-	\$725.82	\$919.60	-
Public Storage 0.15 mile 400 Nepperhan Ave, Yonkers, NY 10701	Current Price	\$172.00	\$172.00	-	\$172.00	-	-	-	-	\$102.00	-	\$242.00	-	-	-	-	-	-	-	-
	12 mo. trailing avg.	\$301.69	\$301.69	-	\$301.69	-	-	\$98.98	-	\$142.84	-	\$274.16	-	\$459.22	-	\$565.99	-	-	-	-
Storage Post - Yonkers 0.37 mile 131 Saw Mill River Road, Yonkers, NY 10701	Current Price	\$158.75	\$158.75	\$158.75	-	-	\$76.00	-	\$104.00	-	\$193.00	-	\$262.00	-	-	-	-	-	-	-
	12 mo. trailing avg.	\$209.46	\$209.46	\$209.46	\$209.46	-	\$82.78	\$83.66	\$111.42	\$124.42	\$202.10	\$216.24	\$289.81	\$279.88	\$321.35	\$370.79	\$522.33	\$542.59	-	-
Public Storage 0.41 mile 137 Saw Mill River Road, Yonkers, NY 10701	Current Price	\$188.00	\$188.00	-	\$188.00	-	-	\$90.00	-	\$108.00	-	\$250.00	-	\$304.00	-	-	-	-	-	-
	12 mo. trailing avg.	\$230.90	\$230.90	\$230.90	\$230.90	-	-	\$97.49	-	\$143.15	-	\$272.09	-	\$408.74	-	\$627.96	-	-	-	-
U-Haul Moving & Storage of Yonkers 0.49 mile 155 Saw Mill River Rd, Yonkers, NY 10701	Current Price	\$256.38	\$256.38	\$271.62	\$244.95	-	-	\$129.95	\$174.95	\$184.95	\$289.95	\$299.95	\$349.95	\$364.95	-	-	-	-	-	-
	12 mo. trailing avg.	\$234.31	\$234.31	\$234.31	\$234.31	-	\$119.01	\$128.55	\$173.05	\$184.82	\$288.85	\$296.79	\$349.95	\$362.09	-	-	-	-	-	-
U-Haul Storage of Yonkers II 0.53 mile 167 Saw Mill River Rd, Yonkers, NY 10701	Current Price	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	12 mo. trailing avg.	\$174.95	\$174.95	-	\$174.95	-	-	-	-	\$174.95	-	-	-	-	-	-	-	-	-	-
Extra Space 1.45 miles 280 Fullerton Ave, Yonkers, NY 10704	Current Price	\$178.40	\$373.88	\$169.50	\$184.33	\$699.67	-	\$93.00	\$123.00	\$171.00	\$216.00	\$289.00	-	-	-	-	-	-	-	\$699.67
	12 mo. trailing avg.	\$233.04	\$312.82	\$312.82	\$312.82	\$599.66	\$49.85	\$66.81	\$133.75	\$163.74	\$210.49	\$288.55	\$292.06	\$368.07	\$495.62	\$430.73	-	-	-	\$599.66
Safeguard Self Storage at Westchester - Yonkers 1.48 miles 188 South Broadway, Yonkers, NY 10705	Current Price	\$343.33	\$343.33	-	\$343.33	-	-	\$149.00	-	\$185.00	-	\$300.00	-	\$311.00	-	\$930.00	-	-	-	-
	12 mo. trailing avg.	\$302.53	\$362.01	\$362.01	\$362.01	\$762.23	\$116.00	\$139.45	\$214.47	\$178.92	\$313.55	\$270.48	-	\$383.02	-	\$633.12	-	-	\$762.23	-

12 Month Trailing Average Rate History Continued

Summary - (Value, Any Floor)

		ALL UNITS WITHOUT PARKING	ALL UNITS WITH PARKING	ALL REG	ALL CC	ALL PARKING	5X5 REG	5X5 CC	5X10 REG	5X10 CC	10X10 REG	10X10 CC	10X15 REG	10X15 CC	10X20 REG	10X20 CC	10X30 REG	10X30 CC	CAR PARKING	RV PARKING
Safeguard Self Storage at Westchester - Yonkers Ludlow 1.51 miles 390 Riverdale Avenue, Yonkers, NY 10705	Current Price	\$399.33	\$399.33	\$606.50	\$340.14	-	-	\$71.00	-	\$189.50	\$357.00	\$239.00	-	\$266.00	-	\$381.00	\$856.00	\$1045.00	-	-
	12 mo. trailing avg.	\$416.63	\$416.63	\$416.63	\$416.63	-	-	\$85.54	-	\$167.23	\$405.45	\$254.67	\$517.66	\$333.36	-	\$489.47	\$883.31	\$832.23	-	-
CubeSmart Self Storage of Yonkers 1.71 miles 1060 Nepperhan Ave, Yonkers, NY 10703	Current Price	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	12 mo. trailing avg.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Summary - (Premium, Any Floor)

		ALL UNITS WITHOUT PARKING	ALL UNITS WITH PARKING	ALL REG	ALL CC	ALL PARKING	5X5 REG	5X5 CC	5X10 REG	5X10 CC	10X10 REG	10X10 CC	10X15 REG	10X15 CC	10X20 REG	10X20 CC	10X30 REG	10X30 CC	CAR PARKING	RV PARKING
Market Average Price		\$319.95	\$340.31	\$333.31	\$315.79	\$687.39	\$93.00	\$112.44	\$151.36	\$176.05	\$292.68	\$291.87	\$387.33	\$411.96	\$461.75	\$560.52	\$876.40	\$865.11	\$809.57	\$624.7
Safeguard Self Storage at Westchester - Yonkers Nepperhan 0.01 mile 324 Nepperhan Avenue, Yonkers, NY 10701	Current Price	\$440.75	\$440.75	-	\$440.75	-	-	\$112.00	-	\$147.00	-	\$427.00	-	\$392.00	-	\$482.00	-	\$1427.00	-	-
	12 mo. trailing avg.	\$381.08	\$381.50	-	\$381.08	\$919.60	-	\$114.80	-	\$166.98	-	\$300.91	-	\$399.10	-	\$468.72	-	\$929.57	\$919.60	-
Public Storage 0.15 mile 400 Nepperhan Ave, Yonkers, NY 10701	Current Price	\$172.00	\$172.00	-	\$172.00	-	-	-	-	\$102.00	-	\$242.00	-	-	-	-	-	-	-	-
	12 mo. trailing avg.	\$302.39	\$302.39	-	\$302.39	-	-	\$98.98	-	\$145.03	-	\$274.42	-	\$459.22	-	\$565.99	-	-	-	-
Storage Post - Yonkers 0.37 mile 131 Saw Mill River Road, Yonkers, NY 10701	Current Price	\$159.00	\$159.00	\$159.00	-	-	\$77.00	-	\$104.00	-	\$193.00	-	\$262.00	-	-	-	-	-	-	-
	12 mo. trailing avg.	\$210.81	\$210.81	\$210.08	\$211.61	-	\$84.14	\$90.34	\$111.63	\$124.65	\$202.10	\$216.24	\$289.81	\$279.88	\$321.35	\$370.79	\$522.33	\$547.03	-	-
Public Storage 0.41 mile 137 Saw Mill River Road, Yonkers, NY 10701	Current Price	\$200.50	\$200.50	-	\$200.50	-	-	\$90.00	-	\$108.00	-	\$250.00	-	\$354.00	-	-	-	-	-	-
	12 mo. trailing avg.	\$232.33	\$232.33	-	\$232.33	-	-	\$98.01	-	\$144.03	-	\$273.17	-	\$412.38	-	\$627.96	-	-	-	-
U-Haul Moving & Storage of Yonkers 0.49 mile 155 Saw Mill River Rd, Yonkers, NY 10701	Current Price	\$257.09	\$257.09	\$271.62	\$246.20	-	-	\$129.95	\$174.95	\$189.95	\$289.95	\$299.95	\$349.95	\$364.95	-	-	-	-	-	-
	12 mo. trailing avg.	\$234.68	\$234.68	\$230.25	\$238.15	-	\$119.01	\$128.63	\$173.05	\$186.84	\$289.00	\$296.79	\$349.95	\$362.09	-	-	-	-	-	-

12 Month Trailing Average Rate History Continued

Summary - (Premium, Any Floor)

		ALL UNITS WITHOUT PARKING	ALL UNITS WITH PARKING	ALL REG	ALL CC	ALL PARKING	5X5 REG	5X5 CC	5X10 REG	5X10 CC	10X10 REG	10X10 CC	10X15 REG	10X15 CC	10X20 REG	10X20 CC	10X30 REG	10X30 CC	CAR PARKING	RV PARKING
U-Haul Storage of Yonkers II 0.53 mile 167 Saw Mill River Rd, Yonkers, NY 10701	Current Price	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	12 mo. trailing avg.	\$174.95	\$174.95	-	\$174.95	-	-	-	-	\$174.95	-	-	-	-	-	-	-	-	-	-
Extra Space 1.45 miles 280 Fullerton Ave, Yonkers, NY 10704	Current Price	\$178.40	\$373.88	\$169.50	\$184.33	\$699.67	-	\$93.00	\$123.00	\$171.00	\$216.00	\$289.00	-	-	-	-	-	-	-	\$699.67
	12 mo. trailing avg.	\$236.26	\$320.81	\$246.65	\$226.40	\$624.78	\$54.62	\$84.58	\$133.75	\$167.31	\$210.62	\$290.41	\$292.06	\$368.07	\$495.62	\$430.73	-	-	-	\$624.78
Safeguard Self Storage at Westchester - Yonkers 1.48 miles 188 South Broadway, Yonkers, NY 10705	Current Price	\$423.00	\$423.00	-	\$423.00	-	-	\$193.00	-	\$231.00	-	\$468.00	-	\$485.00	-	\$930.00	-	-	-	-
	12 mo. trailing avg.	\$333.39	\$395.40	\$239.29	\$341.89	\$808.90	\$139.00	\$151.46	\$214.68	\$201.25	\$320.05	\$313.66	-	\$436.75	-	\$672.74	-	-	\$808.90	-
Safeguard Self Storage at Westchester - Yonkers Ludlow 1.51 miles 390 Riverdale Avenue, Yonkers, NY 10705	Current Price	\$472.56	\$472.56	\$606.50	\$434.29	-	-	\$86.00	-	\$263.50	\$357.00	\$373.00	-	\$415.00	-	\$594.00	\$856.00	\$1045.00	-	-
	12 mo. trailing avg.	\$469.78	\$469.78	\$640.09	\$397.77	-	-	\$112.25	-	\$217.89	\$405.45	\$327.99	\$517.66	\$426.78	-	\$590.76	\$959.54	\$870.73	-	-
CubeSmart Self Storage of Yonkers 1.71 miles 1060 Nepperhan Ave, Yonkers, NY 10703	Current Price	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	12 mo. trailing avg.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Rate per Square Foot by Store Type

Comparison of the current rate per Square Foot of the market to the average rate per square foot by each of the three store types - REITs (Real Estate Investment Trusts include: Public Storage, Extra Space, Cubesmart, National Storage Affiliates and Global Self Storage), Large Operators (30+ stores), Midsize Operators (5+ stores), Small Operators (2+ stores) and Single Operators (1 store, independent operators).

OVERALL MARKET AVERAGE	REITS	LARGE OPS	MID OPS	SMALL OPS	SINGLE OPS
\$2.66	\$2.17	\$2.75	N/A	N/A	N/A
\$1.23	\$1.24	\$1.40	\$1.26	\$1.06	\$1.04
\$1.95	\$1.80	\$2.63	\$1.67	\$1.51	\$1.30

● This Market
 ● National Totals and Averages
 ● New York State Total and Averages

Rate per Square Foot by Unit Type

Analysis of the average rate per square foot by each of the most common unit types.

ALL UNITS WITHOUT PARKING	ALL UNITS WITH PARKING	ALL PARKING	ALL REG	ALL CC	5X5 REG	5X5 CC	5X10 REG	5X10 CC	10X10 REG	10X10 CC	10X15 REG	10X15 CC	10X20 REG	10X20 CC	10X30 REG	10X30 CC	CAR PARKING	RV PARKING
\$2.67	\$2.66	\$1.86	\$2.45	\$2.69	\$2.96	\$3.53	\$2.29	\$2.86	\$2.32	\$2.50	\$2.04	\$1.97	N/A	\$2.17	\$2.71	\$3.22	N/A	\$1.86
\$1.28	\$1.23	\$0.46	\$1.12	\$1.48	\$2.01	\$2.13	\$1.35	\$1.62	\$1.07	\$1.35	\$0.93	\$1.19	\$0.84	\$1.16	\$0.77	\$1.12	\$0.54	\$0.46
\$2.00	\$1.95	\$0.66	\$1.48	\$2.37	\$2.56	\$3.11	\$1.75	\$2.54	\$1.39	\$2.13	\$1.20	\$1.90	\$1.10	\$1.77	\$0.95	\$1.86	\$0.59	\$0.67

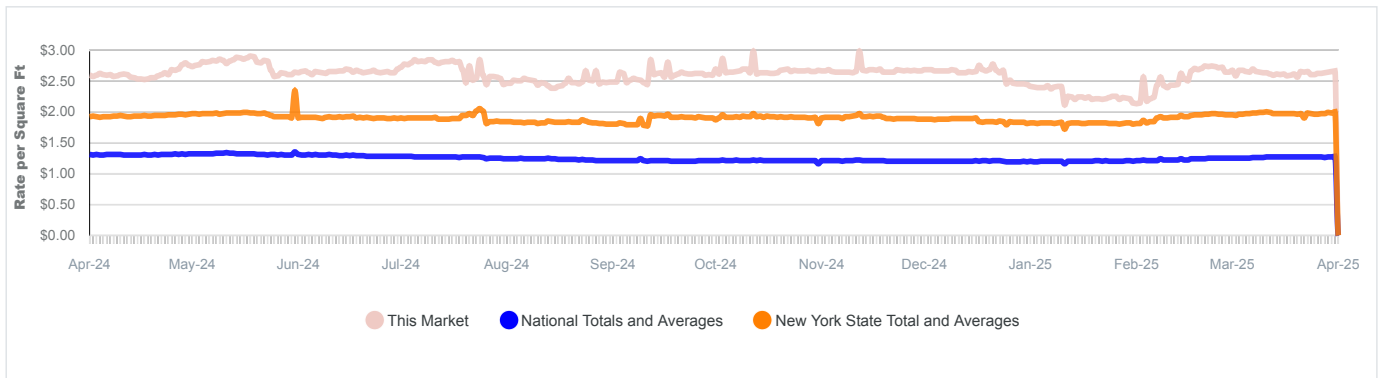
● This Market
 ● National Totals and Averages
 ● New York State Total and Averages

Rate per Square Foot History Graph

Historical graphs showing the average rate per square feet for each of the most common unit types.

All Units Without Parking (Last 1 Year)

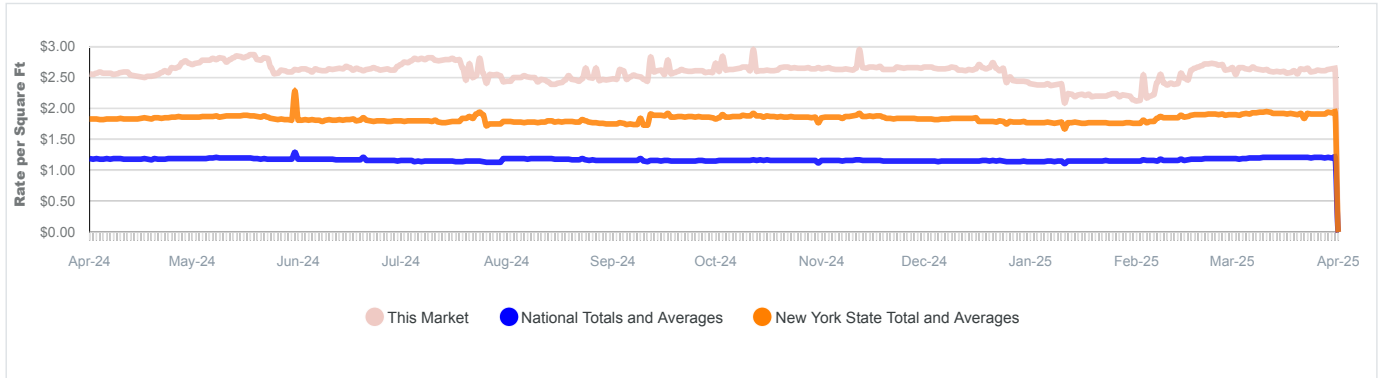
● This Market
 ● National Totals and Averages
 ● New York State Total and Averages
 has same value in the series.



Rate per Square Foot History Graph Continued

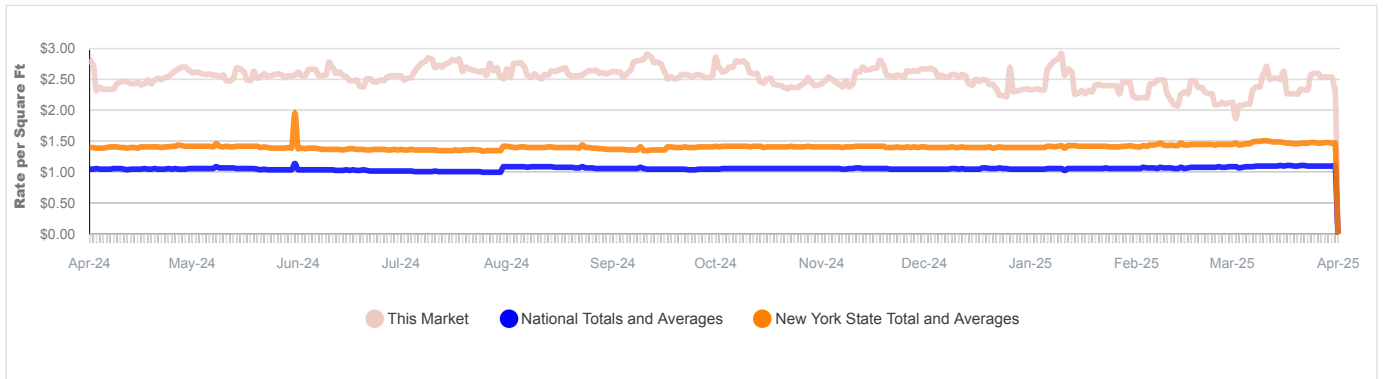
All Units With Parking (Last 1 Year)

⚠️ ● This Market ● National Totals and Averages ● New York State Total and Averages *has same value in the series.*



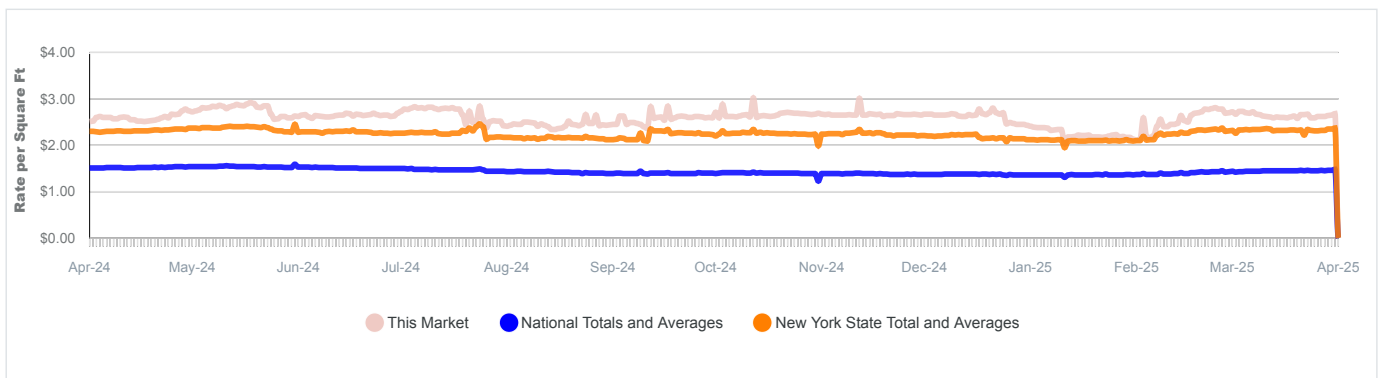
All Reg (Last 1 Year)

⚠️ ● This Market ● National Totals and Averages ● New York State Total and Averages *has same value in the series.*



All CC (Last 1 Year)

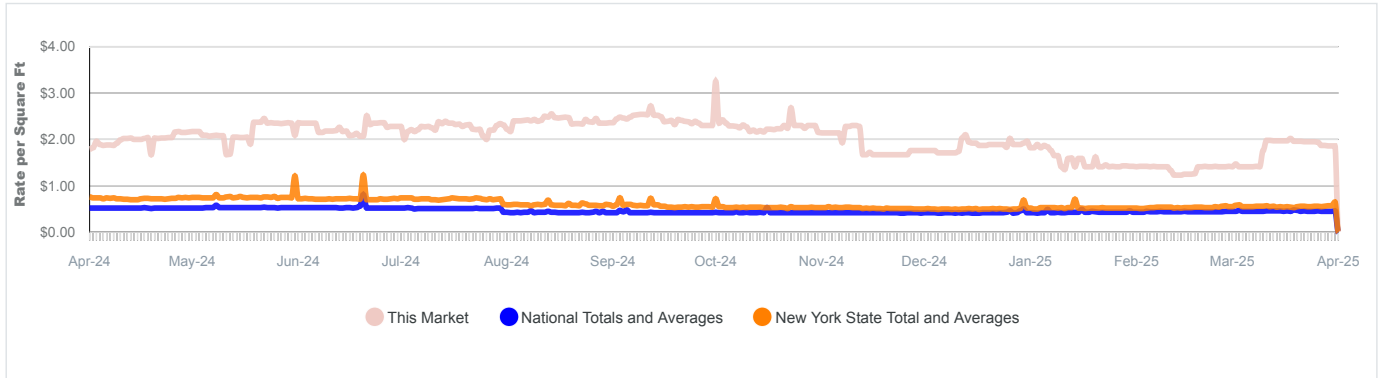
⚠️ ● This Market ● National Totals and Averages ● New York State Total and Averages *has same value in the series.*



Rate per Square Foot History Graph Continued

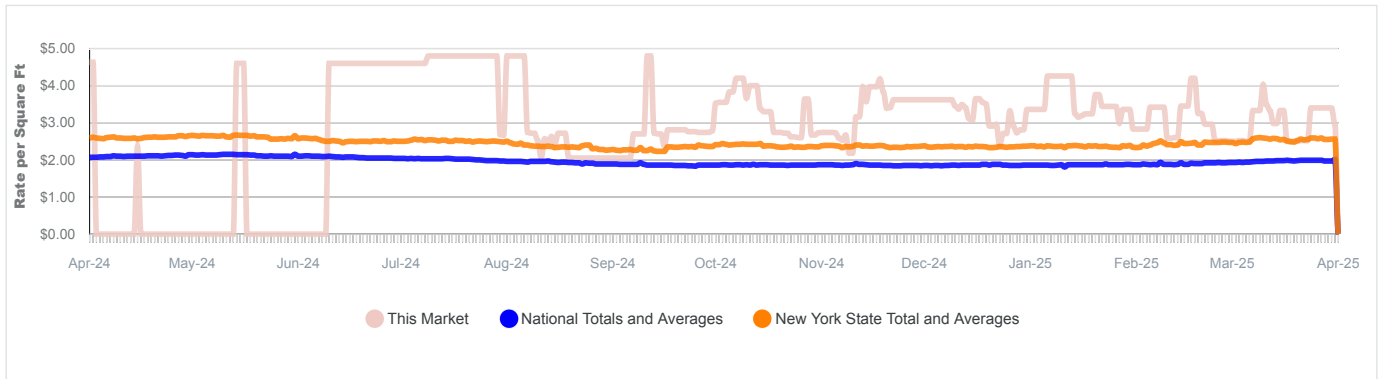
All Parking (Last 1 Year)

⚠️ ● This Market ● National Totals and Averages ● New York State Total and Averages *has same value in the series.*



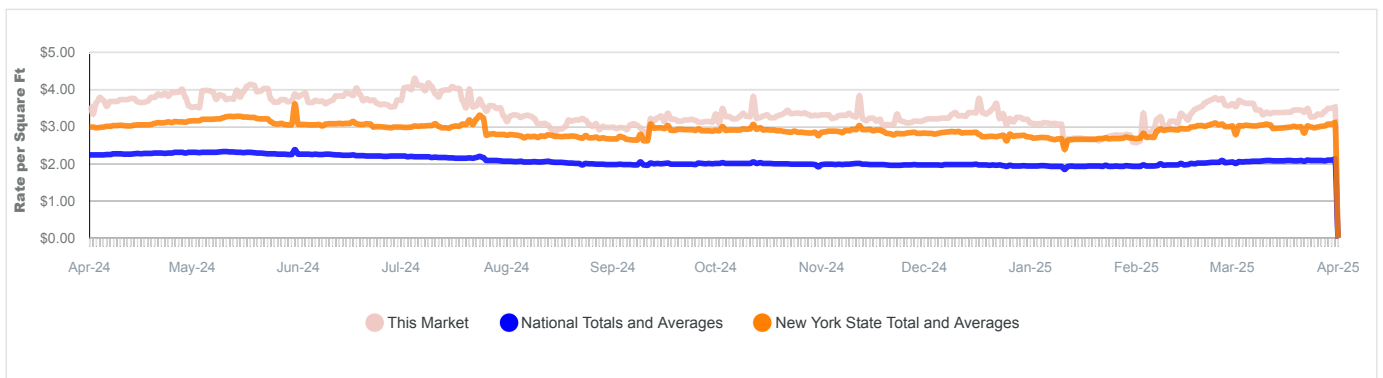
5x5 Reg (Last 1 Year)

⚠️ ● This Market ● National Totals and Averages ● New York State Total and Averages *has same value in the series.*



5x5 CC (Last 1 Year)

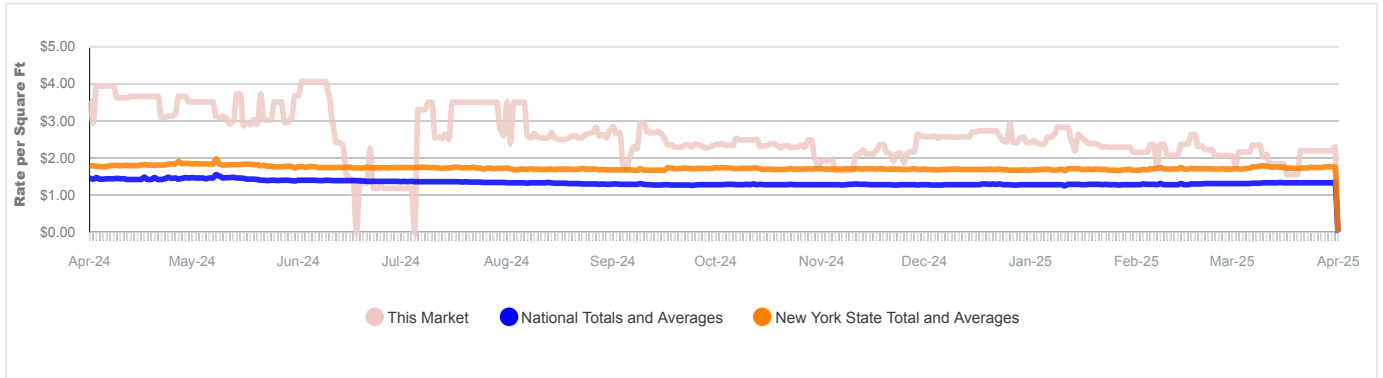
⚠️ ● This Market ● National Totals and Averages ● New York State Total and Averages *has same value in the series.*



Rate per Square Foot History Graph Continued

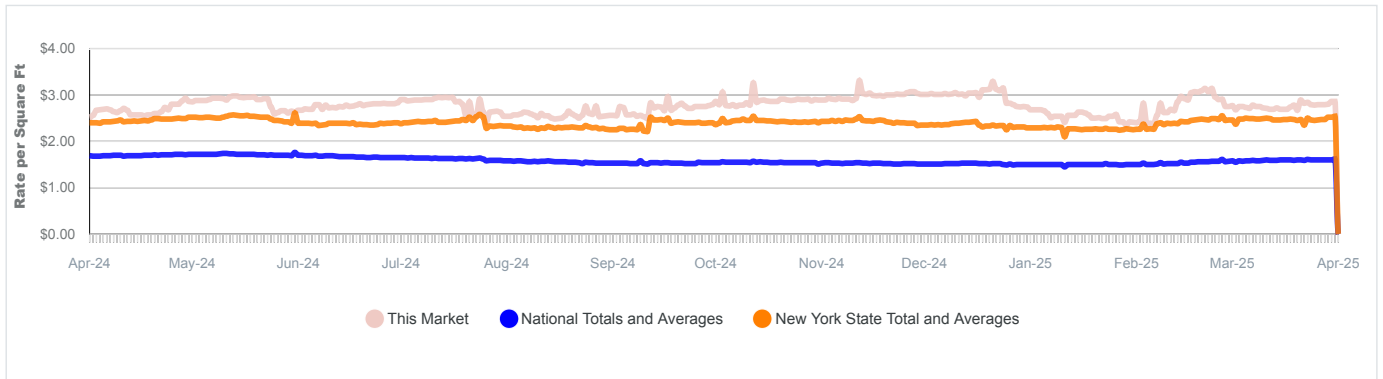
5x10 Reg (Last 1 Year)

⚠️ ● This Market ● National Totals and Averages ● New York State Total and Averages *has same value in the series.*



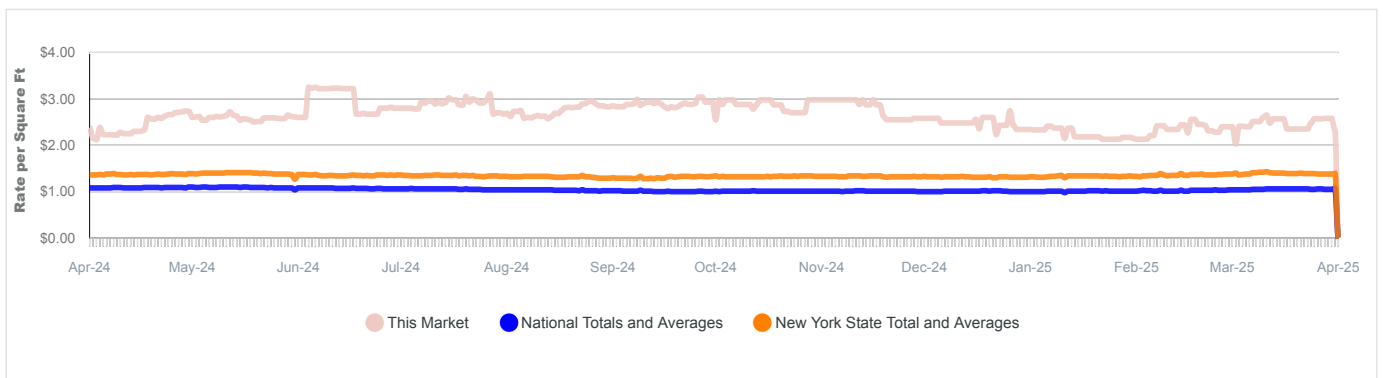
5x10 CC (Last 1 Year)

⚠️ ● This Market ● National Totals and Averages ● New York State Total and Averages *has same value in the series.*



10x10 Reg (Last 1 Year)

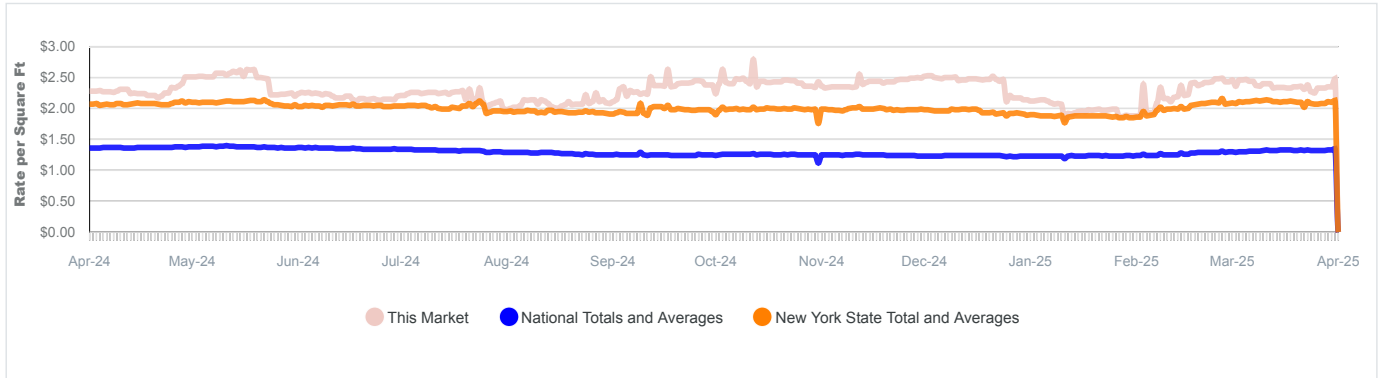
⚠️ ● This Market ● National Totals and Averages ● New York State Total and Averages *has same value in the series.*



Rate per Square Foot History Graph Continued

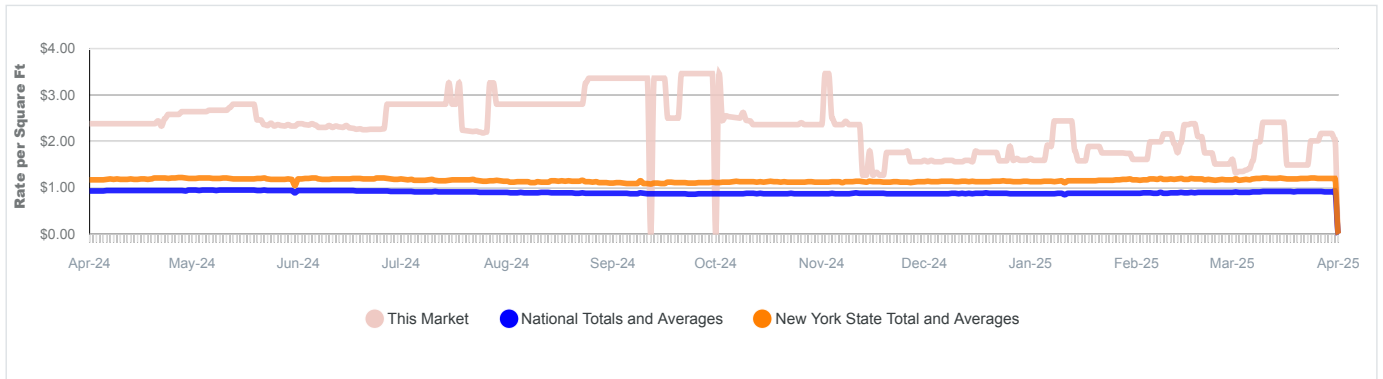
10x10 CC (Last 1 Year)

⚠️ ● This Market ● National Totals and Averages ● New York State Total and Averages *has same value in the series.*



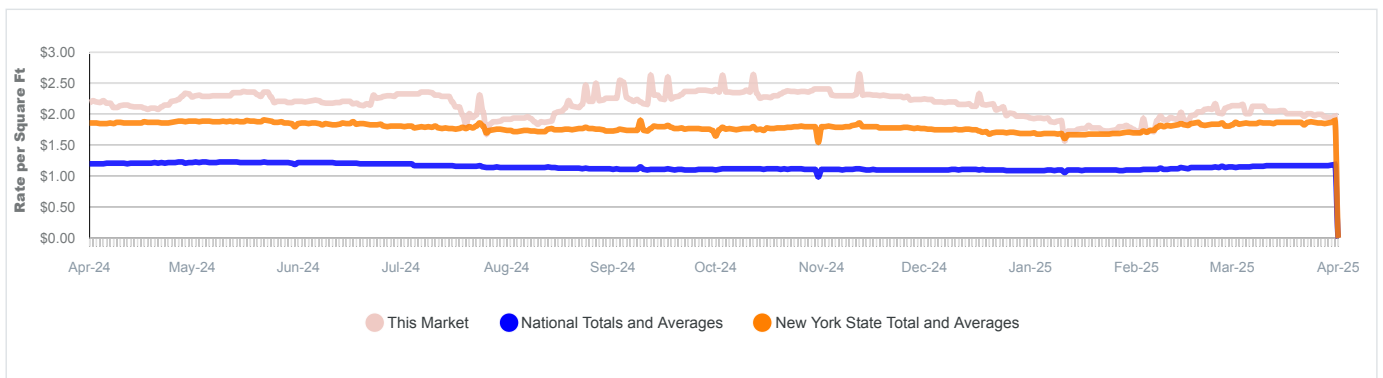
10x15 Reg (Last 1 Year)

⚠️ ● This Market ● National Totals and Averages ● New York State Total and Averages *has same value in the series.*



10x15 CC (Last 1 Year)

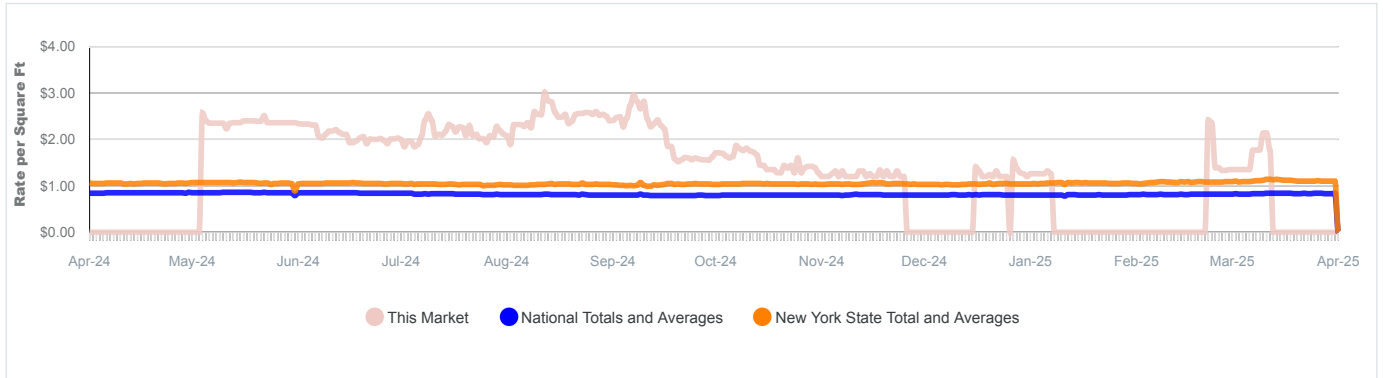
⚠️ ● This Market ● National Totals and Averages ● New York State Total and Averages *has same value in the series.*



Rate per Square Foot History Graph Continued

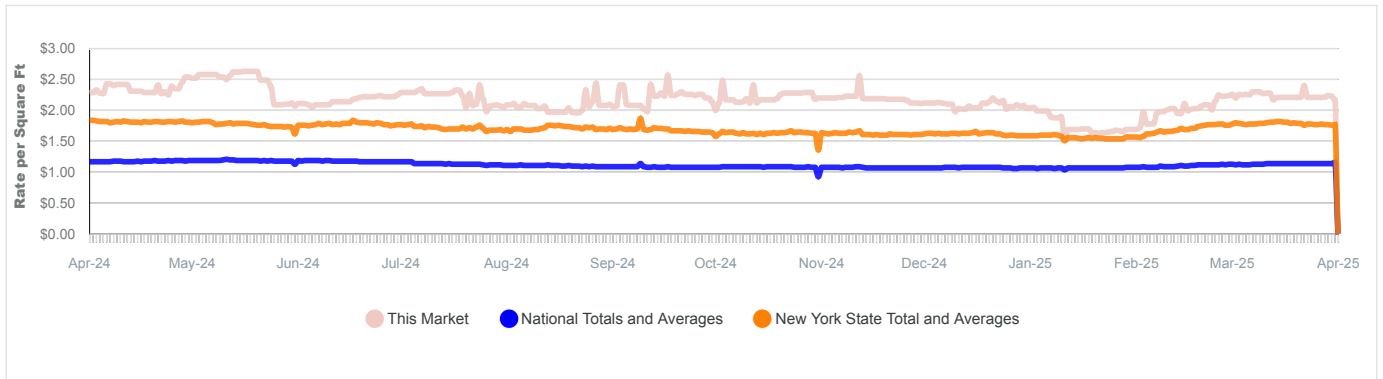
10x20 Reg (Last 1 Year)

⚠️ ● This Market ● National Totals and Averages ● New York State Total and Averages *has same value in the series.*



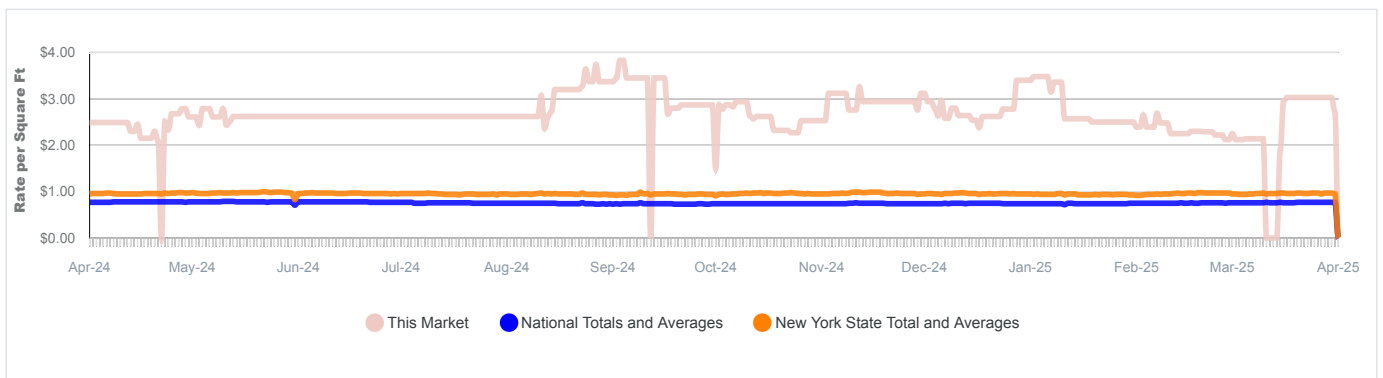
10x20 CC (Last 1 Year)

⚠️ ● This Market ● National Totals and Averages ● New York State Total and Averages *has same value in the series.*



10x30 Reg (Last 1 Year)

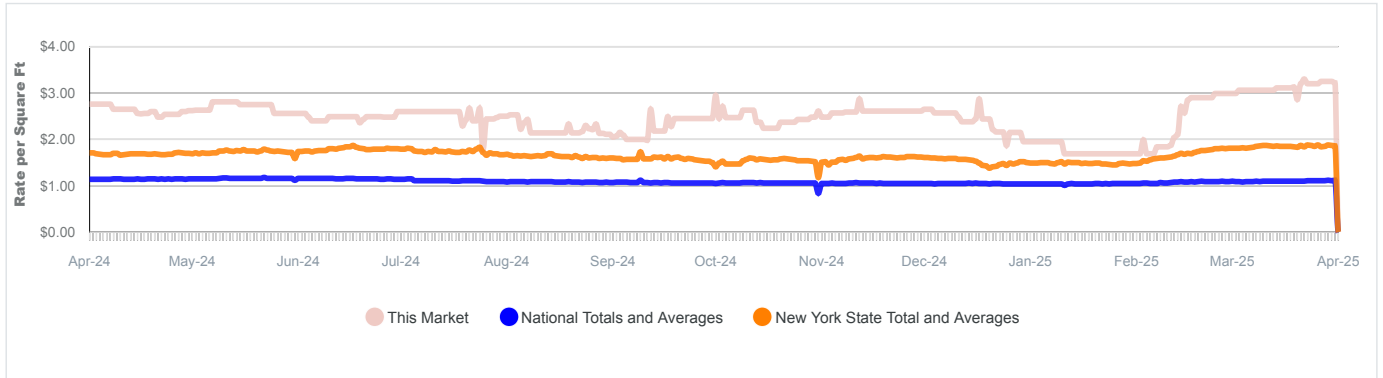
⚠️ ● This Market ● National Totals and Averages ● New York State Total and Averages *has same value in the series.*



Rate per Square Foot History Graph Continued

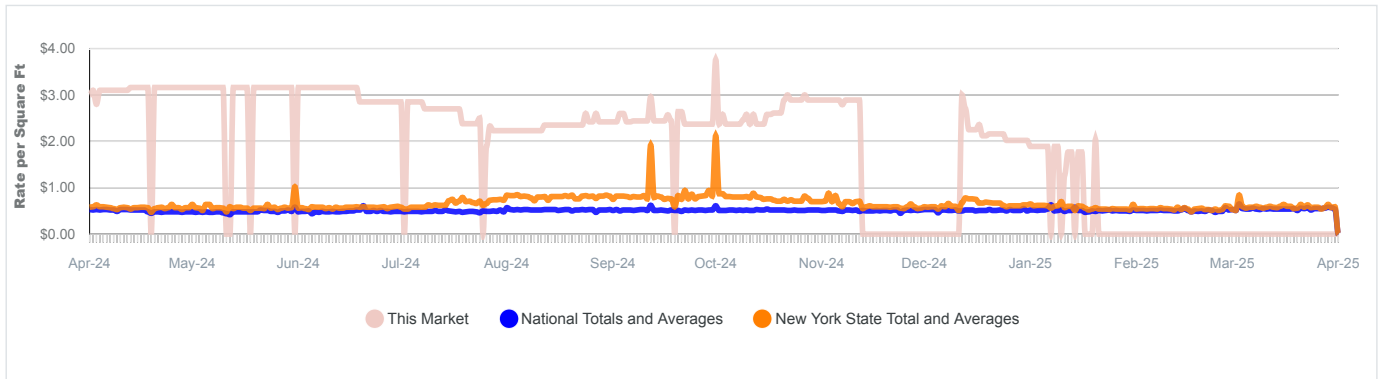
10x30 CC (Last 1 Year)

⚠️ ● This Market ● National Totals and Averages ● New York State Total and Averages *has same value in the series.*



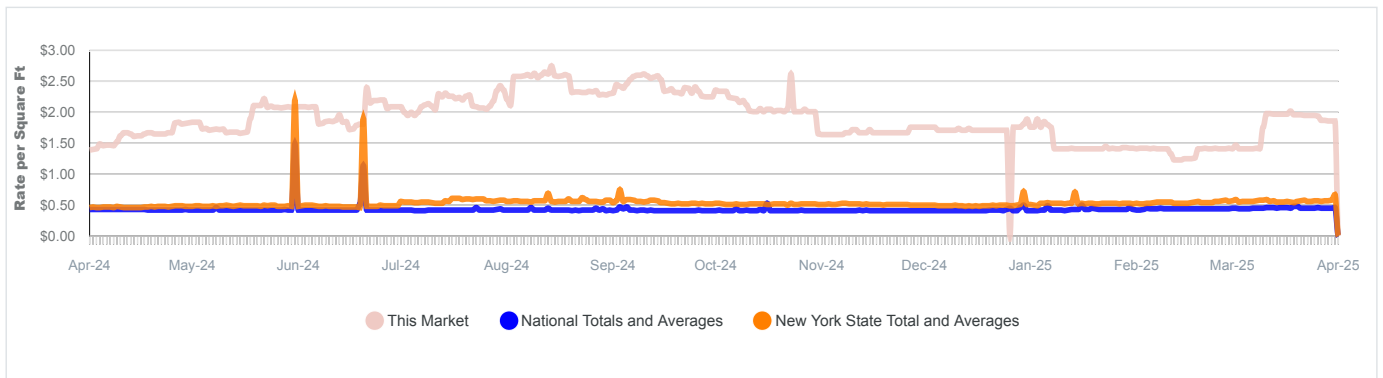
Car Parking (Last 1 Year)

⚠️ ● This Market ● National Totals and Averages ● New York State Total and Averages *has same value in the series.*



RV Parking (Last 1 Year)

⚠️ ● This Market ● National Totals and Averages ● New York State Total and Averages *has same value in the series.*



Average Unit Type Rates

Comparison of each of the most common unit types and the average Advertised Online rate for each.

ALL UNITS WITHOUT PARKING	ALL UNITS WITH PARKING	ALL PARKING	ALL REG	ALL CC	5X5 REG	5X5 CC	5X10 REG	5X10 CC	10X10 REG	10X10 CC	10X15 REG	10X15 CC	10X20 REG	10X20 CC	10X30 REG	10X30 CC	CAR PARKING	RV PARKING
\$244.77	\$249.74	\$584.33	\$262.38	\$243.26	\$74.00	\$88.34	\$114.32	\$142.87	\$232.48	\$249.81	\$305.98	\$295.77	N/A	\$434.56	\$813.20	\$966.13	N/A	\$584.33
\$130.31	\$132.34	\$158.28	\$122.50	\$139.33	\$50.27	\$53.35	\$67.50	\$81.25	\$106.94	\$135.05	\$138.82	\$178.61	\$168.08	\$231.14	\$230.61	\$337.45	\$125.81	\$159.84
\$178.61	\$177.52	\$147.55	\$154.16	\$196.38	\$63.98	\$77.66	\$87.50	\$126.94	\$139.09	\$213.32	\$180.75	\$284.29	\$219.61	\$354.72	\$286.09	\$558.13	\$114.38	\$149.22

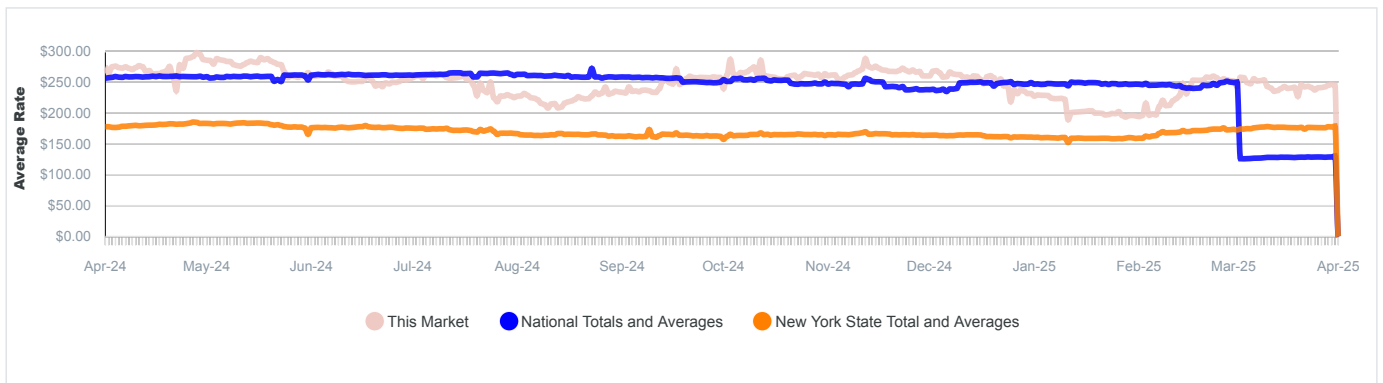
● This Market
 ● National Totals and Averages
 ● New York State Total and Averages

Average Rates History

Historical graphs showing the average rate over the past 12 months for each of the most common unit types.

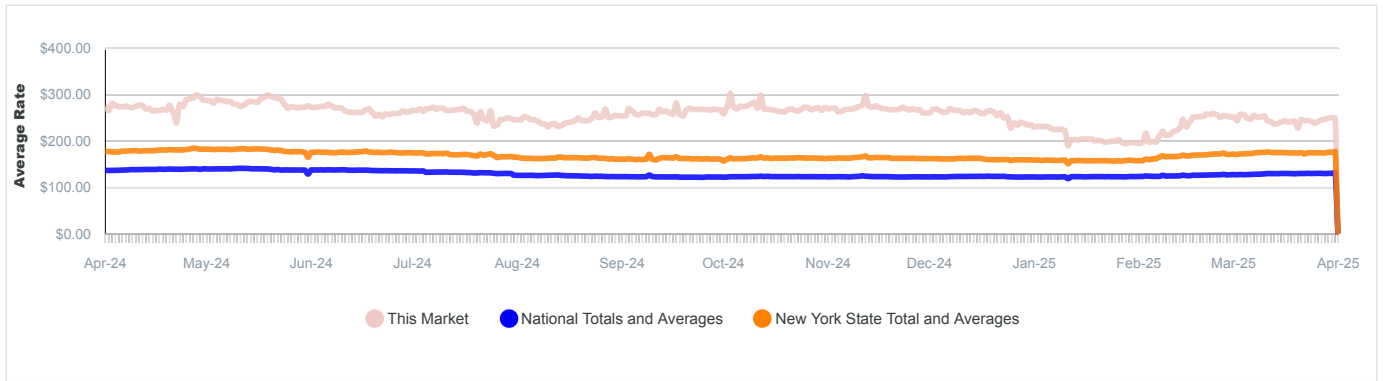
All Units Without Parking

▲ ● This Market
 ● National Totals and Averages
 ● New York State Total and Averages
 has same value in the series.



All Units With Parking

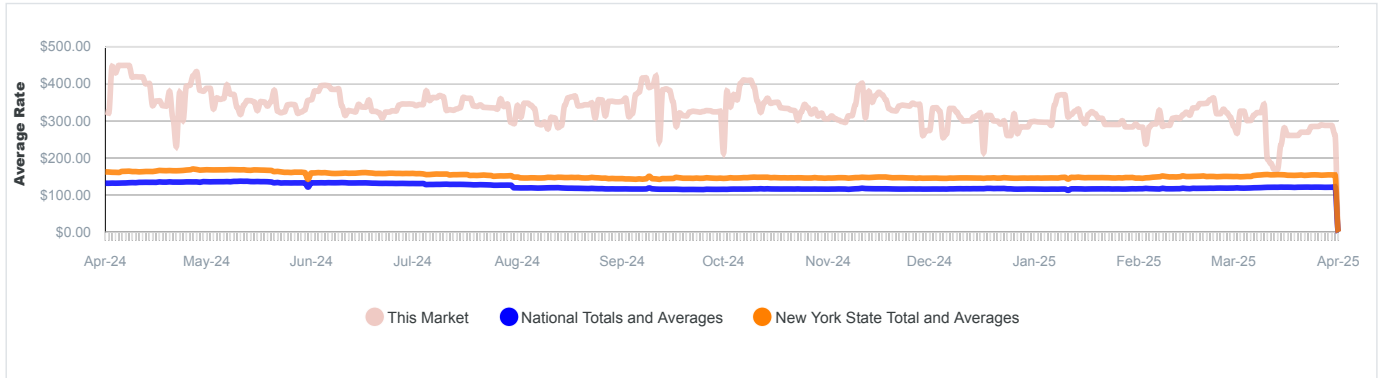
▲ ● This Market
 ● National Totals and Averages
 ● New York State Total and Averages
 has same value in the series.



Average Rates History Continued

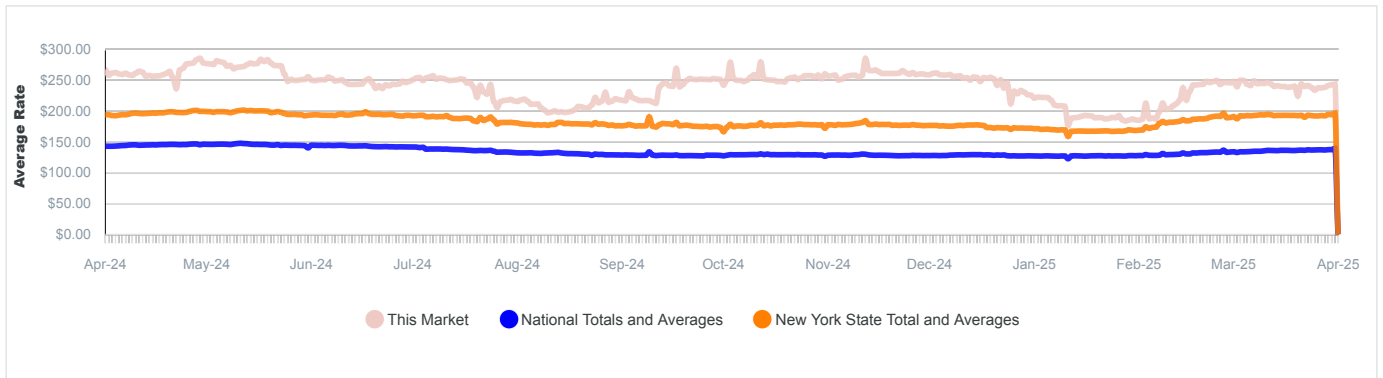
All Reg

⚠️ This Market National Totals and Averages New York State Total and Averages has same value in the series.



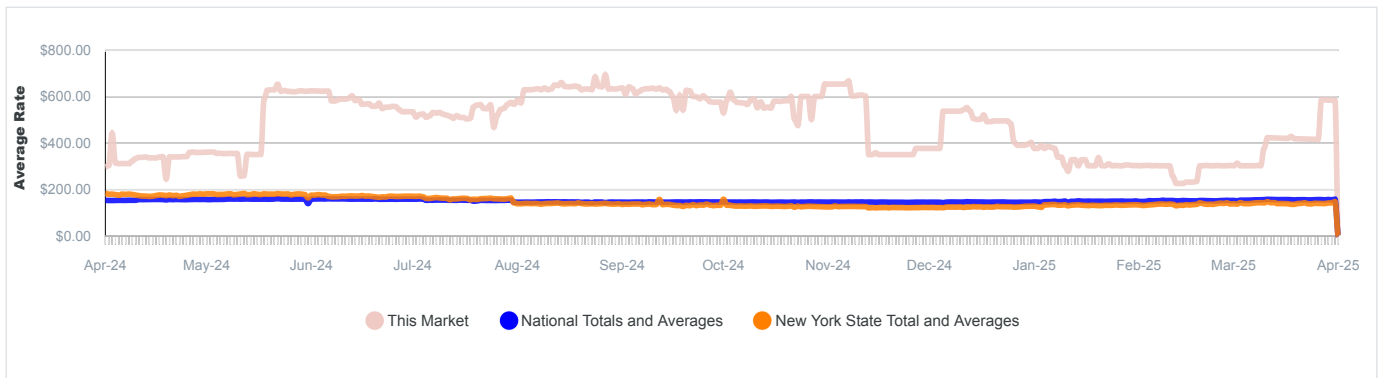
All CC

⚠️ This Market National Totals and Averages New York State Total and Averages has same value in the series.



All Parking

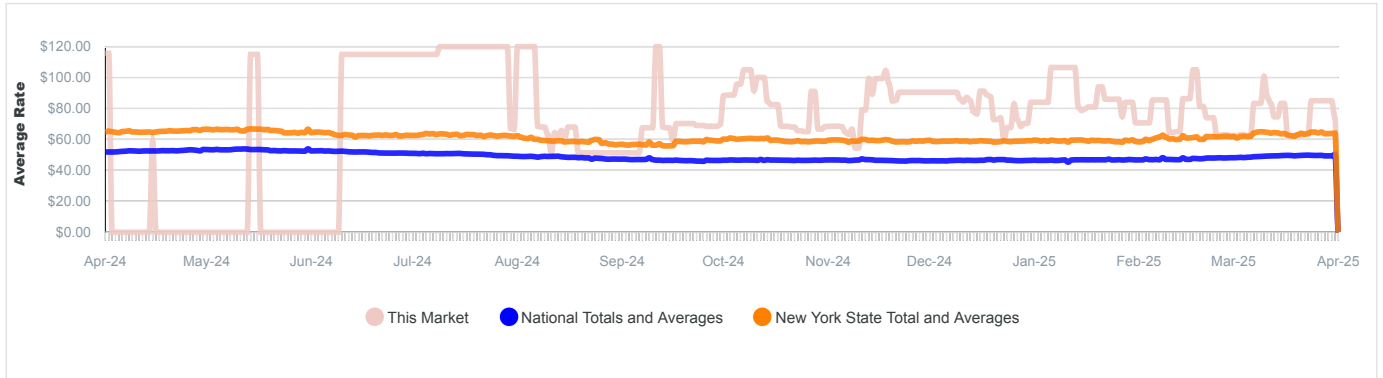
⚠️ This Market National Totals and Averages New York State Total and Averages has same value in the series.



Average Rates History Continued

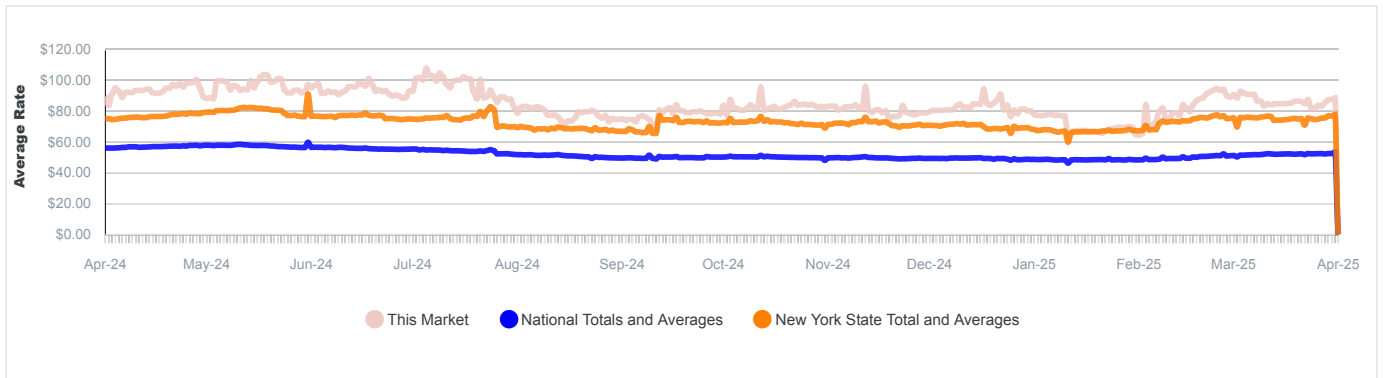
5x5 Reg

⚠️ ● This Market ● National Totals and Averages ● New York State Total and Averages *has same value in the series.*



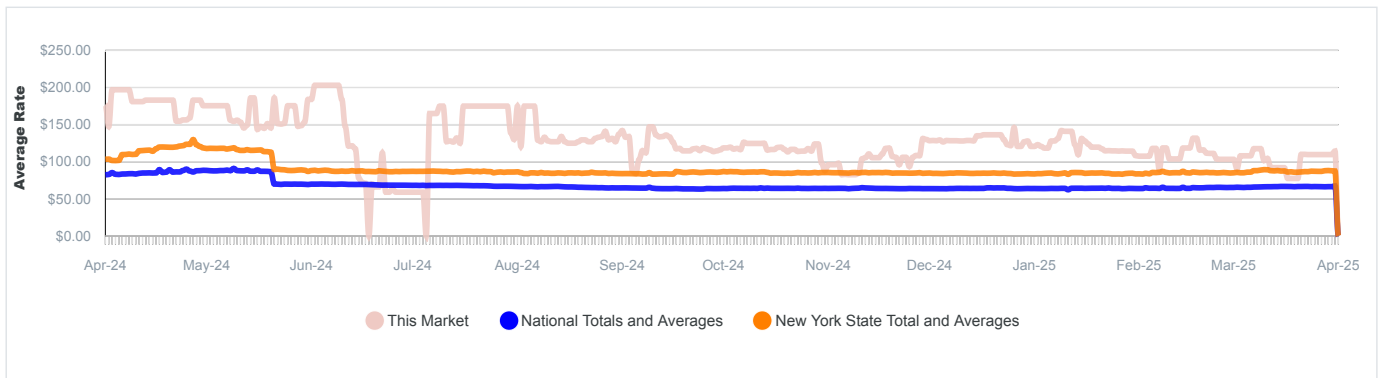
5x5 CC

⚠️ ● This Market ● National Totals and Averages ● New York State Total and Averages *has same value in the series.*



5x10 Reg

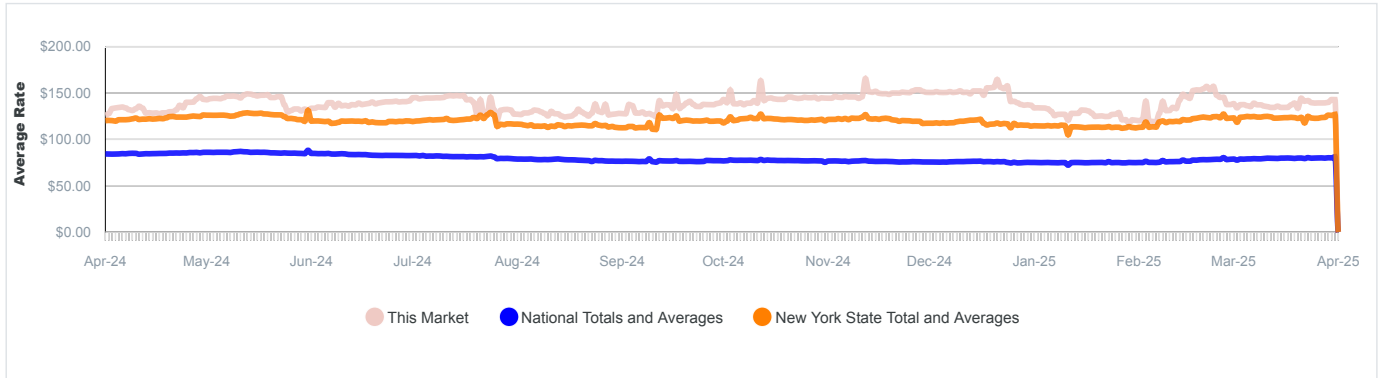
⚠️ ● This Market ● National Totals and Averages ● New York State Total and Averages *has same value in the series.*



Average Rates History Continued

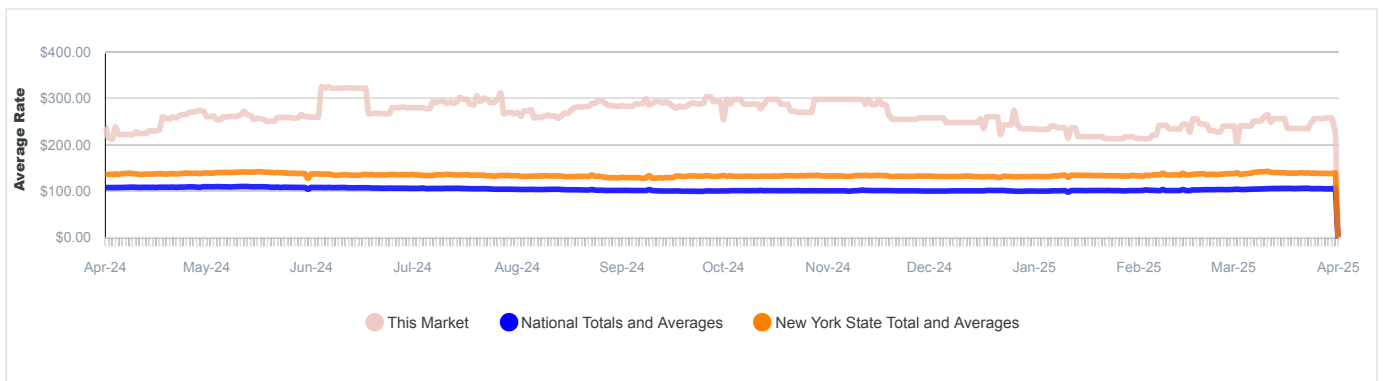
5x10 CC

⚠️ This Market National Totals and Averages New York State Total and Averages has same value in the series.



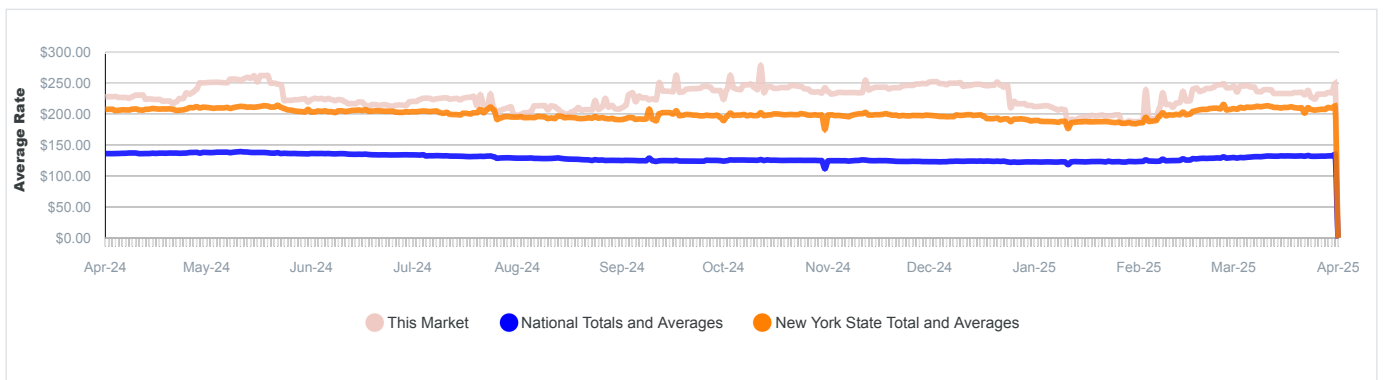
10x10 Reg

⚠️ This Market National Totals and Averages New York State Total and Averages has same value in the series.



10x10 CC

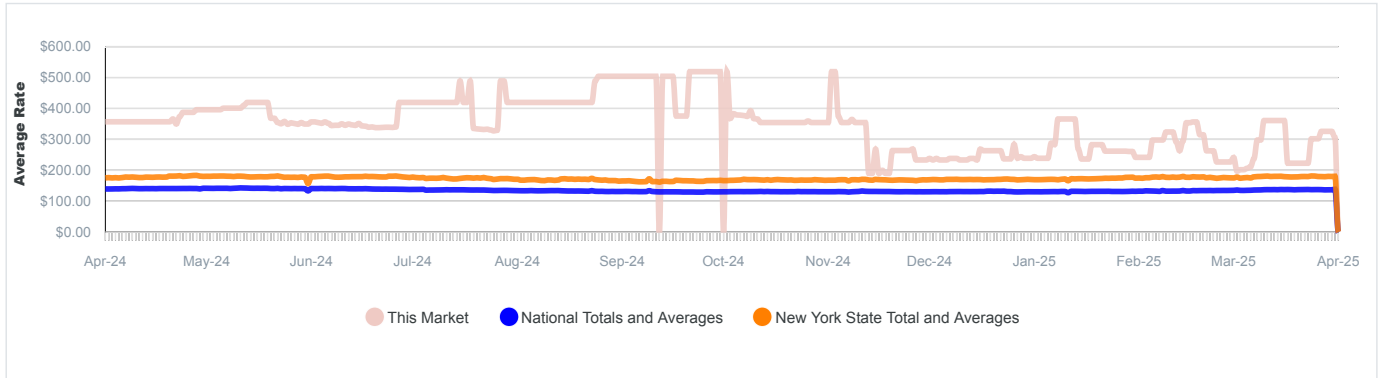
⚠️ This Market National Totals and Averages New York State Total and Averages has same value in the series.



Average Rates History Continued

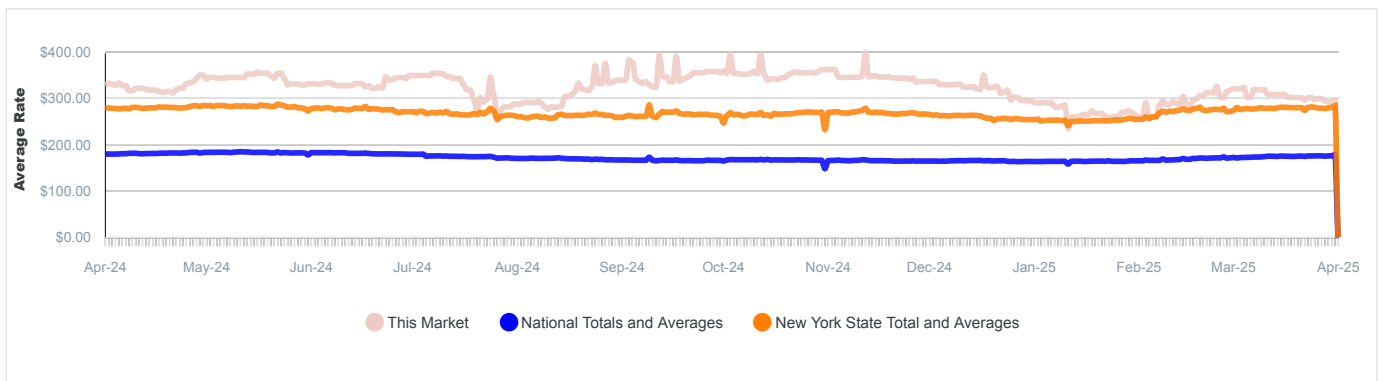
10x15 Reg

⚠️ ● This Market ● National Totals and Averages ● New York State Total and Averages *has same value in the series.*



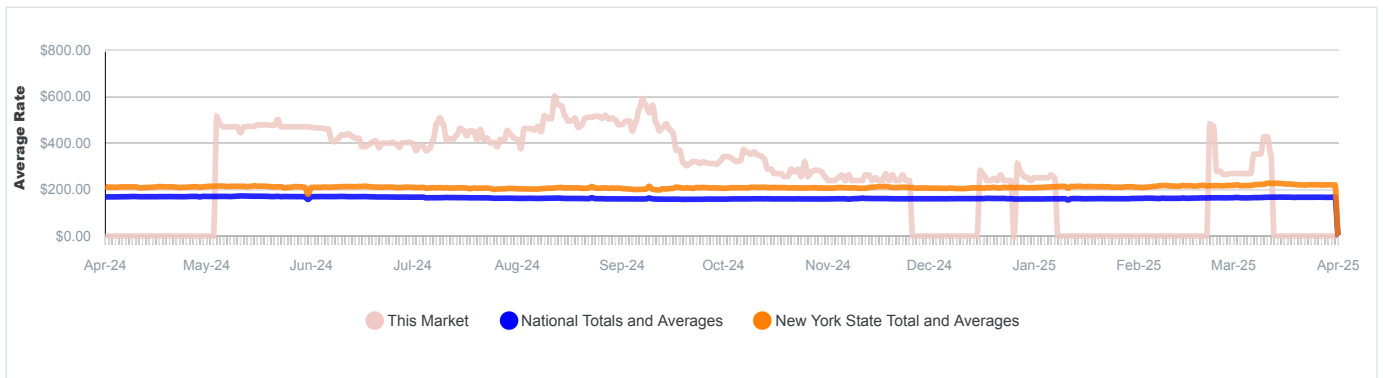
10x15 CC

⚠️ ● This Market ● National Totals and Averages ● New York State Total and Averages *has same value in the series.*



10x20 Reg

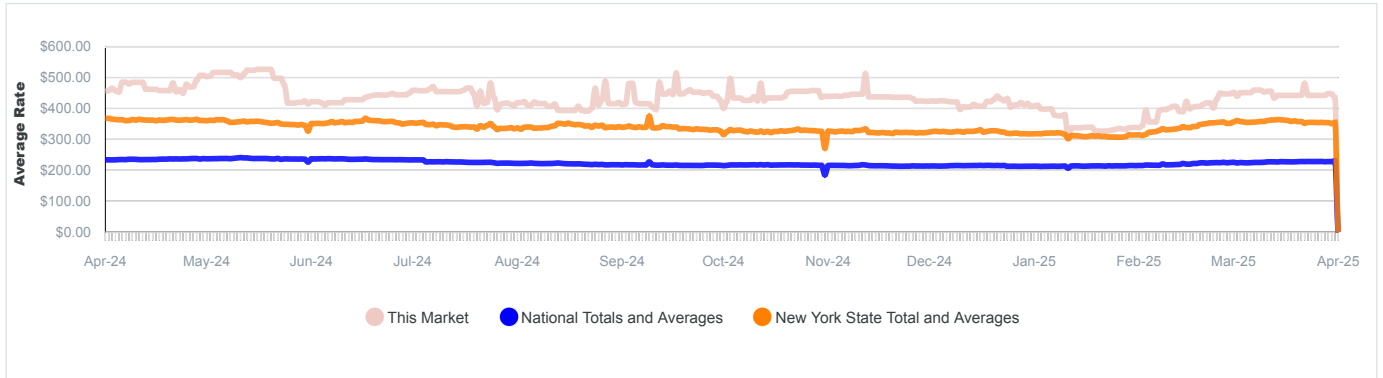
⚠️ ● This Market ● National Totals and Averages ● New York State Total and Averages *has same value in the series.*



Average Rates History Continued

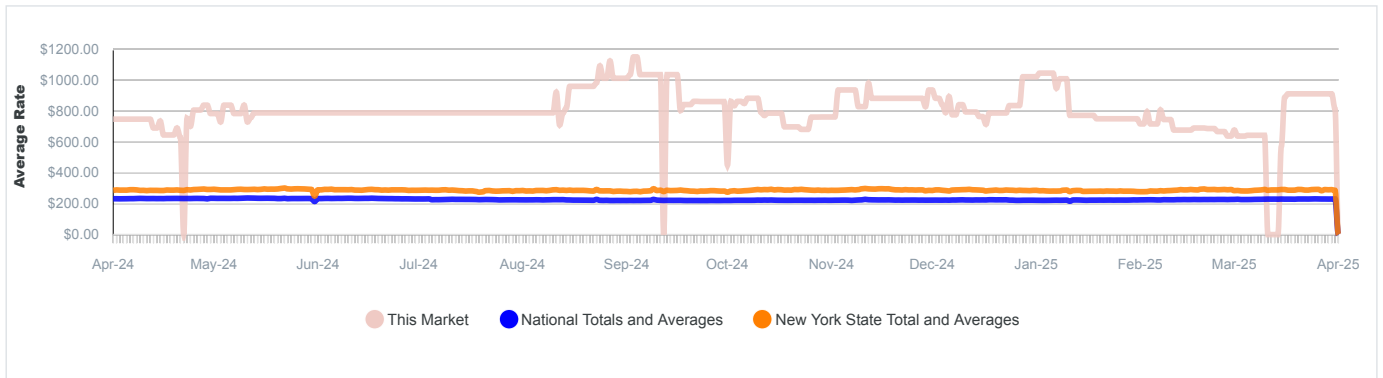
10x20 CC

⚠️ ● This Market ● National Totals and Averages ● New York State Total and Averages *has same value in the series.*



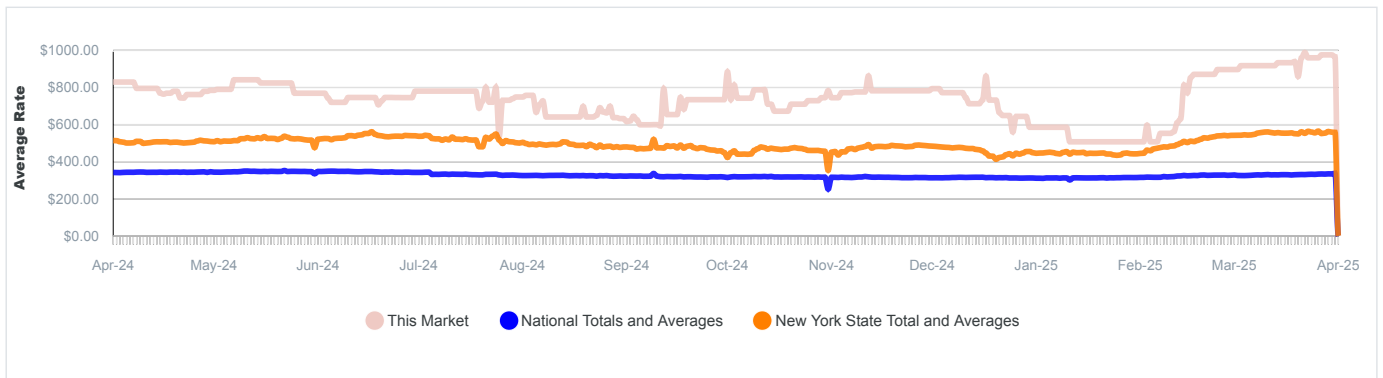
10x30 Reg

⚠️ ● This Market ● National Totals and Averages ● New York State Total and Averages *has same value in the series.*



10x30 CC

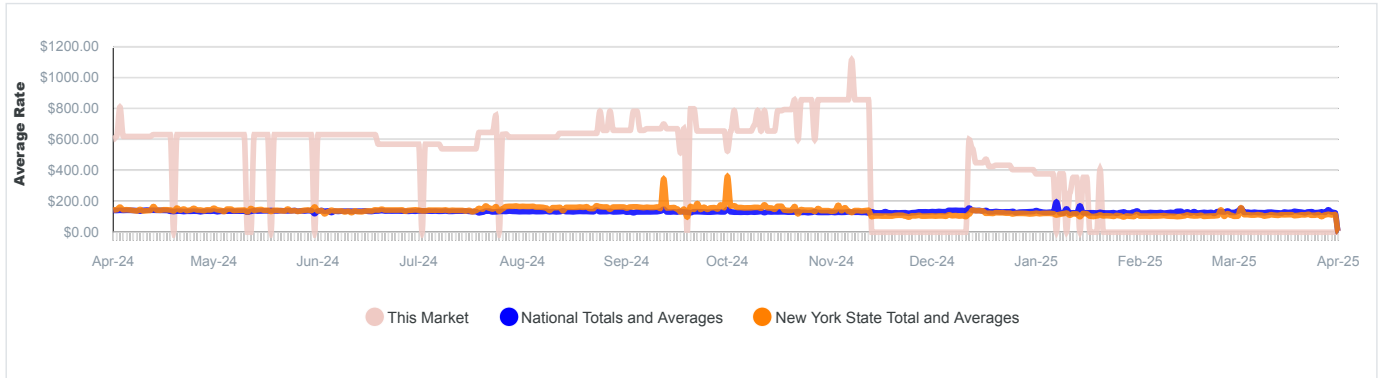
⚠️ ● This Market ● National Totals and Averages ● New York State Total and Averages *has same value in the series.*



Average Rates History Continued

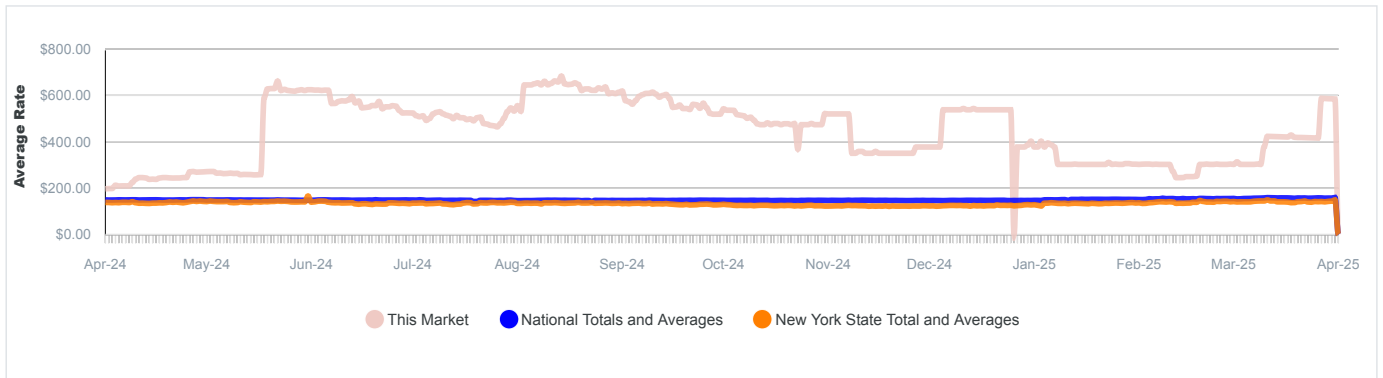
Car Parking

⚠️ ● This Market ● National Totals and Averages ● New York State Total and Averages has same value in the series.



RV Parking

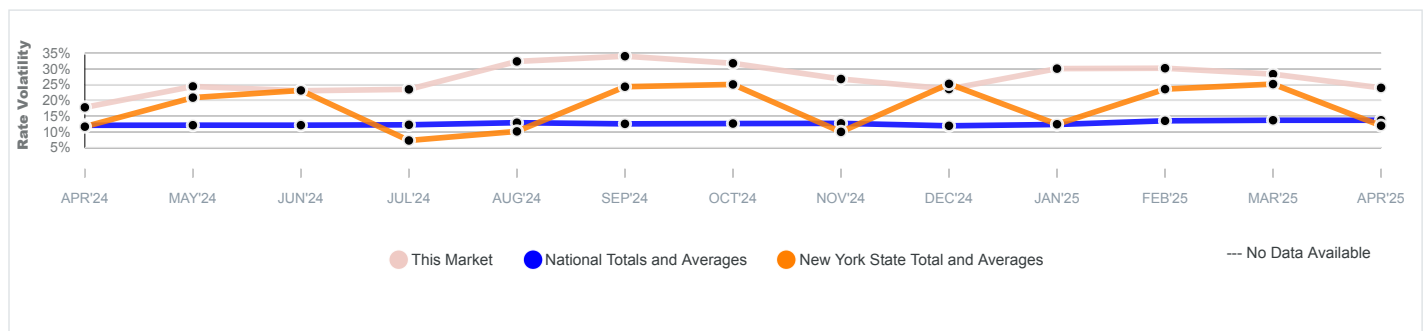
⚠️ ● This Market ● National Totals and Averages ● New York State Total and Averages has same value in the series.



Rate Volatility History

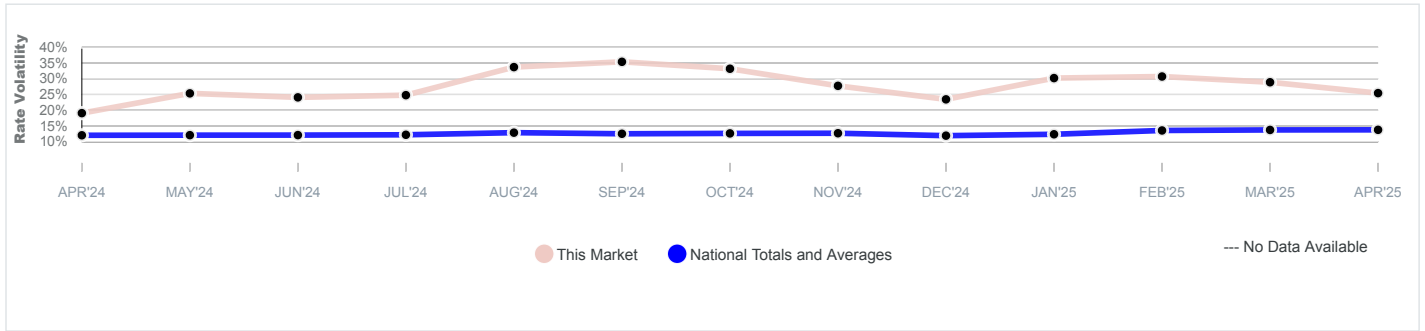
Graphs with the average rate volatility over the last 12 months for each of the most common unit types. rate volatility measures the number of rate changes (by a store or a market) over a period of time. A higher rate volatility percentage indicates a more aggressive operator or market.

All Units Without Parking

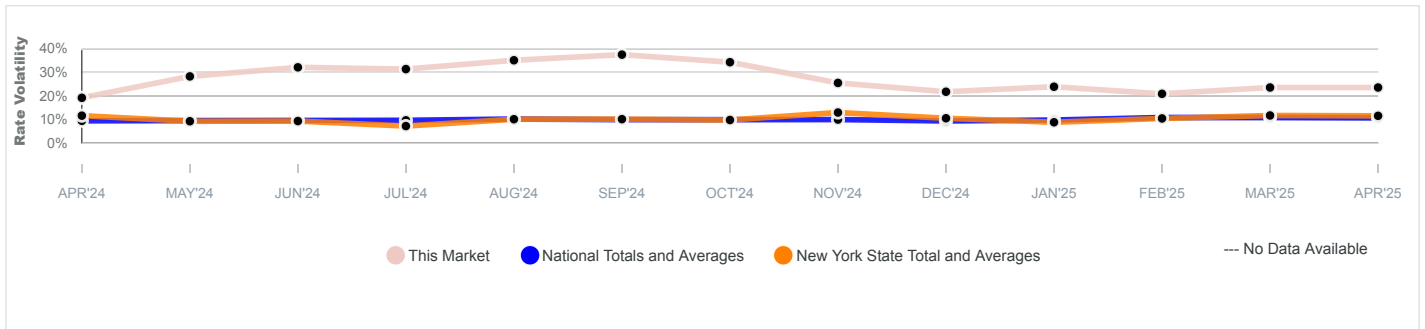


Rate Volatility History Continued

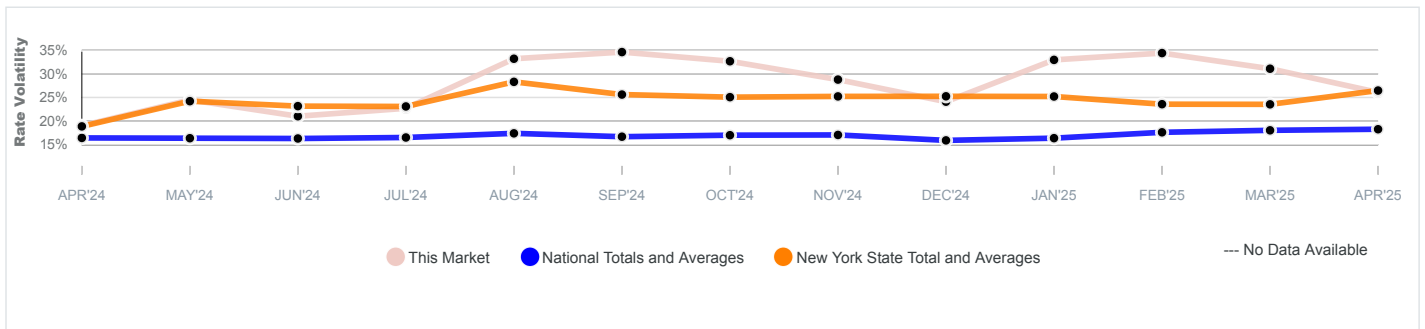
All Units With Parking



All Reg

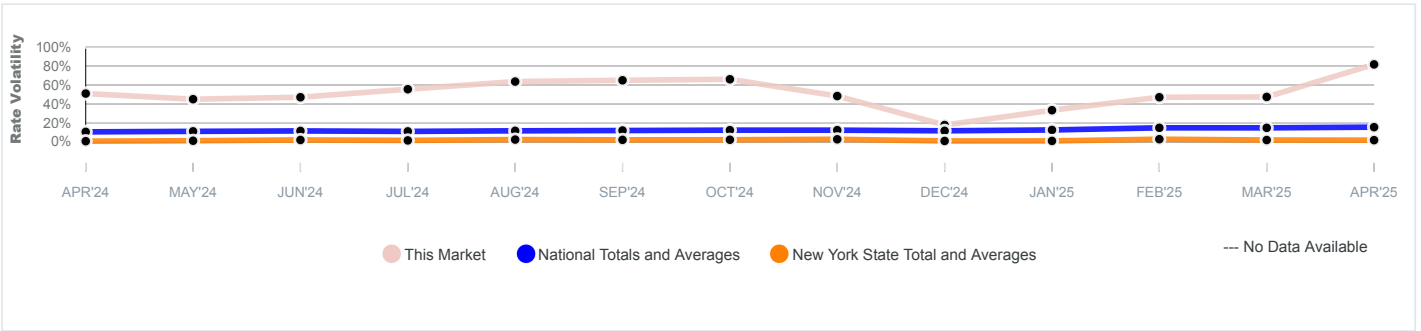


All CC



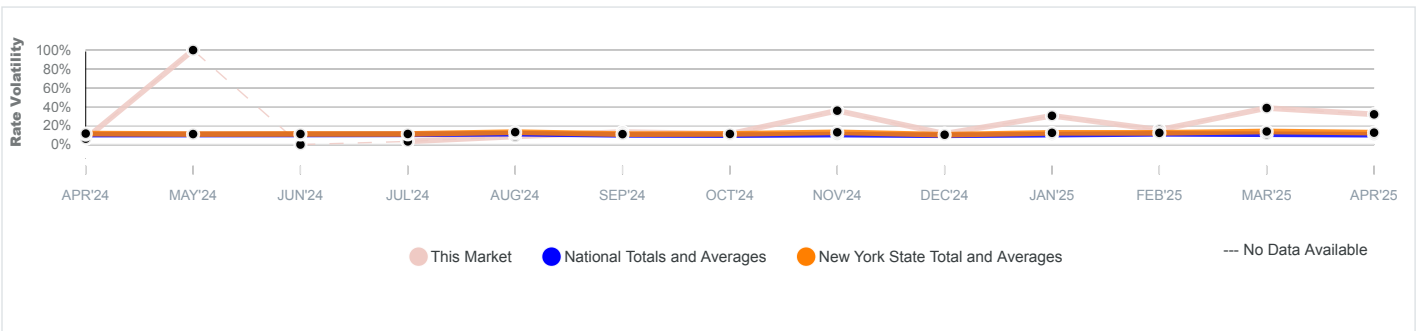
Rate Volatility History Continued

All Parking

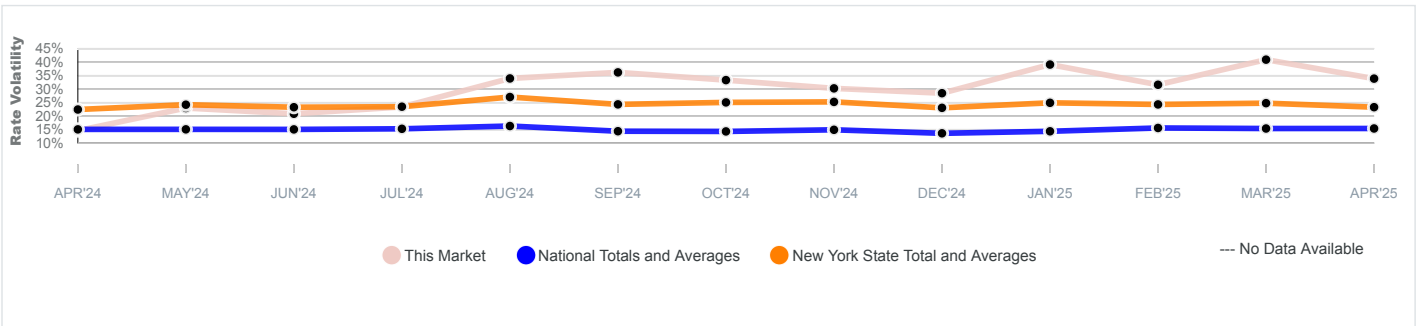


5x5 Reg

 ● This Market ● New York State Total and Averages has same value in the series.

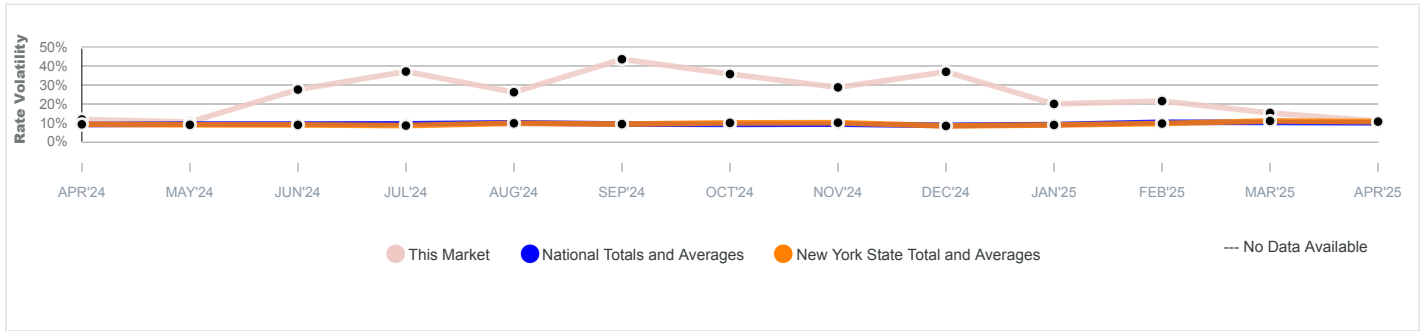


5x5 CC

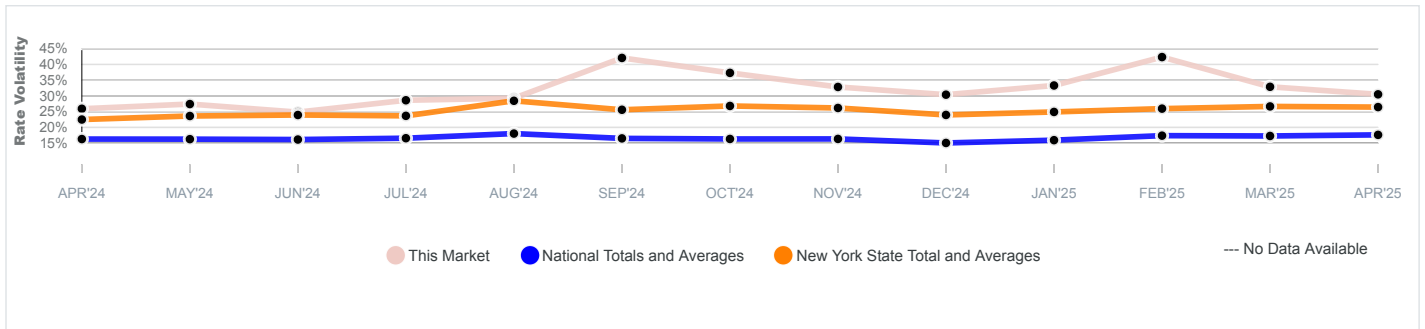


Rate Volatility History Continued

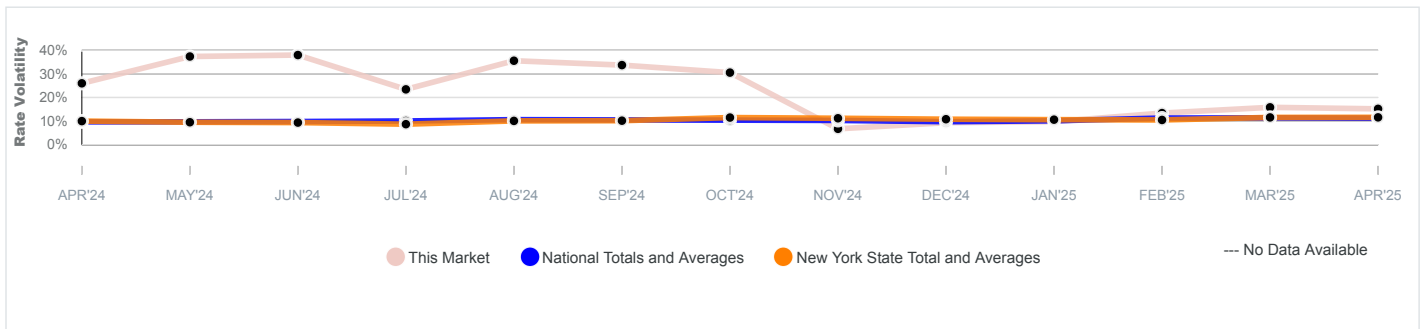
5x10 Reg



5x10 CC

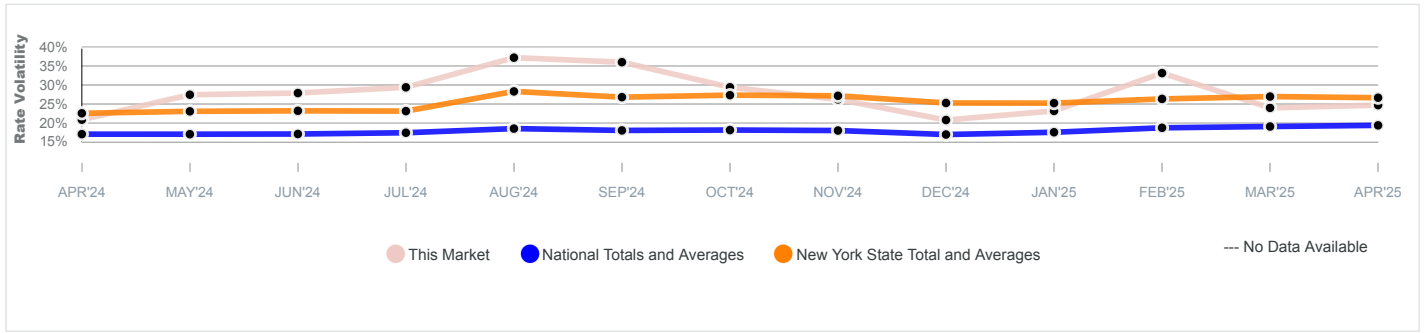


10x10 Reg

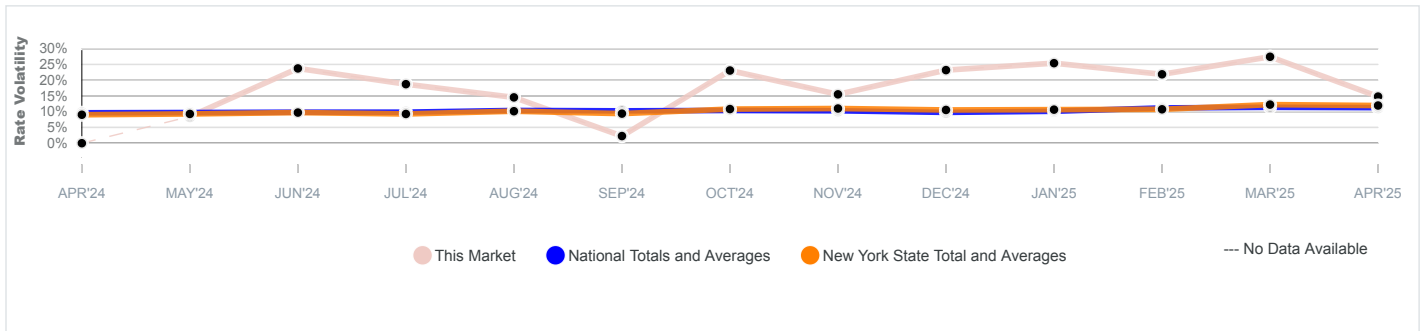


Rate Volatility History Continued

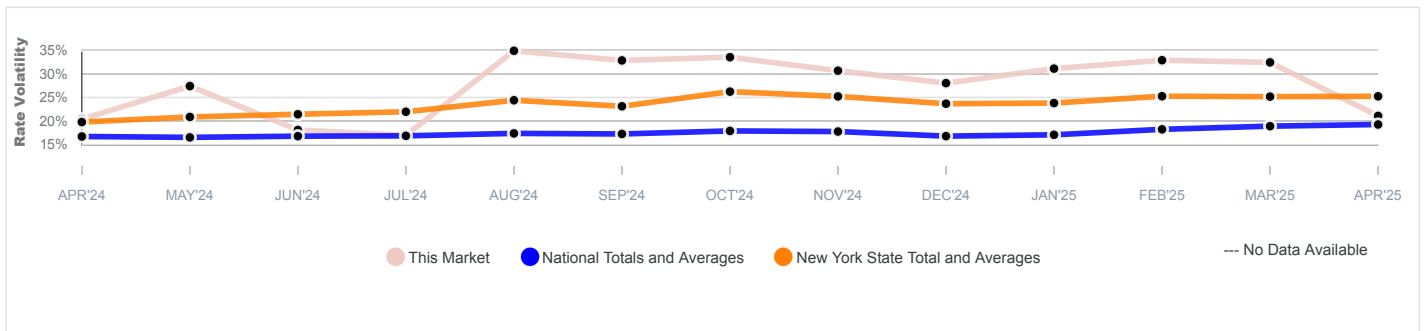
10x10 CC



10x15 Reg

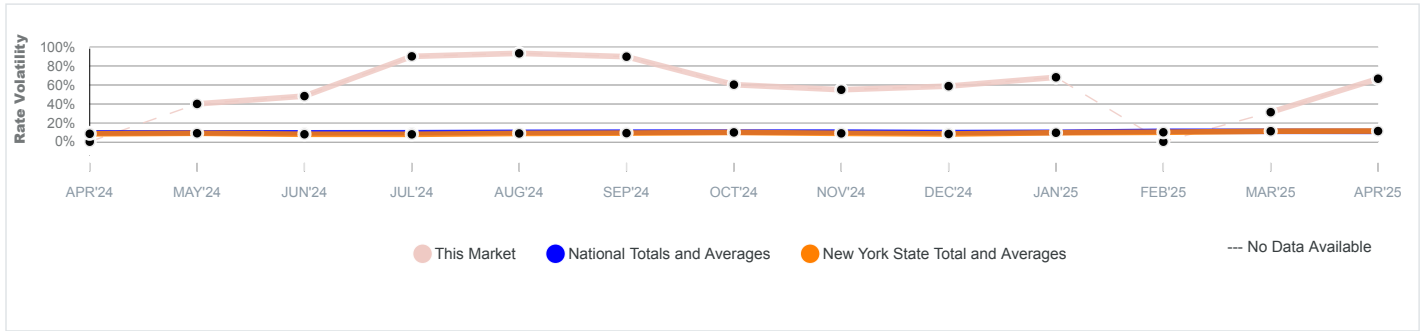


10x15 CC

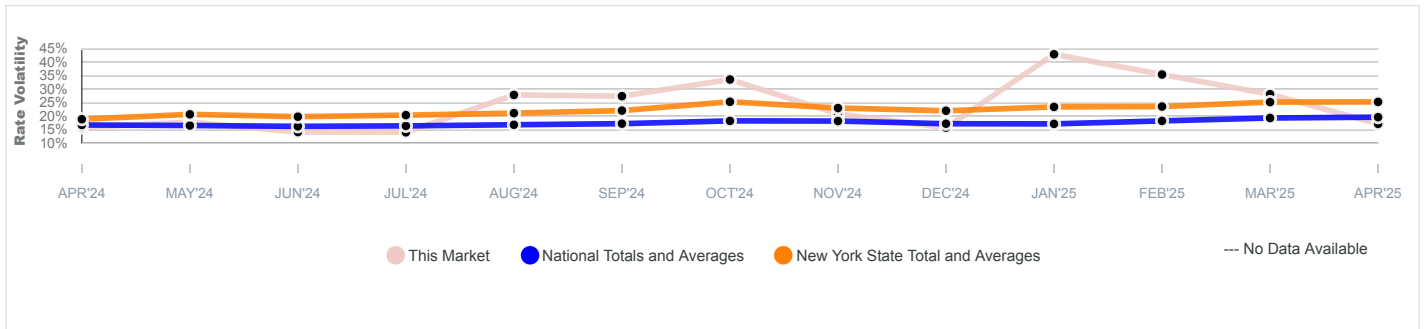


Rate Volatility History Continued

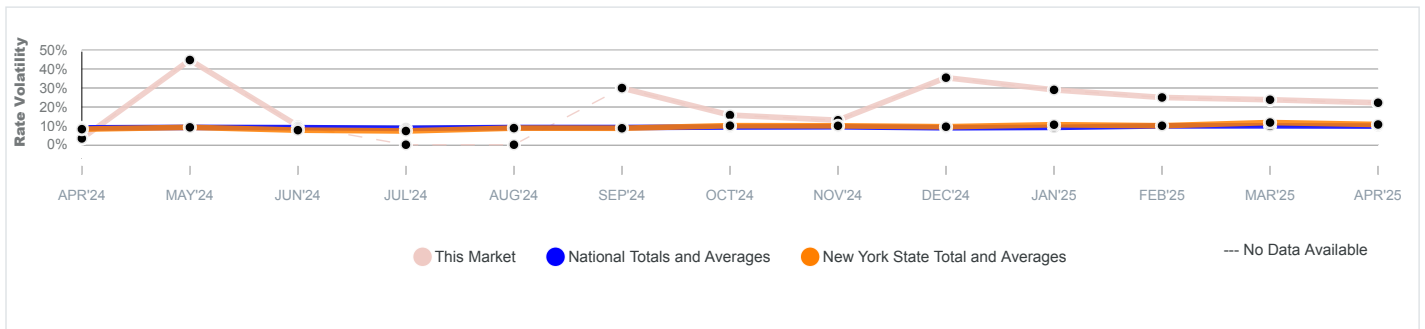
10x20 Reg



10x20 CC

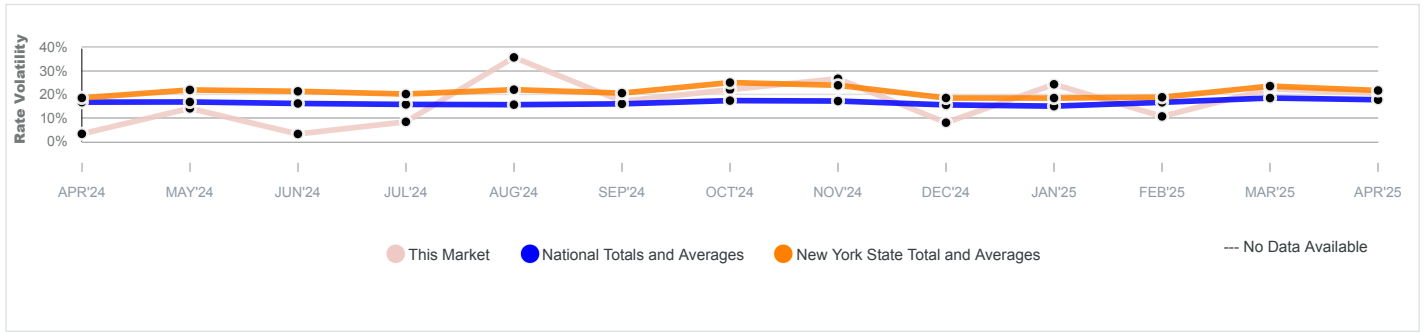


10x30 Reg

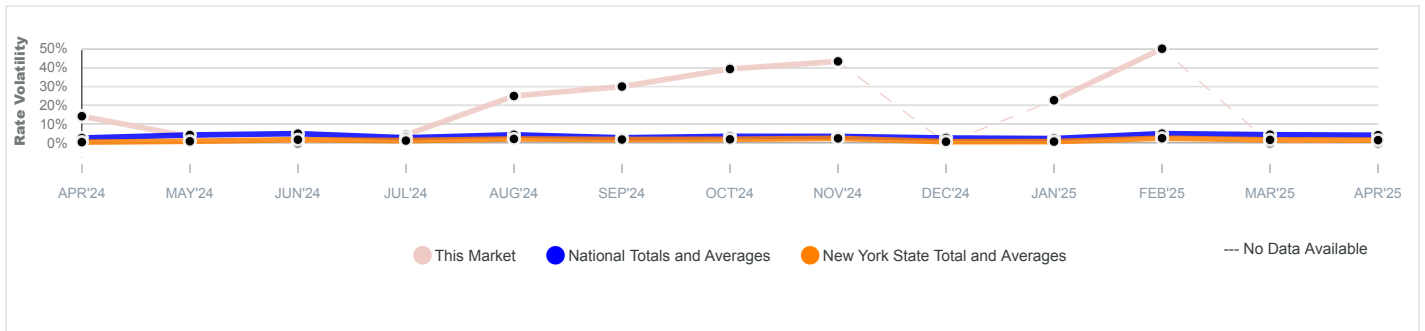


Rate Volatility History Continued

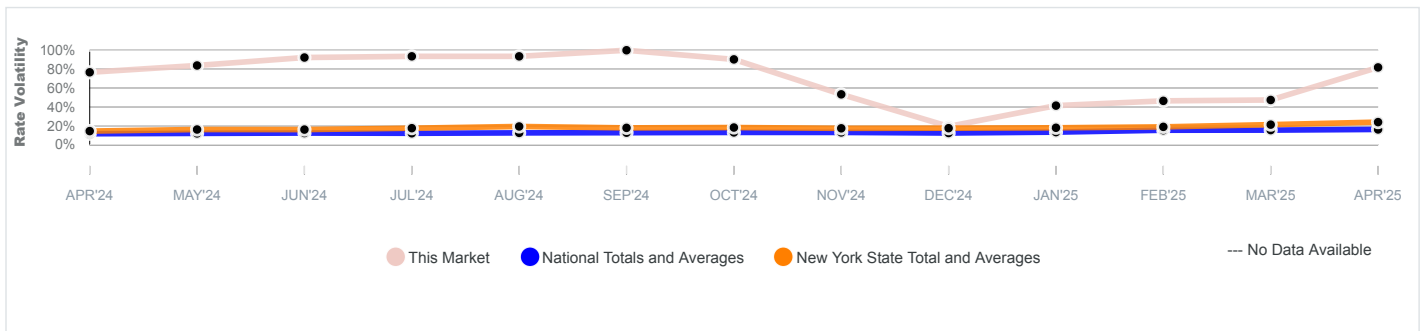
10x30 CC



Car Parking



RV Parking



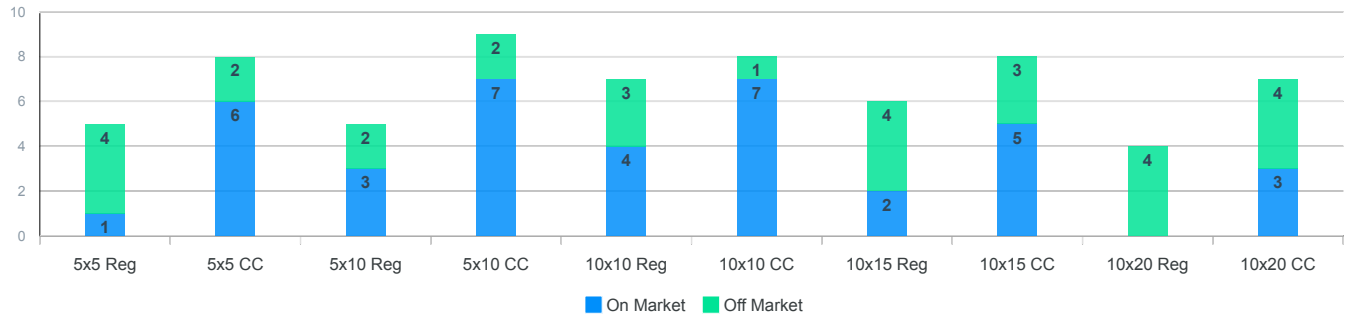
Current Inventory Availability by Unit Type

The section below shows the current number of Stores in this Market offering each unit types.

On Market: From the total number of stores in this market, the number of stores that are currently advertising that specific unit type.

Off Market: From the total number of stores in this market, the number of stores that are currently not advertising that specific unit type.

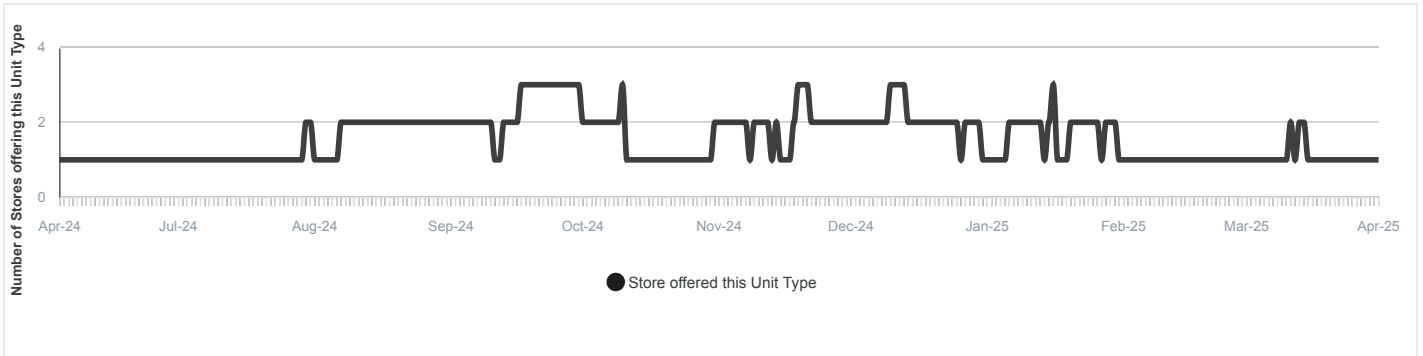
Filter Type: Show Benchmark Sizes Only - Show All



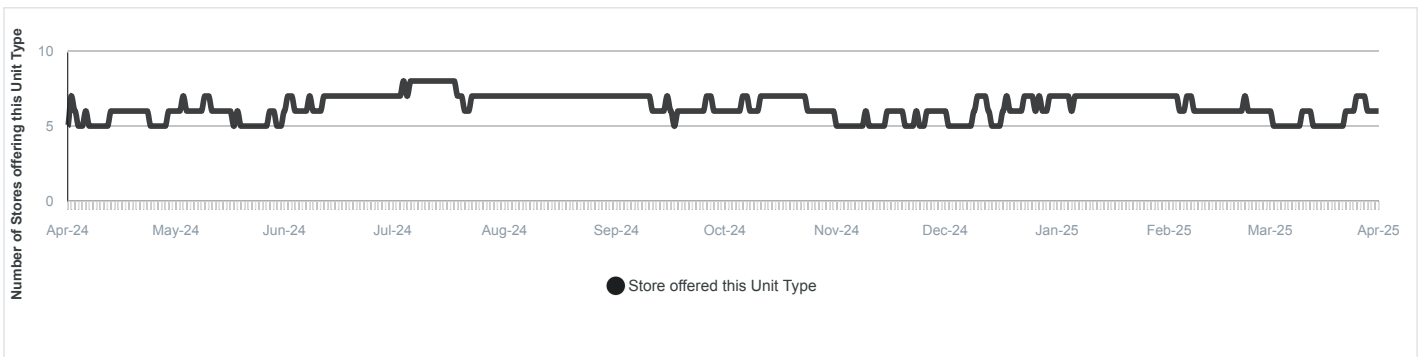
Inventory Availability by Unit Type History

The graphs below show the percentage of number of Stores in this Market which have offered each unit types over a time period.

5x5 Reg (Last 1 Year)

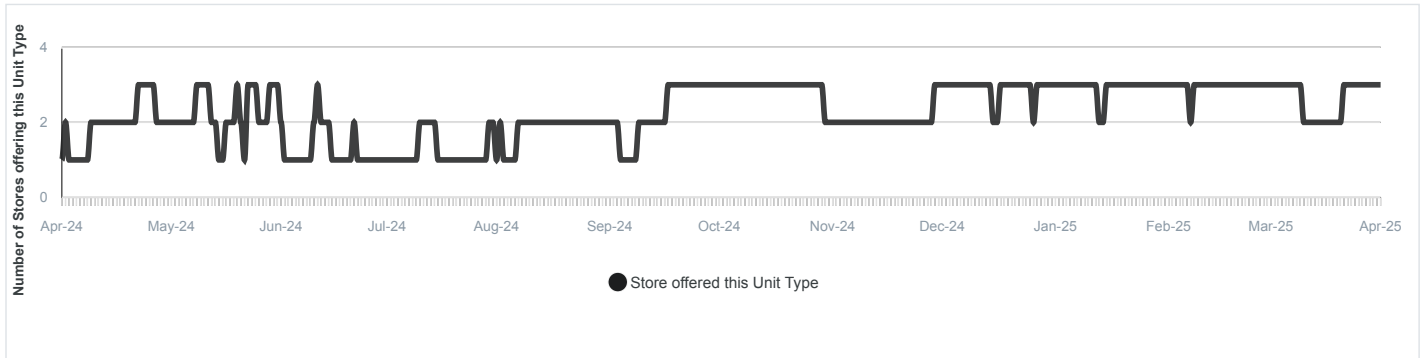


5x5 CC (Last 1 Year)

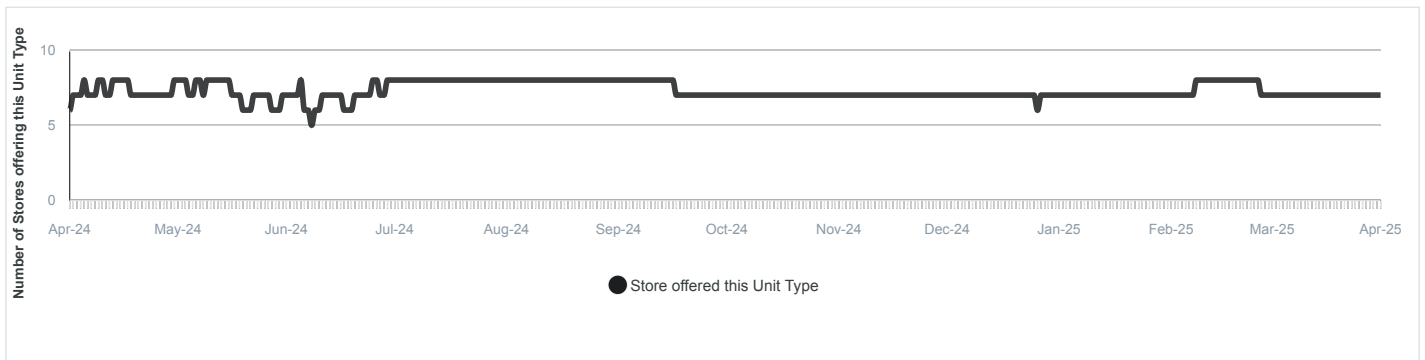


Inventory Availability by Unit Type History Continued

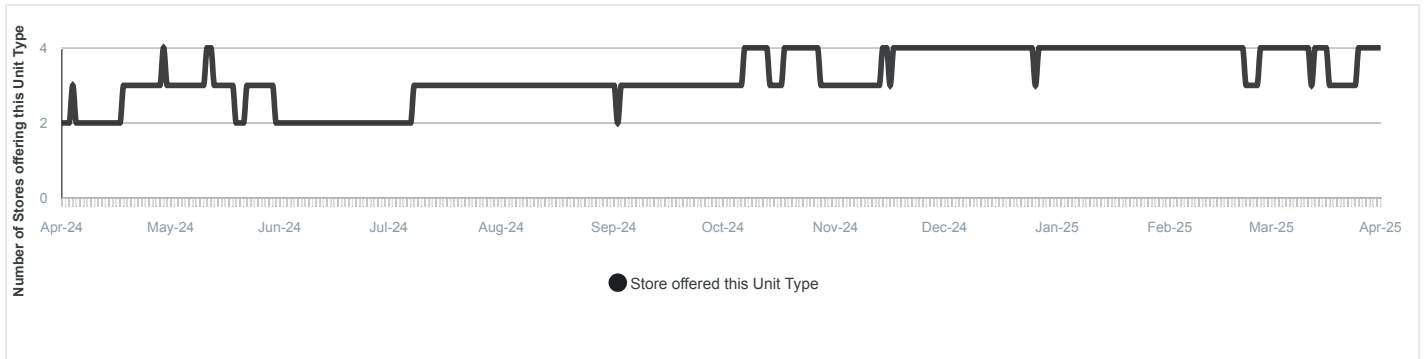
5x10 Reg (Last 1 Year)



5x10 CC (Last 1 Year)

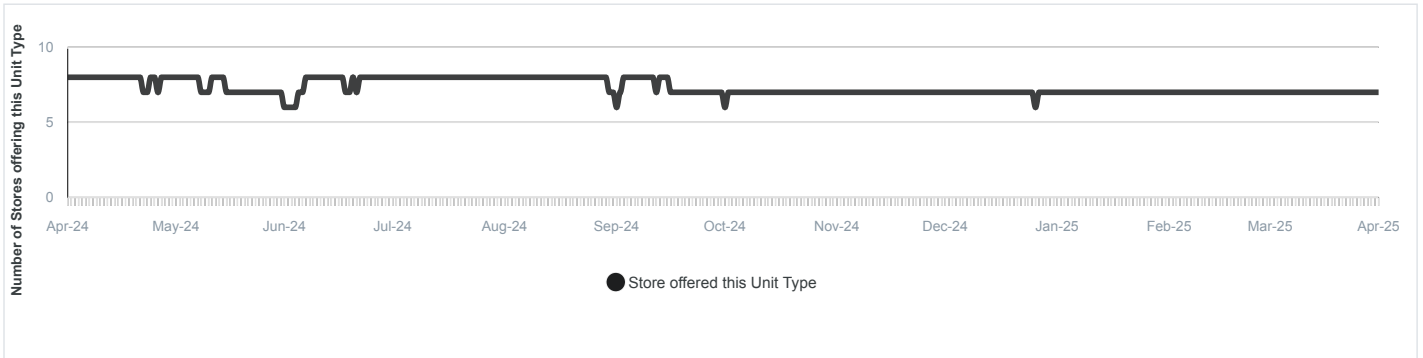


10x10 Reg (Last 1 Year)

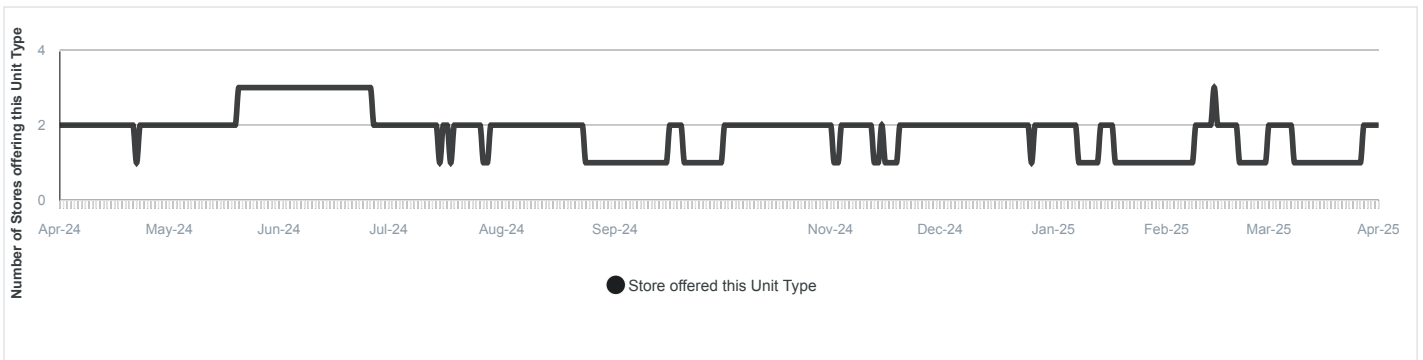


Inventory Availability by Unit Type History Continued

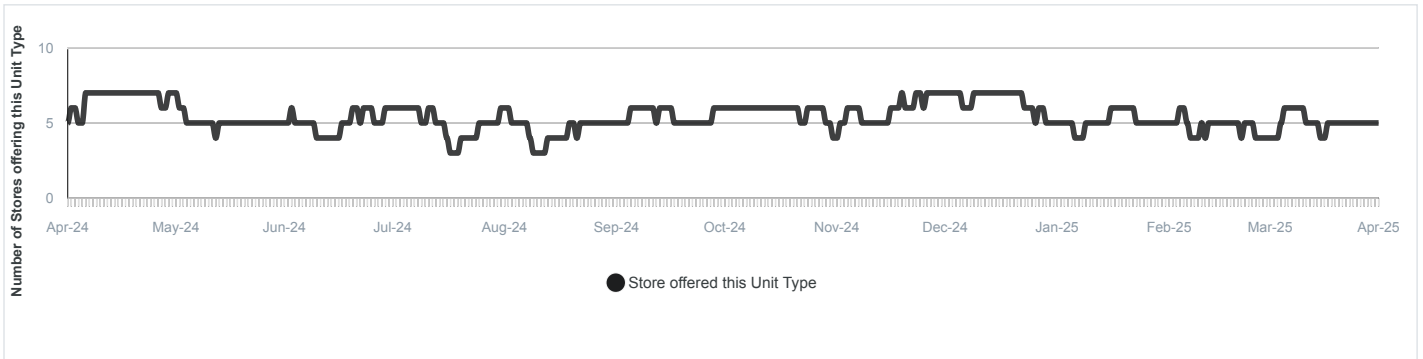
10x10 CC (Last 1 Year)



10x15 Reg (Last 1 Year)

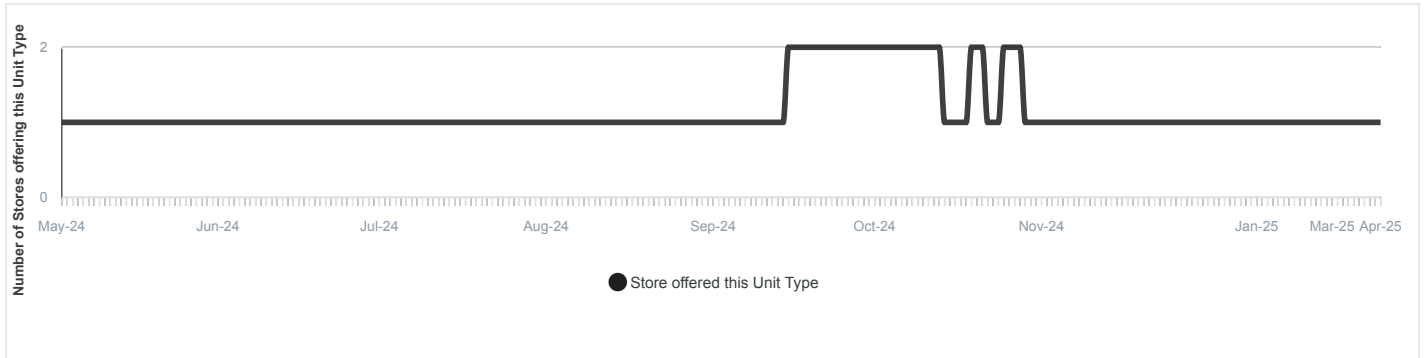


10x15 CC (Last 1 Year)

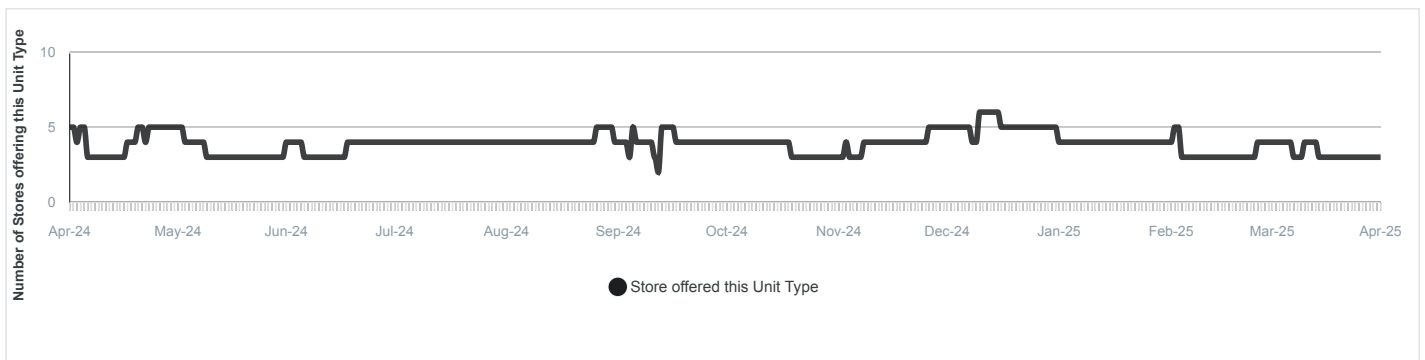


Inventory Availability by Unit Type History Continued

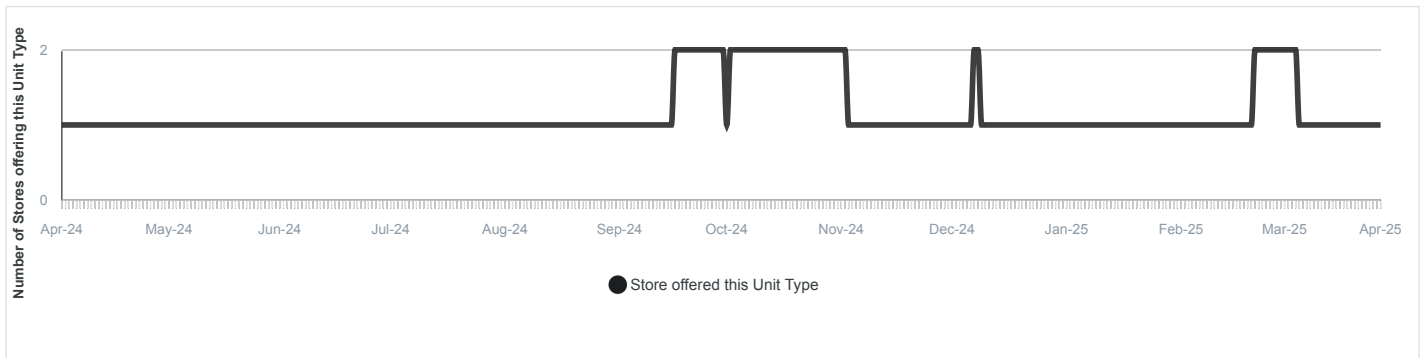
10x20 Reg (Last 1 Year)



10x20 CC (Last 1 Year)

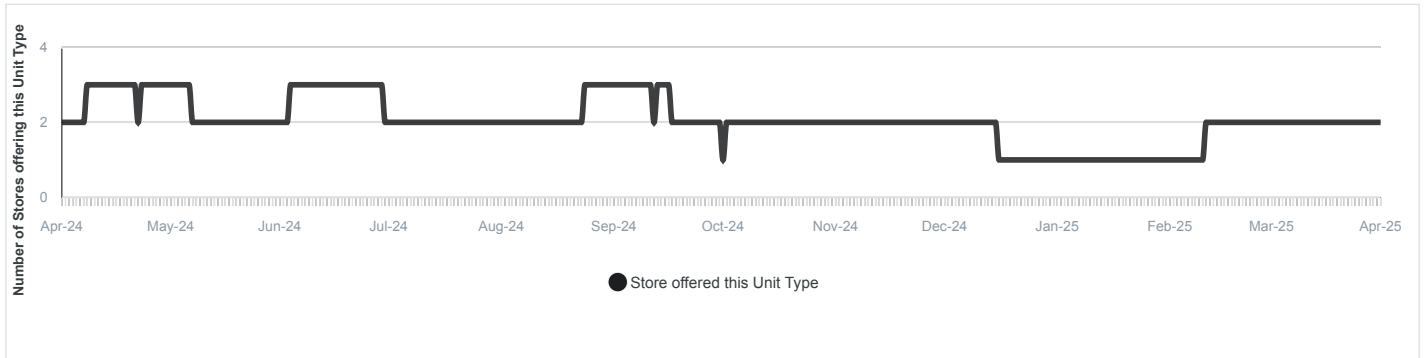


10x30 Reg (Last 1 Year)



Inventory Availability by Unit Type History Continued

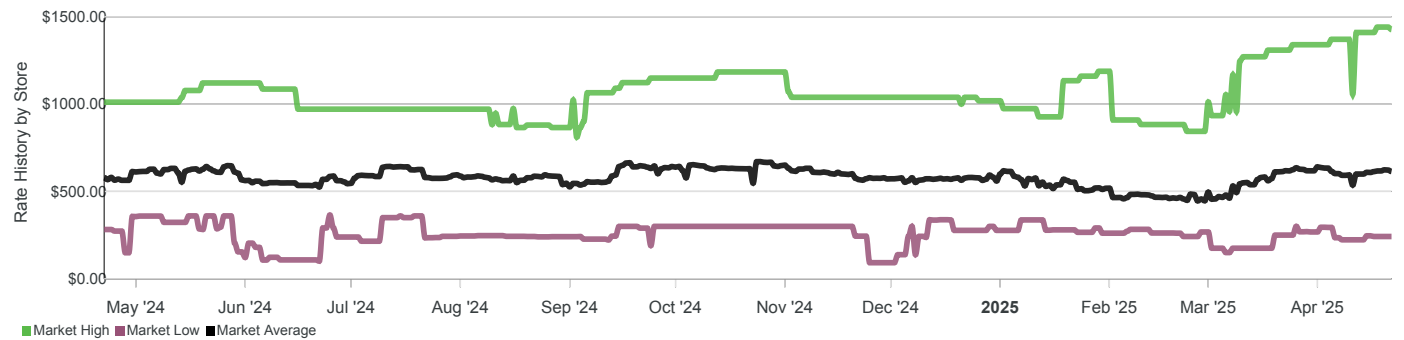
10x30 CC (Last 1 Year)



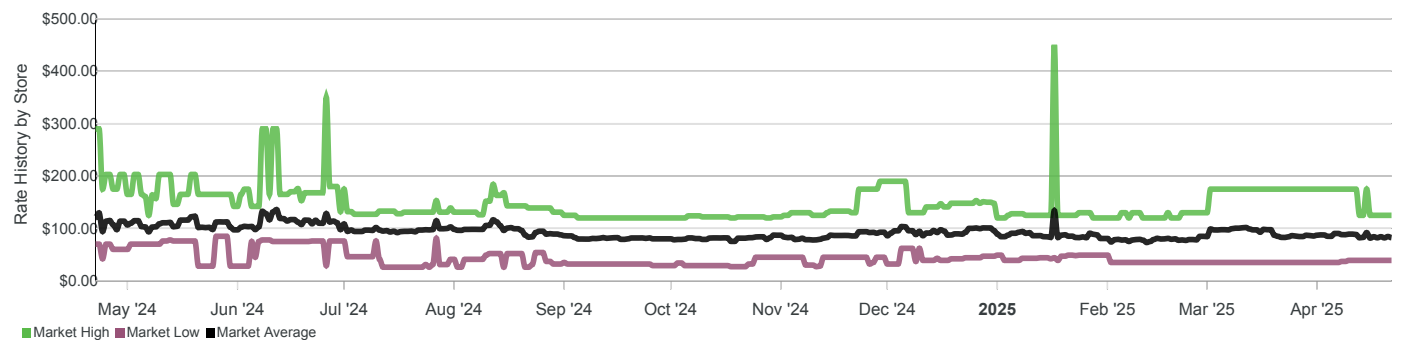
Rate History by Store

Historical graphs showing the Premium and Value rates of three stores in the market and the Market High, Market Average and Market Low rates over the past 3 years for each of the most common unit types.

All Units Without Parking (Last 1 Year, Premium, Any Floor)

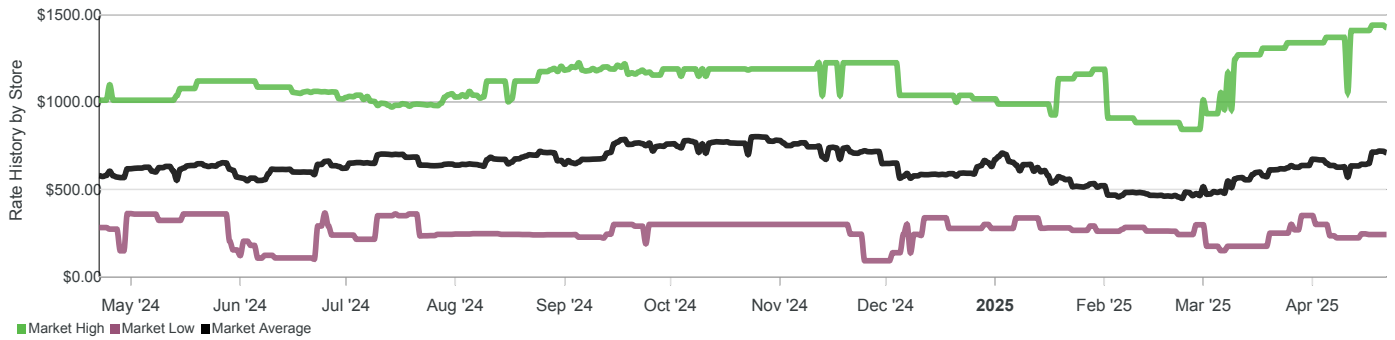


All Units Without Parking (Last 1 Year, Value, Any Floor)

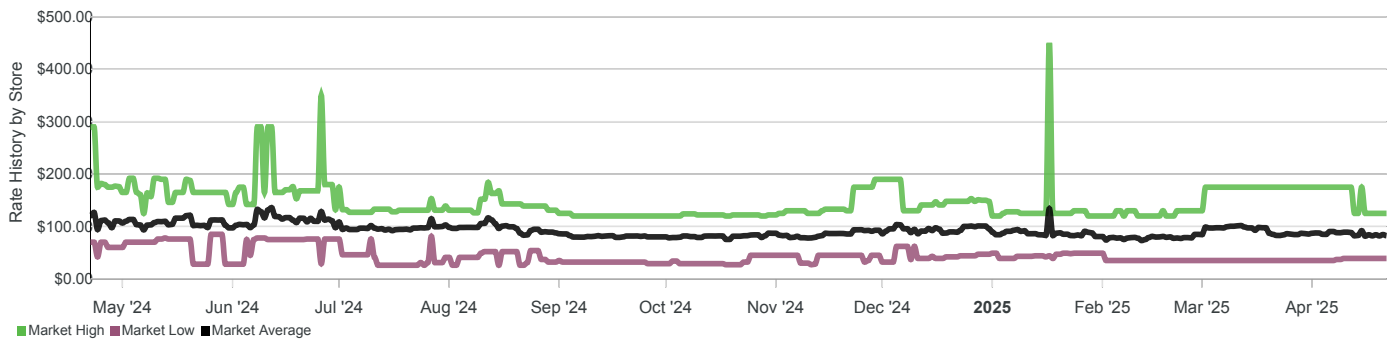


Rate History by Store Continued

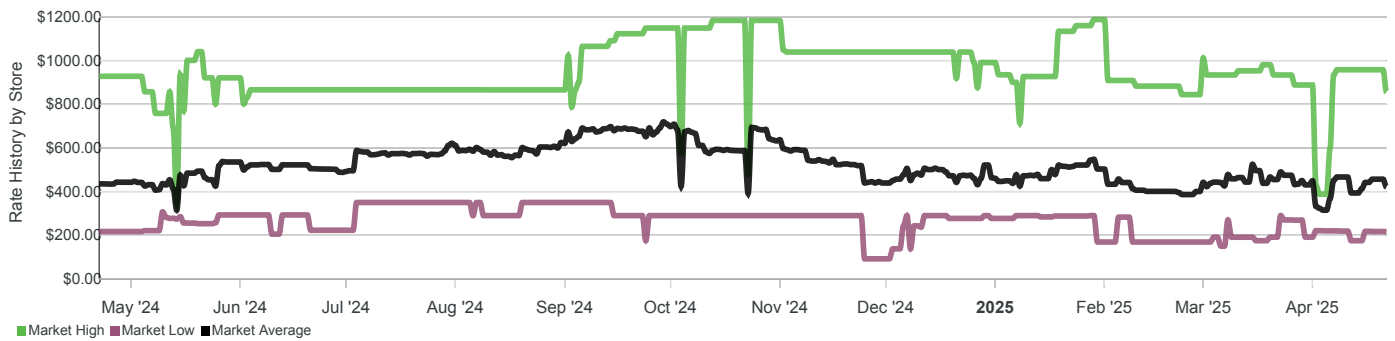
All Units With Parking (Last 1 Year, Premium, Any Floor)



All Units With Parking (Last 1 Year, Value, Any Floor)

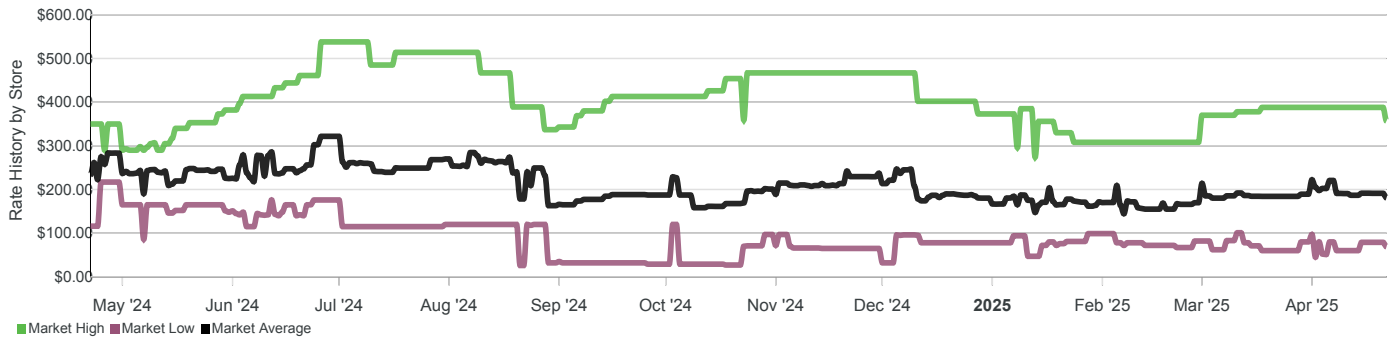


All Reg (Last 1 Year, Premium, Any Floor)

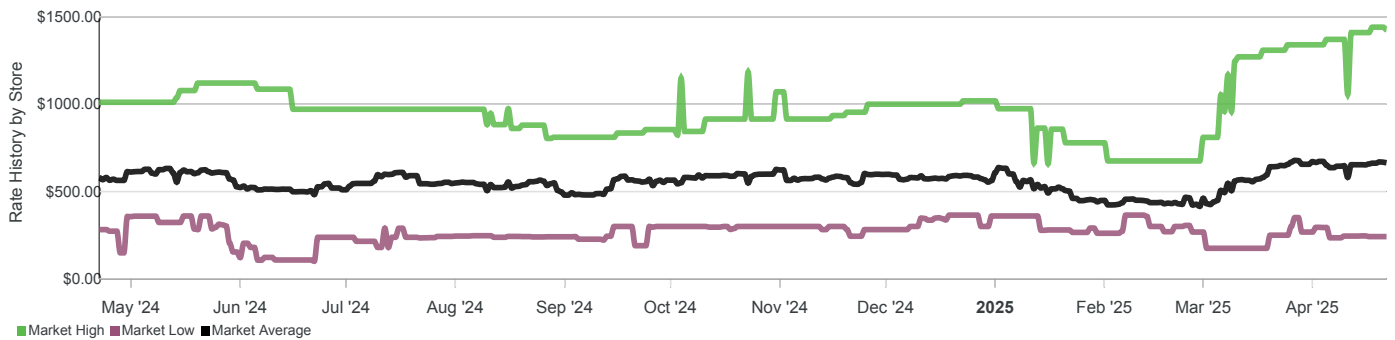


Rate History by Store Continued

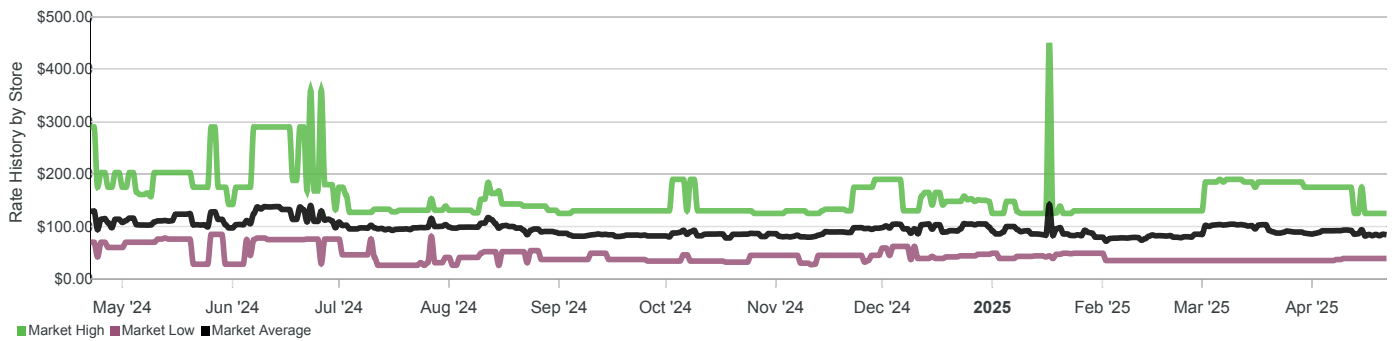
All Reg (Last 1 Year, Value, Any Floor)



All CC (Last 1 Year, Premium, Any Floor)



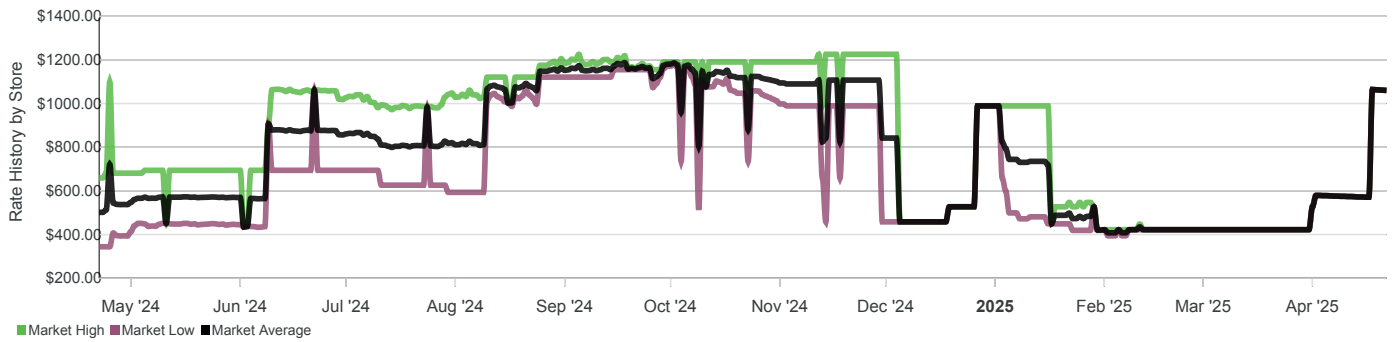
All CC (Last 1 Year, Value, Any Floor)



Rate History by Store Continued

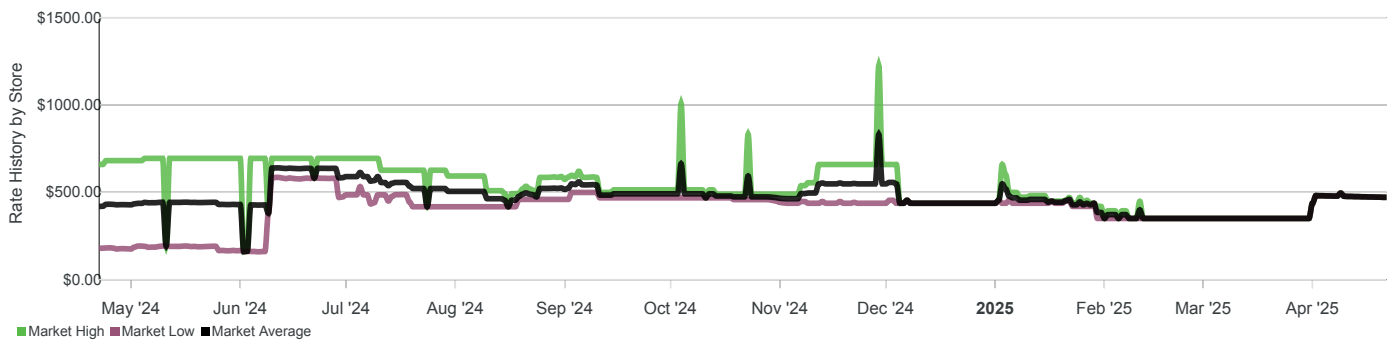
All Parking (Last 1 Year, Premium, Any Floor)

⚠️ ● Market High ● Market Low ● Market Average *has same value in the series.*



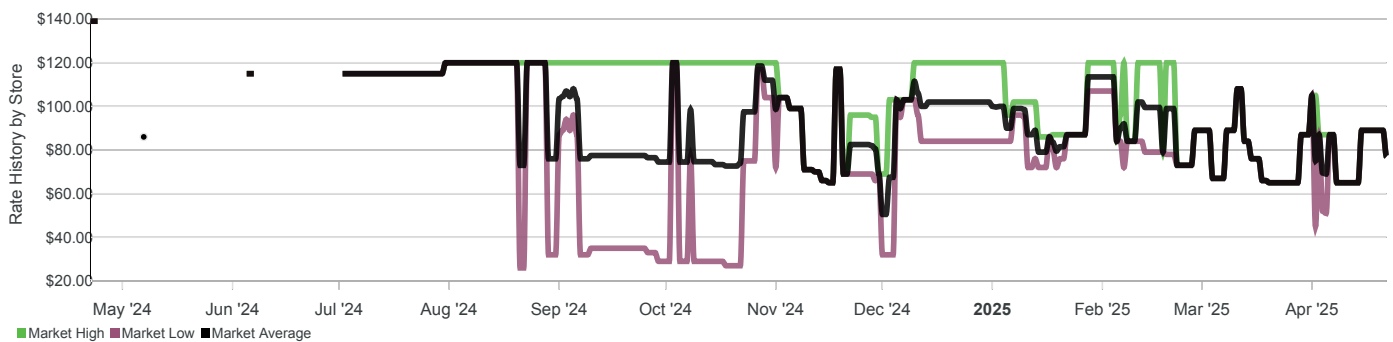
All Parking (Last 1 Year, Value, Any Floor)

⚠️ ● Market High ● Market Low ● Market Average *has same value in the series.*



5x5 Reg (Last 1 Year, Premium, Any Floor)

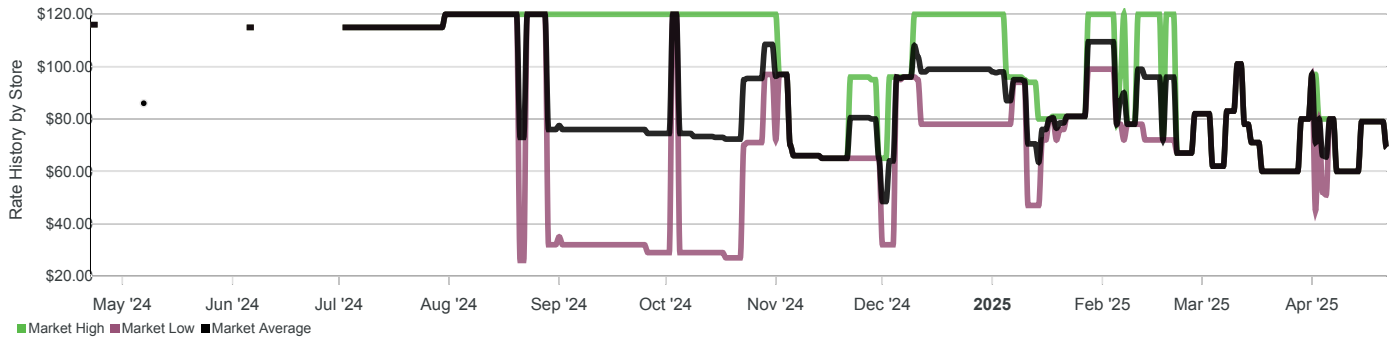
⚠️ ● Market High ● Market Low ● Market Average *has same value in the series.*



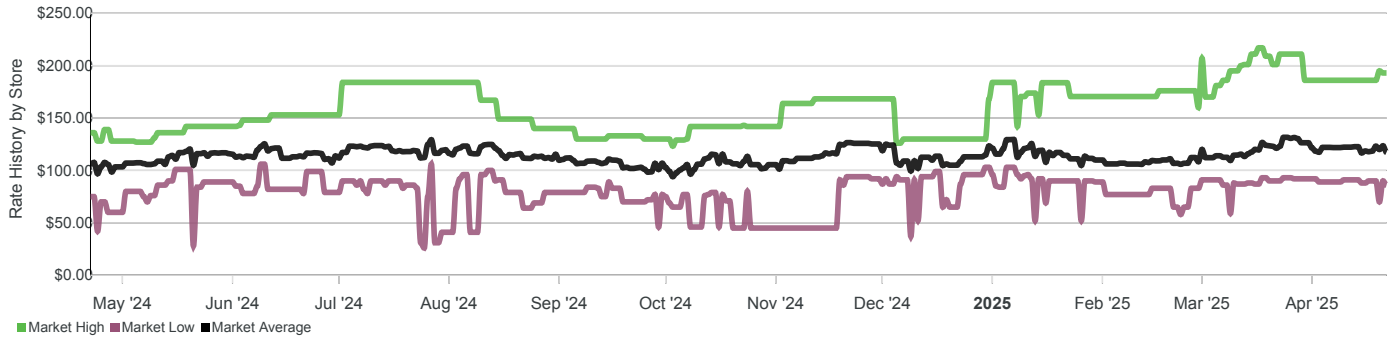
Rate History by Store Continued

5x5 Reg (Last 1 Year, Value, Any Floor)

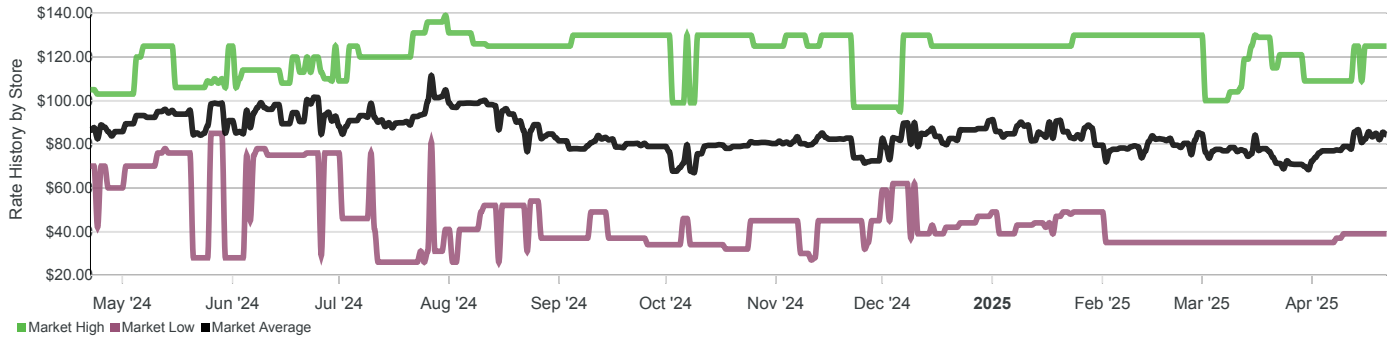
  Market High  Market Low  Market Average *has same value in the series.*



5x5 CC (Last 1 Year, Premium, Any Floor)



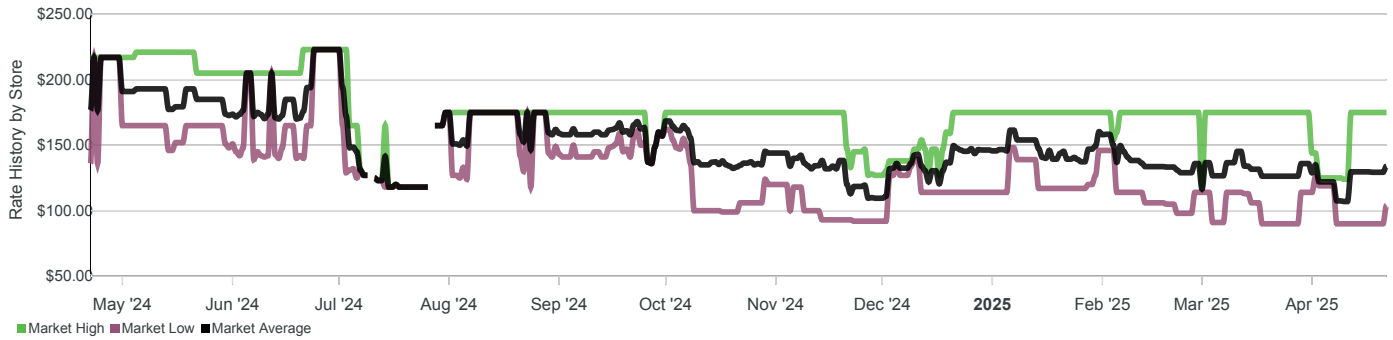
5x5 CC (Last 1 Year, Value, Any Floor)



Rate History by Store Continued

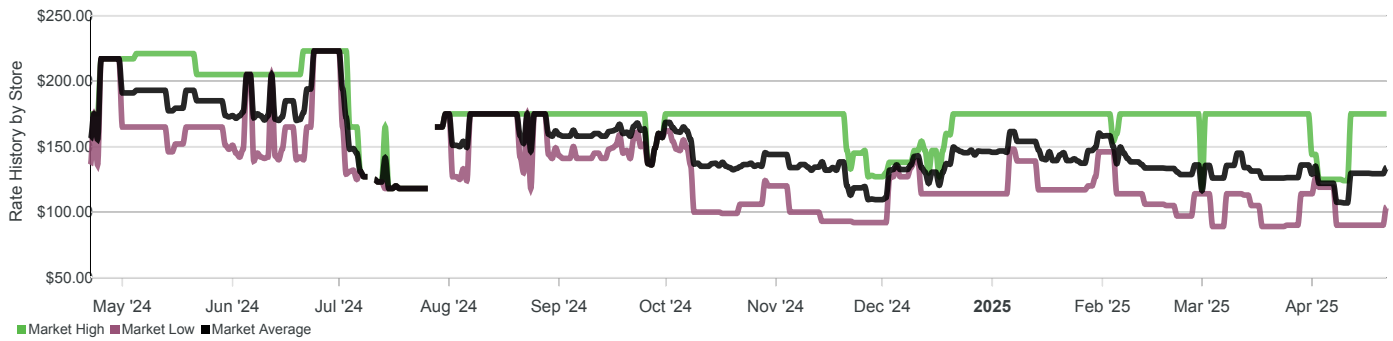
5x10 Reg (Last 1 Year, Premium, Any Floor)

⚠️ ● Market High ● Market Low ● Market Average *has same value in the series.*

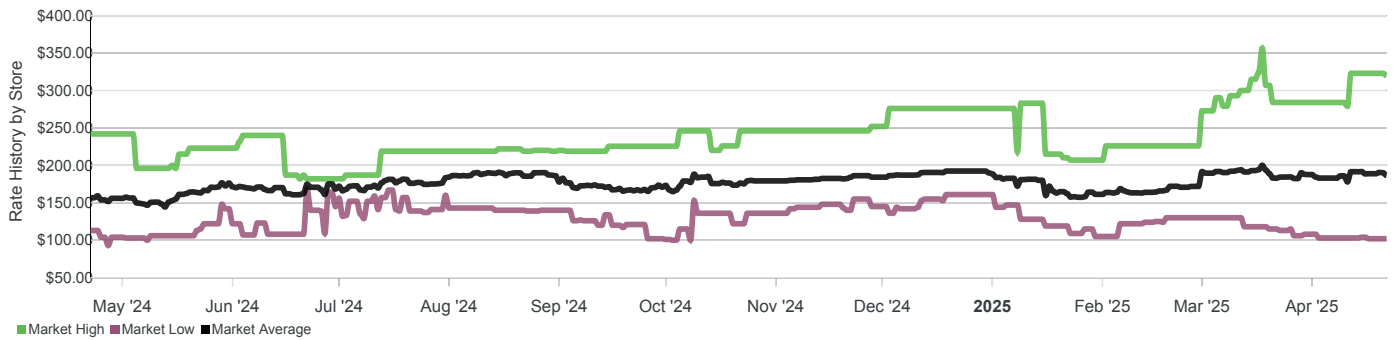


5x10 Reg (Last 1 Year, Value, Any Floor)

⚠️ ● Market High ● Market Low ● Market Average *has same value in the series.*

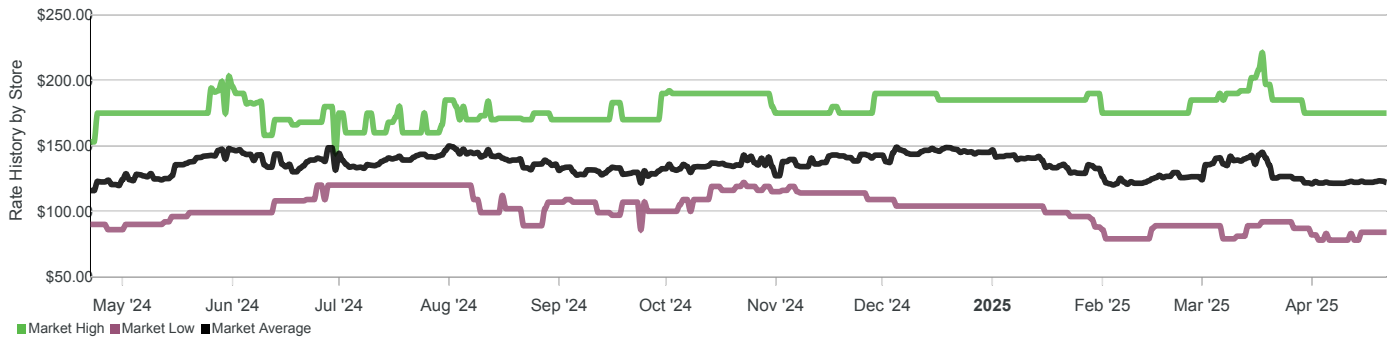


5x10 CC (Last 1 Year, Premium, Any Floor)

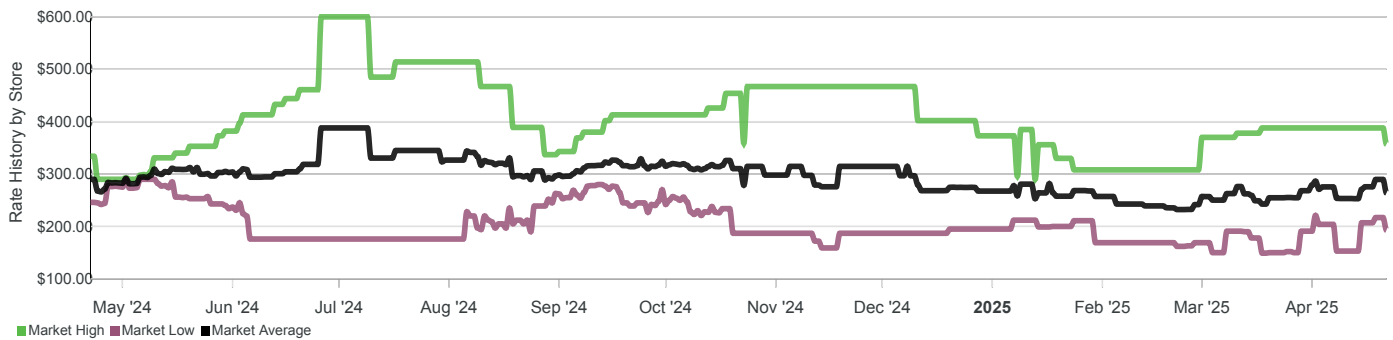


Rate History by Store Continued

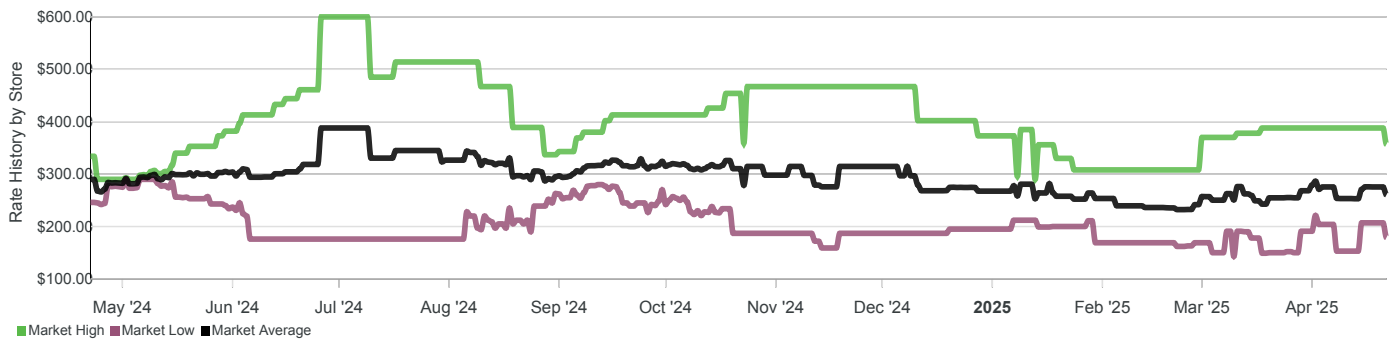
5x10 CC (Last 1 Year, Value, Any Floor)



10x10 Reg (Last 1 Year, Premium, Any Floor)

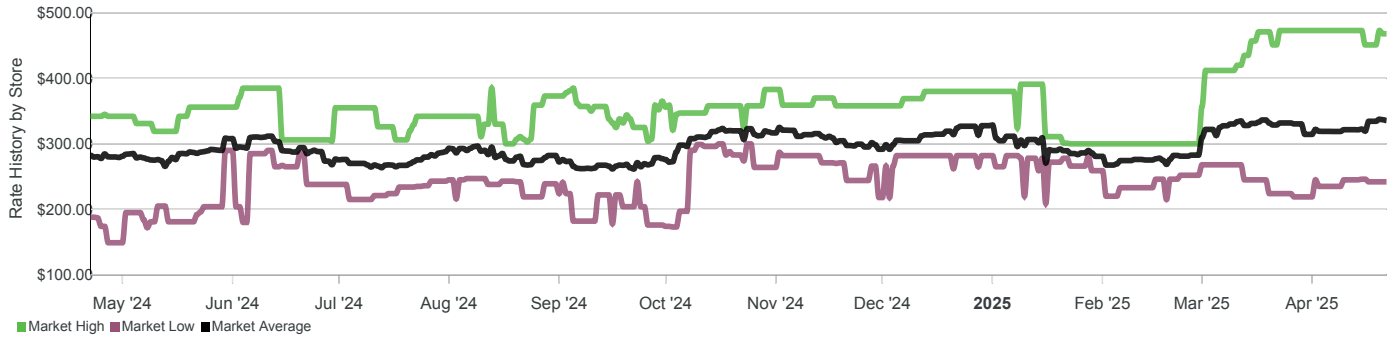


10x10 Reg (Last 1 Year, Value, Any Floor)

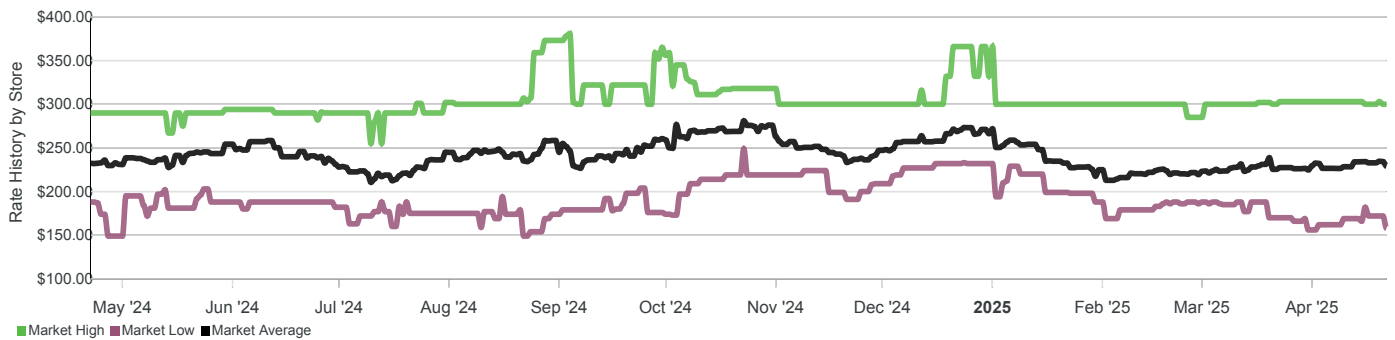


Rate History by Store Continued

10x10 CC (Last 1 Year, Premium, Any Floor)

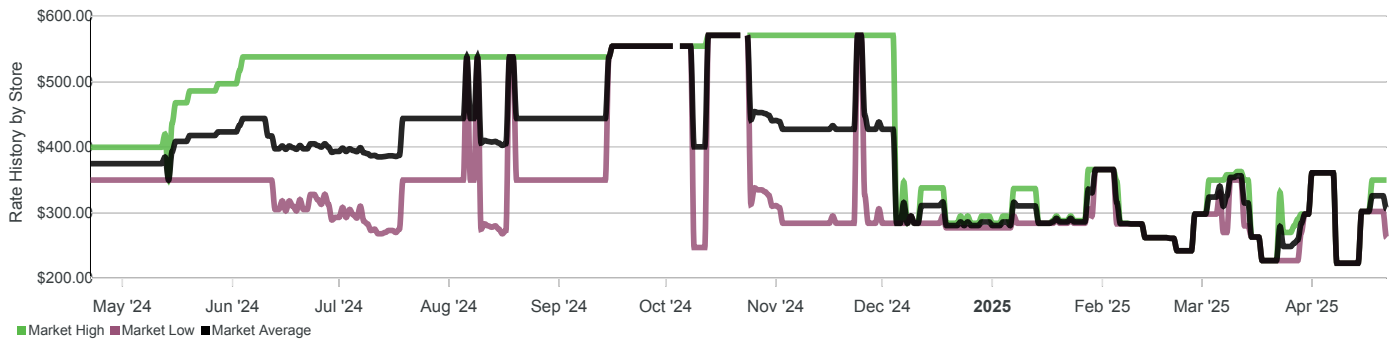


10x10 CC (Last 1 Year, Value, Any Floor)



10x15 Reg (Last 1 Year, Premium, Any Floor)

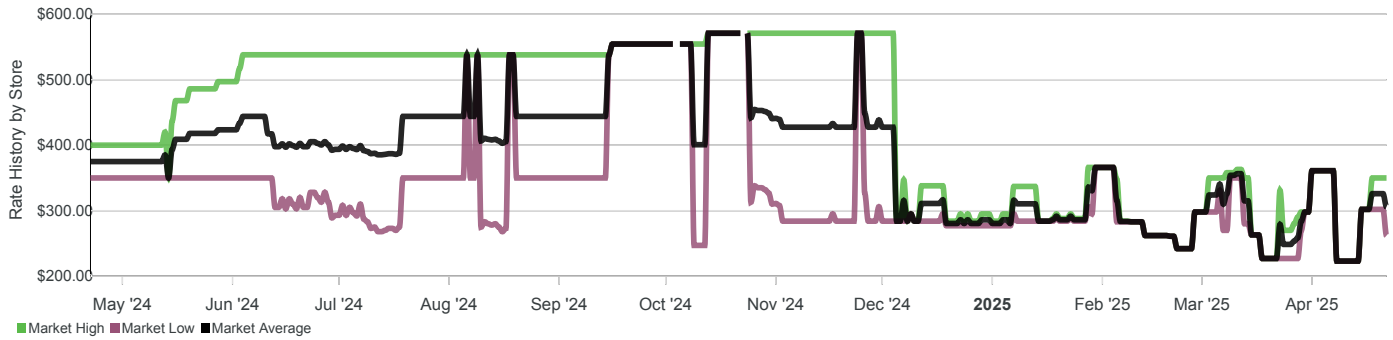
 ● Market High ● Market Low ● Market Average *has same value in the series.*



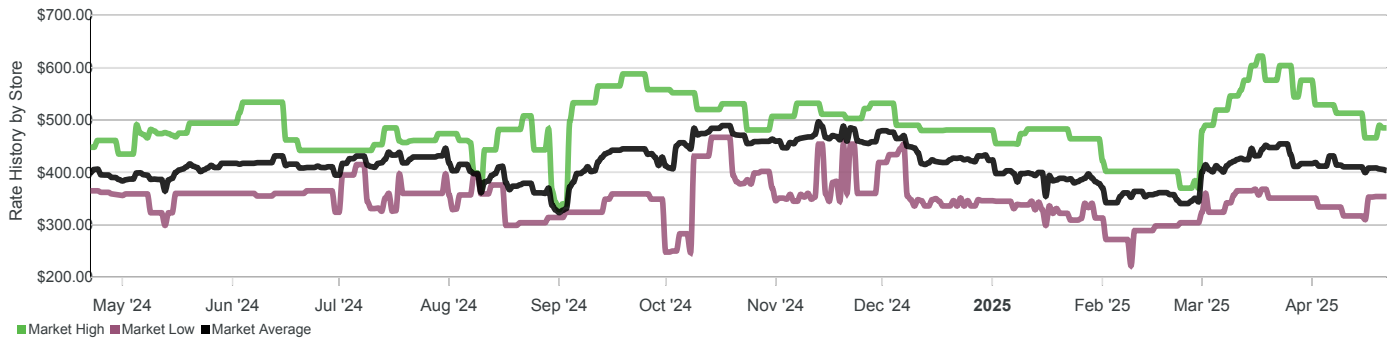
Rate History by Store Continued

10x15 Reg (Last 1 Year, Value, Any Floor)

⚠️ ● Market High ● Market Low ● Market Average *has same value in the series.*

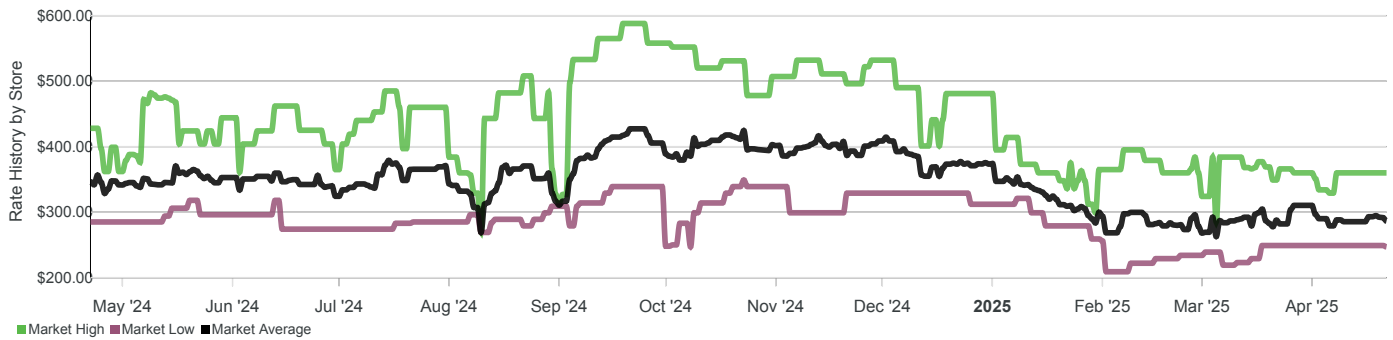


10x15 CC (Last 1 Year, Premium, Any Floor)



10x15 CC (Last 1 Year, Value, Any Floor)

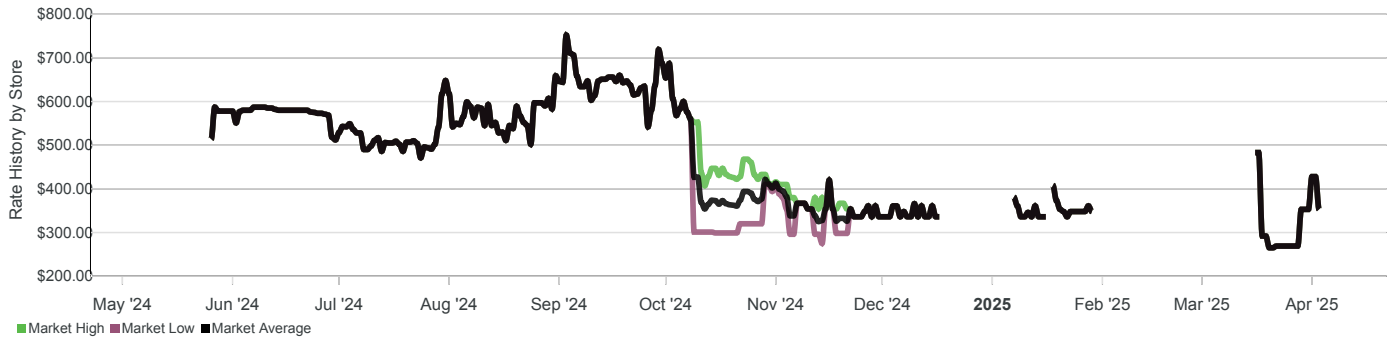
⚠️ ● Market High ● Market Low ● Market Average *has same value in the series.*



Rate History by Store Continued

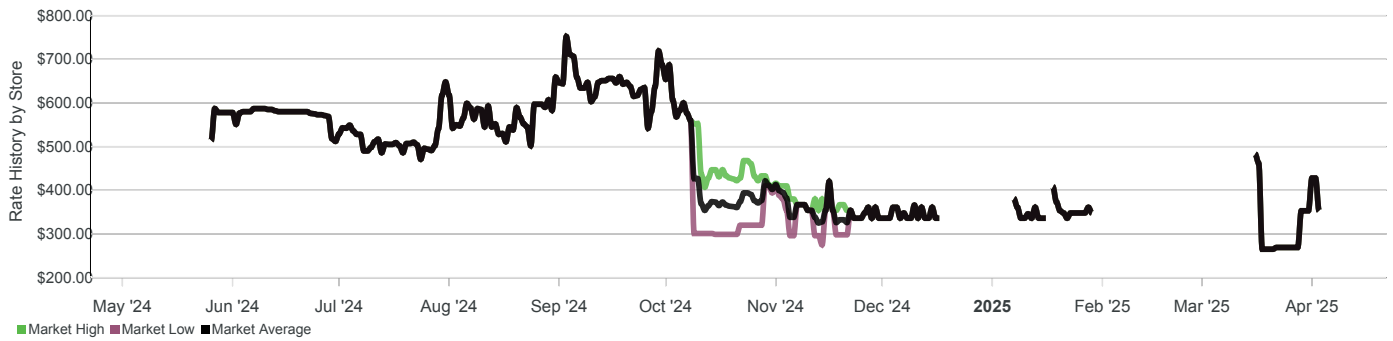
10x20 Reg (Last 1 Year, Premium, Any Floor)

⚠️ ● Market High ● Market Low ● Market Average has same value in the series.

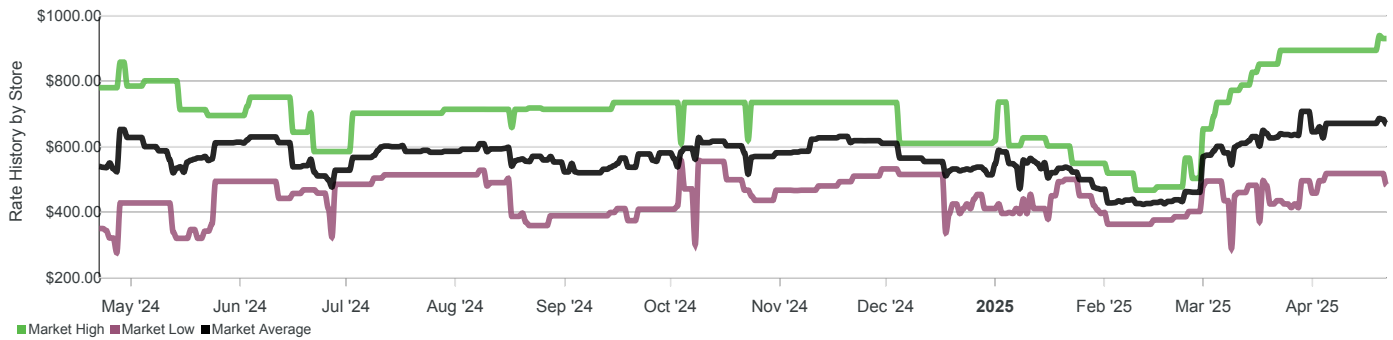


10x20 Reg (Last 1 Year, Value, Any Floor)

⚠️ ● Market High ● Market Low ● Market Average has same value in the series.

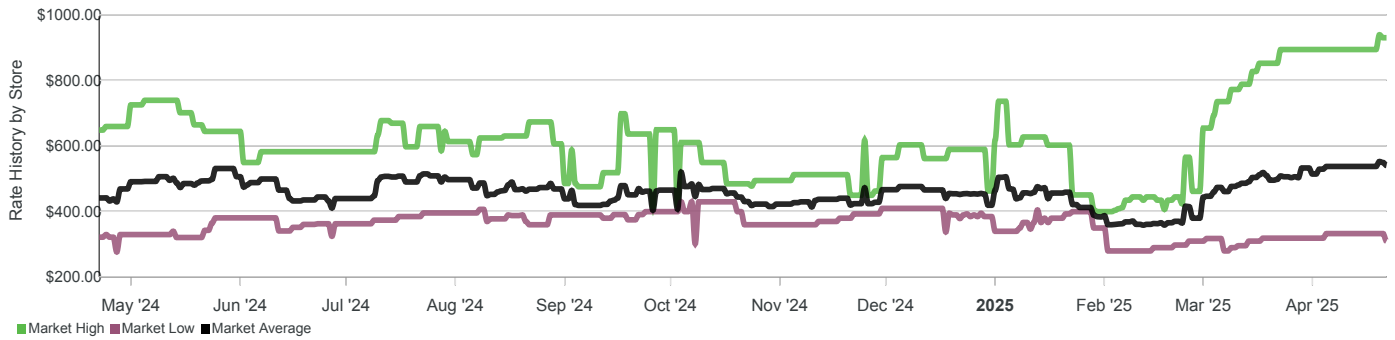


10x20 CC (Last 1 Year, Premium, Any Floor)



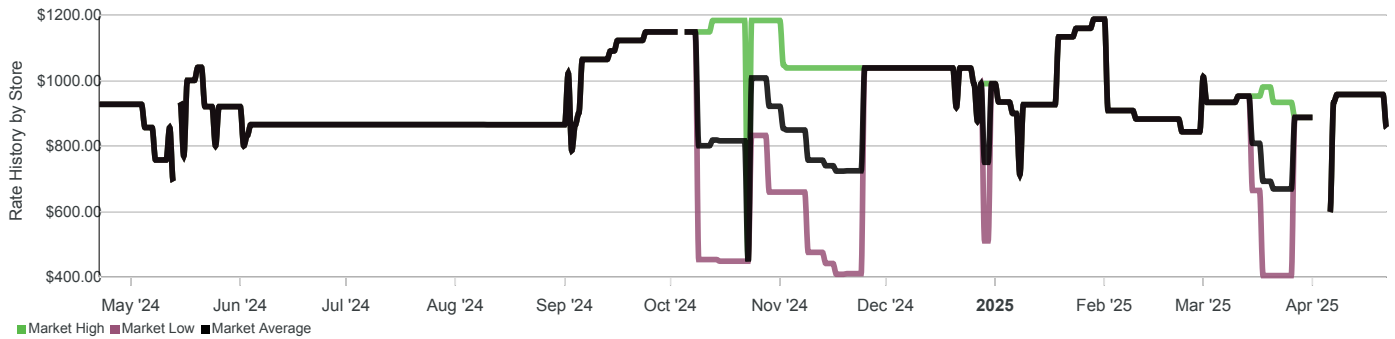
Rate History by Store Continued

10x20 CC (Last 1 Year, Value, Any Floor)



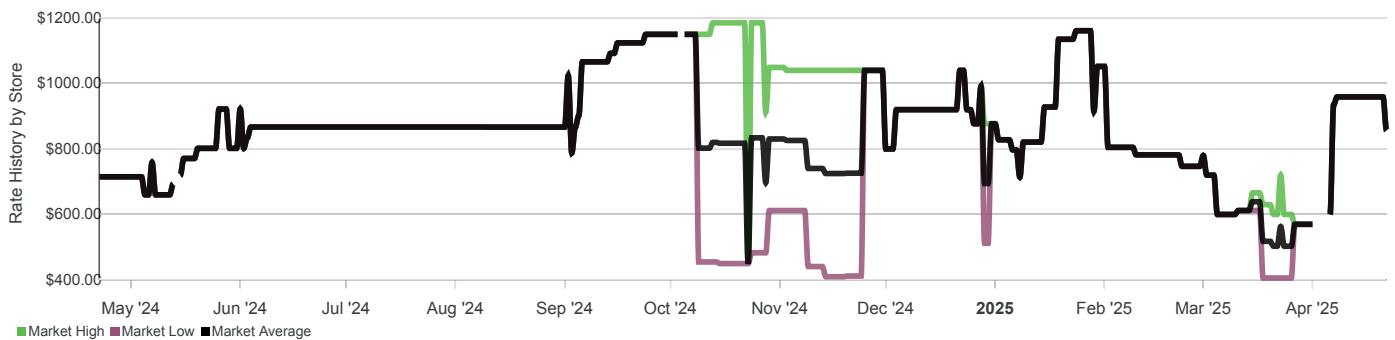
10x30 Reg (Last 1 Year, Premium, Any Floor)

⚠️ ● Market High ● Market Low ● Market Average has same value in the series.



10x30 Reg (Last 1 Year, Value, Any Floor)

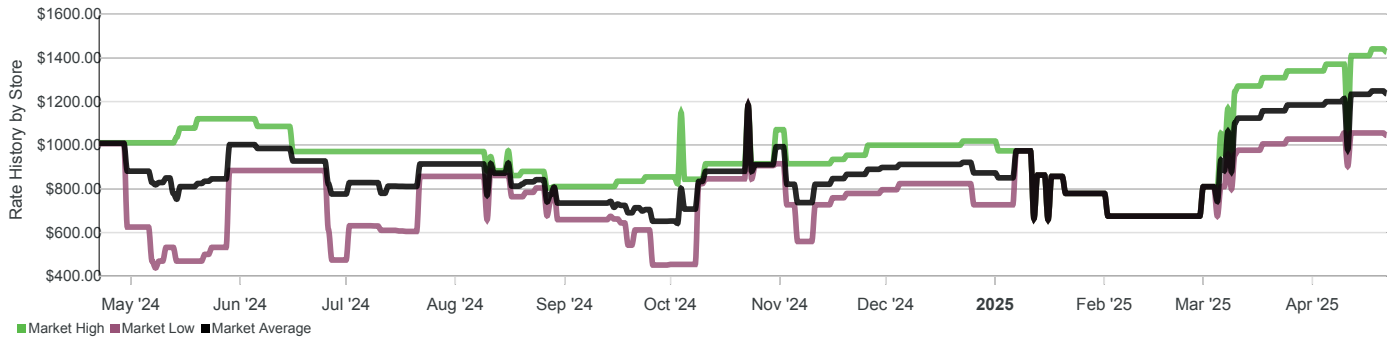
⚠️ ● Market High ● Market Low ● Market Average has same value in the series.



Rate History by Store Continued

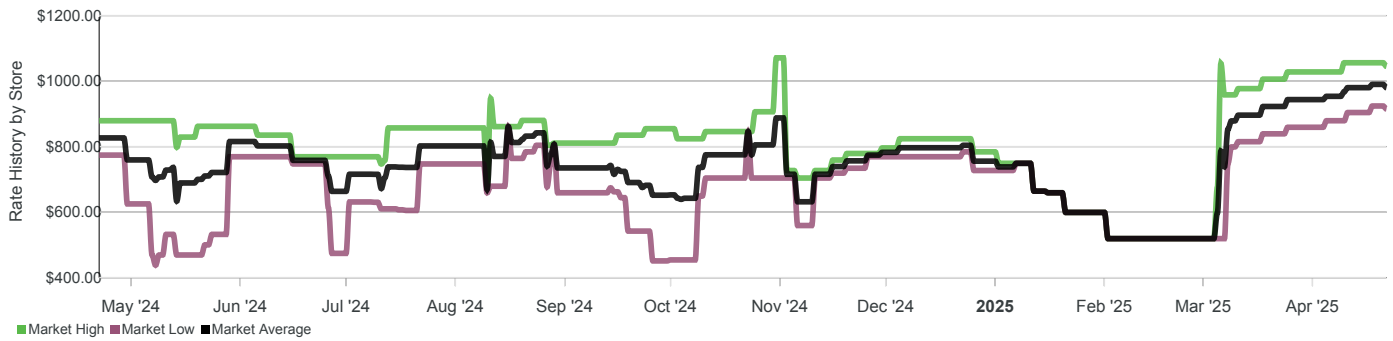
10x30 CC (Last 1 Year, Premium, Any Floor)

⚠️ ● Market High ● Market Low ● Market Average *has same value in the series.*



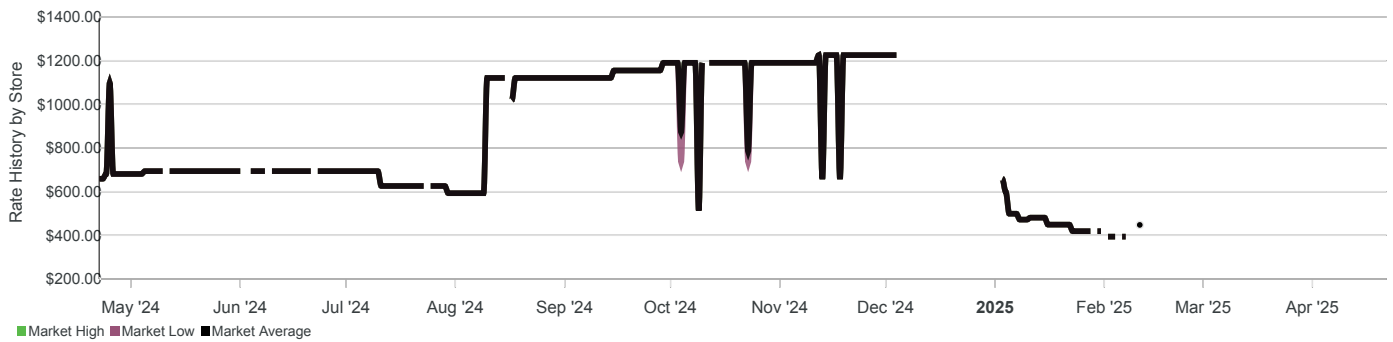
10x30 CC (Last 1 Year, Value, Any Floor)

⚠️ ● Market High ● Market Low ● Market Average *has same value in the series.*



Car Parking (Last 1 Year, Premium, Any Floor)

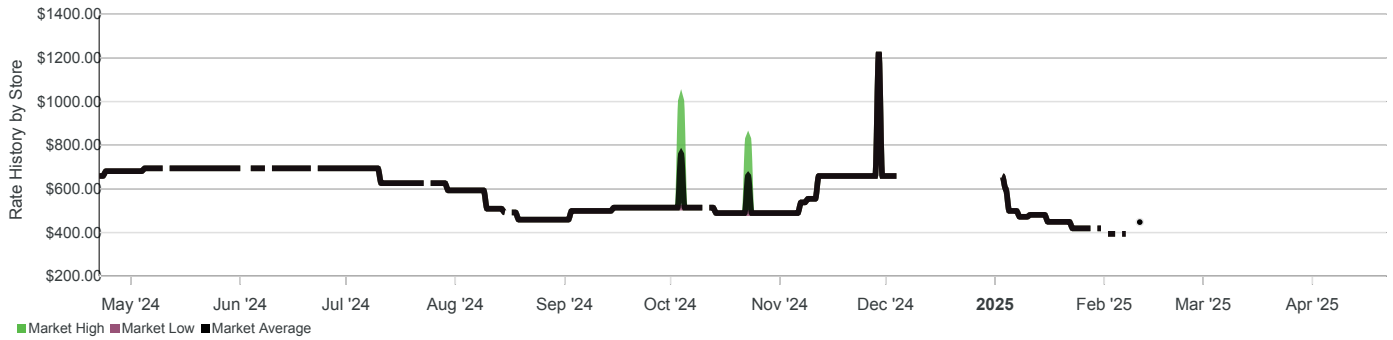
⚠️ ● Market High ● Market Low ● Market Average *has same value in the series.*



Rate History by Store Continued

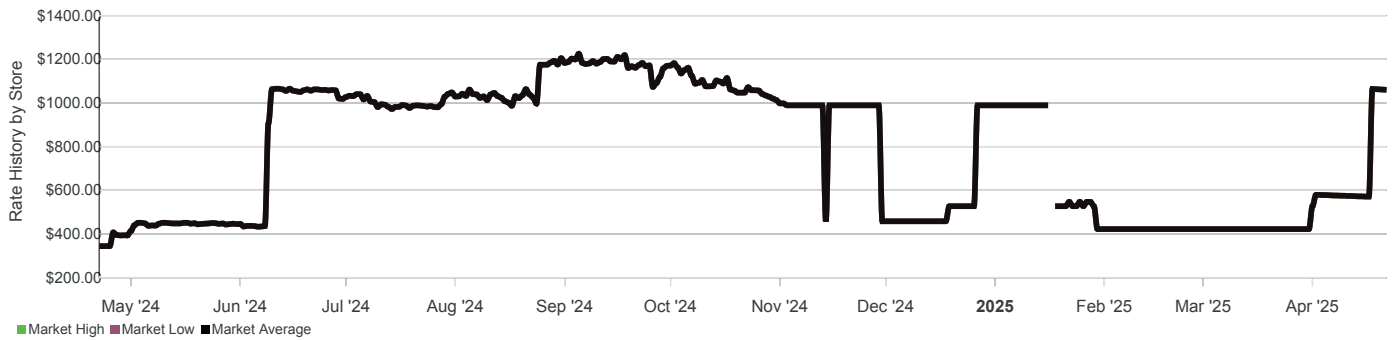
Car Parking (Last 1 Year, Value, Any Floor)

⚠️ ● Market High ● Market Low ● Market Average *has same value in the series.*



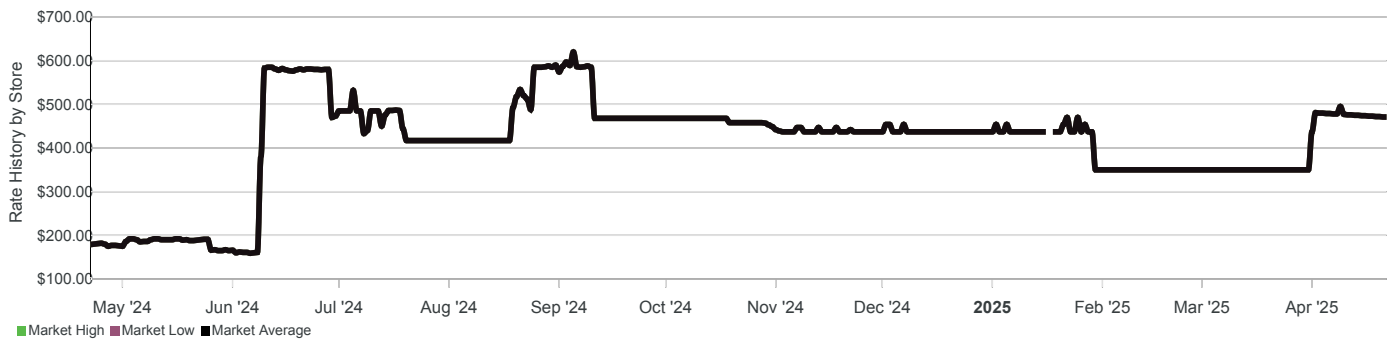
RV Parking (Last 1 Year, Premium, Any Floor)

⚠️ ● Market High ● Market Low ● Market Average *has same value in the series.*



RV Parking (Last 1 Year, Value, Any Floor)

⚠️ ● Market High ● Market Low ● Market Average *has same value in the series.*



Developments

Profile information on every property development in the market. Each development profile includes information such as development Stage, Project Type, Store Name, Owner, Address, etc.

Learn about how Square Footage is estimated for developments

The square footage of developments is estimated by calculating a weighted average of the square footage of other stores with known square footage in the same state.

The weights are based on the year the stores were built: 40% for developments. | 30% for stores built in 2021 or later. | 20% for stores built before 2021. | 10% for stores whose year of construction is unknown.

If square footage value is not known for any other stores in the state, the national weighted average is taken as the estimated square footage value.

Development Property Info

Stage	In Construction	Planning	In Construction
Project Type	Conversion	Conversion	New Building
Store Name	Extra Space Storage	--	--
Address	60 McLean Ave, Yonkers, NY 10705	120 Midland Ave, Yonkers, NY 10705	1111 aka 1113 Central Park Ave, Yonkers, NY 10704
County	Westchester	Westchester	Westchester
Proximity	1.36 mi	1.53 mi	1.63 mi
Facility Type	Self Storage	Self Storage	Self Storage
Zoning	LI	CD-4MU	OL
Zoning Description	Light Industrial	General Urban Mixed Use Character District	Office Limited
Development Project Summary	The 60 McLean Avenue LLC, plans to build a storage facility named Extra Space Storage. The property spans 0.96 acres and has a building square footage of 88,830. The facility will consist of a single building with two floors. It will have a total of 1,400 storage units. The property is zoned as Light Industrial. The contractor company involved in the project is SNL Construction, LLC. The facility will be managed by Extra Space Storage.	The Renatus Group plans to develop a project on 0.12 acres of land with a building square footage of 79,206. The zoning for the project is General Urban Mixed Use Character District.	1111 CP Avenue LLC has ambitious plans to construct a self-storage facility. The project entails the construction of a single building with a substantial square footage of 160,600. The building will feature five floors. The property is zoned as OL.
Acres	0.96	0.12	1.53
Property Building Permit	5647	2024 0252	5788; 23-007
Property Building Parcel	1-203-51.61	6.-6040-149	500054251000000000
Self Storage Building Sq. Ft.	88830	79206	160600
Self Storage Estimated Rentable Sq. Ft.	71064	59404	120450
Number of Buildings	1	--	1
Floors	2	3	5
Number Of Self Storage Units	1400	--	--
Permit History Log	--	Port Chester Planning Commission Date : 02/26/2024	Last Meeting Date: 06/21/2022; Approved Date: 03/08/2023
Permit Month	--	--	Mar 2023
MSA	New York-Newark-Jersey City, NY-NJ-PA	New York-Newark-Jersey City, NY-NJ-PA	New York-Newark-Jersey City, NY-NJ-PA
Expected Open Date	30-Aug-2025	27-Feb-2026	29-Sep-2025
Project Verification Status	Verified	Verified	Verified
Source URL	Source URL 1 (https://snlstorage.com/.....ecom/projects/) Source URL 2 (https://www.dec.ny.gov/.....Application.pdf)	Source URL 1 (https://westmorenews.com/...nment-meetings/) Source URL 2 (https://portchesterny.portal.civiclerk.com/.....ent/98/overview) Source URL 3 (https://portchesterny.portal.civiclerk.com/...../attachment/876) Source URL 4 (https://portchesterny.portal.civiclerk.com/...../attachment/875) Source URL 5 (https://portchesterny.portal.civiclerk.com/...../attachment/878) Source URL 6 (https://portchesterny.portal.civiclerk.com/...../attachment/880) Source URL 7 (https://portchesterny.portal.civiclerk.com/...../attachment/883) Source URL 8 (https://portchesterny.portal.civiclerk.com/...../attachment/885)	Source URL 1 (https://www.yonkersny.gov/...586?packet=true) Source URL 2 (https://yonkersida.com/.....Materials-4.pdf) Source URL 3 (https://yonkersida.com/.....Materials-2.pdf) Source URL 4 (https://www.yonkersny.gov/...584?packet=true) Source URL 5 (https://yonkersida.com/.....89-1326-v.3.pdf) Source URL 6 (https://www.linkedin.com/.....=member_desktop)
Last Checked Date	25-Mar-2025	13-Mar-2025	02-Apr-2025

Developments Continued

Ownership Info

Owner Name	60 McLean Avenue LLC	The Renatus Group	1111 CP Avenue LLC
Owner Address	3311 SW 58th St., Hollywood/ Ft Lauderdale, FL 33312	168a Irving Ave #200c, Port Chester, NY 10573	--
Owner Phone	954-536-4525	646-872-5660	--
Owner Contact Name	Steve Newman	Kevin Leahey	James Veneruso
Owner Email	snewman@newmanbrokerage.com	kleahey@renatusgroup.com	--
Operator/Management	Extra Space Storage Inc	--	--
Operator Type	REIT	--	--

Contractor Info

Contractor Name	SNL Construction, LLC	DTS Provident Design Engineering, LLP	--
Contractor Address	3333 New Hyde Park Rd., Ste. 200, Lake Success, NY 11042	1 N Broadway, White Plains, NY 10601	--
Contractor Phone	718-753-0909	914-428-0010	--
Contractor Contact Name	Aaron Stevens	Frank Relf	--
Contractor Email	as@snlstorage.com	--	--

Operator/Management Info

Operator/Management Company Name	Extra Space Storage Inc	--	--
Operator Type	REIT	--	--

Developments Continued

Development Property Info

Stage	In Construction
Project Type	New Building
Store Name	Cubesmart Self Storage
Address	1060 Nepperhan Ave, Yonkers, NY 10703
County	Westchester
Proximity	1.71 mi
Facility Type	Self Storage
PropertyUrl	https://www.cubesmart.com/.....orage/5047.html
Zoning	I
Zoning Description	Industry Exc Res
Development Project Summary	CubeSmart Self Storage owned by KCT Inc acquires 0.65 acres of land to construct an eight-story self-storage building comprising 111210 square feet of building space. The building comprises of 8 floors with 900 storage units.
Acres	0.65
Property Building Permit	5726
Property Building Parcel	3-3092-11
Self Storage Building Sq. Ft.	111210
Self Storage Estimated Rentable Sq. Ft.	83407
Number of Buildings	1
Floors	8
Number Of Self Storage Units	900
Estimated Value	15,400,000
Permit History Log	Planning Board Agenda Date: 01/12/2022; 08/30/2022
MSA	New York-Newark-Jersey City, NY-NJ-PA
Expected Open Date	30-Aug-2025
Project Verification Status	Verified
Source URL	Source URL 1 (https://nyrej.com/.....storage-project) Source URL 2 (https://rew-online.com/.....in-yonkers-ny/) Source URL 3 (https://rebusinonline.com/.....0T-XLpAZnlaUP85) Source URL 4 (https://www.ssamagazine.org/.....eptember-2-2022) Source URL 5 (https://www.linkedin.com/.....=member_desktop) Source URL 6 (https://www.parkviewfinancial.com/.....torage-property) Source URL 7 (https://www.linkedin.com/.....=member_desktop)
Last Checked Date	20-Mar-2025

Developments Continued

Ownership Info

Owner Name	KCT Inc
Owner Address	1050 Nepperhan Ave, Yonkers, NY 10703
Owner Contact Name	Thomas Lee
Operator/Management	CubeSmart Self Storage
Operator Type	REIT

Contractor Info

Contractor Name	JCT Development
Contractor Address	655 5th Ave, New York, NY 10022

Operator/Management Info

Operator/Management Company Name	CubeSmart Self Storage
Operator Type	REIT

All Stores List

Profile information on every store in the market. Store profile information includes the Store Name, Store Address, Total Rentable Square Footage, Year Opened, Company owner and/or Operating Company, Rate Volatility over the past 30 days.

Total Square Feet values displayed here are obtained from public sources, including city and county property records. When this information is unavailable, StorTrack uses mapping tools or internal models to estimate the size of the property - such properties have an asterisk (*) next to their Total Square Feet value.





How is Rentable Square Feet (RSF) calculated for each property?

RSF is 90% of TSF if the property has 1 floor | RSF is 80% of TSF if the property has 2 floors | RSF is 75% of TSF if the property has 3 or more floors | RSF is 80% of TSF if the property has an unknown number of floors

The class type is a proprietary store classification system. Facilities are categorized based on data concerning rental rates, population, median household income and more.


<div> ✓ Rate available for this unit type ✗ Rate not available for this unit type 👁 Rate previously available, but not currently advertised ★ Your Store </div>													
<div> <div>  <div> <div>★</div> <div>Safeguard Self Storage at Westchester</div> <div>- Yonkers Nepperhan 0.01 mile</div> <div>324 Nepperhan Avenue, Yonkers, NY 10701</div> </div> </div> <div> <div>Monday - Friday</div> <div>08:30 AM - 07:00 PM</div> </div> <div> <div>Saturday</div> <div>08:30 AM - 05:30 PM</div> </div> <div> <div>Sunday</div> <div>10:00 AM - 05:00 PM</div> </div> </div> <div> <div>Total Square Feet</div> <div>127,707 sqft</div> </div> <div> <div>Rentable Square Footage</div> <div>95,780 sqft</div> </div> <div> <div>Class Type</div> <div>A</div> </div> <div> <div>Store Type</div> <div>Self Storage</div> </div> <div> <div>Rate Volatility</div> <div>8%</div> </div> <div> <div>Stories</div> <div>7</div> </div> <div> <div>Year Built</div> <div>2023</div> </div> <div> <div>Marketing Scorecard</div> <div>54/100</div> </div> <div> <div>Contactability</div> <div>8/11</div> </div> <div> <div>Paid Search</div> <div>13/35</div> </div> <div> <div>Search</div> <div>2/15</div> </div> <div> <div>SocialMedia</div> <div>7/14</div> </div> <div> <div>Website</div> <div>24/25</div> </div>													
5x5 Reg	5x5 CC	5x10 Reg	5x10 CC	10x10 Reg	10x10 CC	10x15 Reg	10x15 CC	10x20 Reg	10x20 CC	10x30 Reg	10x30 CC	Car Parking	RV Parking
👁	✓	👁	✓	👁	✓	👁	✓	👁	✓	👁	✓	👁	👁
<div> <div>  <div> <div>★</div> <div>Public Storage</div> <div>0.15 mile</div> <div>400 Nepperhan Ave, Yonkers, NY 10701</div> </div> </div> <div> <div>Monday - Sunday</div> <div>06:00 AM - 09:00 PM</div> </div> </div> <div> <div>Total Square Feet</div> <div>148,386 sqft</div> </div> <div> <div>Rentable Square Footage</div> <div>111,290 sqft</div> </div> <div> <div>Class Type</div> <div>A</div> </div> <div> <div>Store Type</div> <div>Self Storage</div> </div> <div> <div>Rate Volatility</div> <div>27%</div> </div> <div> <div>Stories</div> <div>4</div> </div> <div> <div>Year Built</div> <div>1903</div> </div> <div> <div>Marketing Scorecard</div> <div>52/100</div> </div> <div> <div>Contactability</div> <div>8/11</div> </div> <div> <div>Paid Search</div> <div>13/35</div> </div> <div> <div>Search</div> <div>2/15</div> </div> <div> <div>SocialMedia</div> <div>8/14</div> </div> <div> <div>Website</div> <div>21/25</div> </div>													
5x5 Reg	5x5 CC	5x10 Reg	5x10 CC	10x10 Reg	10x10 CC	10x15 Reg	10x15 CC	10x20 Reg	10x20 CC	10x30 Reg	10x30 CC	Car Parking	RV Parking
✗	👁	✗	✓	✗	✓	✗	👁	✗	👁	✗	✗	✗	✗
<div> <div>  <div> <div>★</div> <div>Storage Post - Yonkers</div> <div>0.37 mile</div> <div>131 Saw Mill River Road, Yonkers, NY 10701</div> </div> </div> <div> <div>Monday - Sunday</div> <div>06:00 AM - 09:00 PM</div> </div> </div> <div> <div>Total Square Feet</div> <div>105,068 sqft</div> </div> <div> <div>Rentable Square Footage</div> <div>78,801 sqft</div> </div> <div> <div>Class Type</div> <div>B</div> </div> <div> <div>Store Type</div> <div>Self Storage</div> </div> <div> <div>Rate Volatility</div> <div>9%</div> </div> <div> <div>Stories</div> <div>4</div> </div> <div> <div>Year Built</div> <div>1968</div> </div> <div> <div>Marketing Scorecard</div> <div>44/100</div> </div> <div> <div>Contactability</div> <div>5/11</div> </div> <div> <div>Paid Search</div> <div>11/35</div> </div> <div> <div>Search</div> <div>2/15</div> </div> <div> <div>SocialMedia</div> <div>4/14</div> </div> <div> <div>Website</div> <div>22/25</div> </div>													
5x5 Reg	5x5 CC	5x10 Reg	5x10 CC	10x10 Reg	10x10 CC	10x15 Reg	10x15 CC	10x20 Reg	10x20 CC	10x30 Reg	10x30 CC	Car Parking	RV Parking
✓	👁	👁	👁	✓	👁	✗	✗	👁	👁	👁	👁	✗	✗


All Stores List Continued


<div> ✓ Rate available for this unit type ✗ Rate not available for this unit type 🚫 Rate previously available, but not currently advertised ★ Your Store </div>													
<div>  <div> Public Storage 0.41 mile 137 Saw Mill River Road, Yonkers, NY 10701 Monday - Sunday 06:00 AM - 09:00 PM </div> <div> Total Square Feet Rentable Square Footage Class Type Store Type Rate Volatility Stories Year Built <div> 165,648 sqft 124,236 sqft A Self Storage 29% 4 1968 </div> </div> <div> Marketing Scorecard 59/100 Contactability 8/11 Paid Search 18/35 Search 2/15 SocialMedia 8/14 Website 23/25 </div> </div>													
5x5 Reg	5x5 CC	5x10 Reg	5x10 CC	10x10 Reg	10x10 CC	10x15 Reg	10x15 CC	10x20 Reg	10x20 CC	10x30 Reg	10x30 CC	Car Parking	RV Parking
✗	✓	✗	✓	🚫	✓	✗	✓	✗	🚫	✗	✗	✗	✗
<div>  <div> U-Haul Moving & Storage of Yonkers 0.49 mile 155 Saw Mill River Rd, Yonkers, NY 10701 Monday - Sunday 05:00 AM - 10:00 PM </div> <div> Total Square Feet Rentable Square Footage Class Type Store Type Rate Volatility Stories Year Built <div> 84,820 sqft 63,615 sqft A Self Storage 1% 4 1980 </div> </div> <div> Marketing Scorecard 39/100 Contactability 6/11 Paid Search 5/35 Search 0/15 SocialMedia 7/14 Website 21/25 </div> </div>													
5x5 Reg	5x5 CC	5x10 Reg	5x10 CC	10x10 Reg	10x10 CC	10x15 Reg	10x15 CC	10x20 Reg	10x20 CC	10x30 Reg	10x30 CC	Car Parking	RV Parking
🚫	✓	✓	✓	✓	✓	✓	✓	✗	✗	✗	✗	✗	✗
<div>  <div> U-Haul Storage of Yonkers II 0.53 mile 167 Saw Mill River Rd, Yonkers, NY 10701 No Image Available </div> <div> Total Square Feet Rentable Square Footage Class Type Store Type Rate Volatility Stories Year Built <div> 68,631 sqft 51,473 sqft B Self Storage N/A 3 N/A </div> </div> <div> Marketing Scorecard 34/100 Contactability 6/11 Paid Search 0/35 Search 0/15 SocialMedia 7/14 Website 21/25 </div> </div>													
5x5 Reg	5x5 CC	5x10 Reg	5x10 CC	10x10 Reg	10x10 CC	10x15 Reg	10x15 CC	10x20 Reg	10x20 CC	10x30 Reg	10x30 CC	Car Parking	RV Parking
✗	✗	✗	🚫	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
<div>  <div> Extra Space 1.45 miles 280 Fullerton Ave, Yonkers, NY 10704 Monday - Sunday 06:00 AM - 10:00 PM </div> <div> Total Square Feet Rentable Square Footage Class Type Store Type Rate Volatility Stories Year Built <div> 191,589 sqft 143,692 sqft A Hybrid 87% 5 2012 </div> </div> <div> Marketing Scorecard 73/100 Contactability 8/11 Paid Search 25/35 Search 9/15 SocialMedia 7/14 Website 24/25 </div> </div>													
5x5 Reg	5x5 CC	5x10 Reg	5x10 CC	10x10 Reg	10x10 CC	10x15 Reg	10x15 CC	10x20 Reg	10x20 CC	10x30 Reg	10x30 CC	Car Parking	RV Parking
🚫	✓	✓	✓	✓	✓	🚫	🚫	🚫	🚫	✗	✗	✓	✓

All Stores List Continued

✓ Rate available for this unit type
✗ Rate not available for this unit type
🚫 Rate previously available, but not currently advertised
★ Your Store

 Safeguard Self Storage at Westchester - Yonkers 1.48 miles 188 South Broadway, Yonkers, NY 10705		Total Square Feet Rentable Square Footage Class Type Store Type Rate Volatility Stories Year Built		54,980 sqft 41,235 sqft B Hybrid 14% 5 2008		Marketing Scorecard Contactability PaidSearch Search SocialMedia Website		55/100 8/11 13/35 5/15 7/14 22/25		Monday - Friday Saturday Sunday		08:30 AM - 07:00 PM 08:30 AM - 05:30 PM 10:00 AM - 05:00 PM	
5x5 Reg	5x5 CC	5x10 Reg	5x10 CC	10x10 Reg	10x10 CC	10x15 Reg	10x15 CC	10x20 Reg	10x20 CC	10x30 Reg	10x30 CC	Car Parking	RV Parking
🚫	✓	🚫	✓	🚫	✓	🚫	✓	🚫	✓	✗	✗	🚫	🚫

 Safeguard Self Storage at Westchester - Yonkers Ludlow 1.51 miles 390 Riverdale Avenue, Yonkers, NY 10705		Total Square Feet Rentable Square Footage Class Type Store Type Rate Volatility Stories Year Built		160,000 sqft 120,000 sqft A Self Storage 13% 8 2023		Marketing Scorecard Contactability PaidSearch Search SocialMedia Website		57/100 8/11 13/35 5/15 7/14 24/25		Monday - Friday Saturday Sunday		08:30 AM - 07:00 PM 08:30 AM - 05:30 PM 10:00 AM - 05:00 PM	
5x5 Reg	5x5 CC	5x10 Reg	5x10 CC	10x10 Reg	10x10 CC	10x15 Reg	10x15 CC	10x20 Reg	10x20 CC	10x30 Reg	10x30 CC	Car Parking	RV Parking
✗	✓	✗	✓	✓	✓	🚫	✓	✗	✓	✓	✓	✗	✗

 CubeSmart Self Storage of Yonkers 1.71 miles 1060 Nepperhan Ave, Yonkers, NY 10703		Total Square Feet Rentable Square Footage Class Type Store Type Rate Volatility Stories Year Built		71,867 sqft 53,900 sqft Pending Hybrid N/A 8 N/A		Marketing Scorecard Contactability PaidSearch Search SocialMedia Website		36/100 8/11 0/35 0/15 7/14 21/25		Monday - Friday Saturday Sunday		08:30 AM - 07:00 PM 08:30 AM - 05:30 PM 10:00 AM - 05:00 PM	
5x5 Reg	5x5 CC	5x10 Reg	5x10 CC	10x10 Reg	10x10 CC	10x15 Reg	10x15 CC	10x20 Reg	10x20 CC	10x30 Reg	10x30 CC	Car Parking	RV Parking
✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗

StorTrack's Marketing Scorecard

The StorTrack Marketing Scorecard is a scoring mechanism for judging the activity and effectiveness of a Store's local marketing. This enables us to create a methodology for comparison and competitive insight.

The Scorecard is created by monitoring five different areas of a Store's marketing activities. StorTrack has created a weighted scoring process for each of these five categories. The category scores are what you see on the Marketing Scorecard page.

Website (25 Points)

The Website Content scoring is based on the availability of the below factors: Multiple pages, Navigation, Photos, Video, Map/Directions, Reviews/Testimonials	0-7 Score
Online Pricing for the store is based on the pricing data available online and the volatility.	0-7 Score
Online promotions is based on the promotion advertised for the unit types and on the Home page of the store website.	0-5 Score
The Metadata score is based on the search options available for finding a location, a sitemap, a search box to identify a specific page, etc.	0-3 Score
Direct booking engine is scored based on the website ability to complete an online rental/reservation.	0-3 Score

Search (Nonorganic) (35 points)

The score for the store is determined based on the order of the search result occurrence and the a results within the Advertisement content section on the first page of the search results. The scores are listed below based searching on the following platforms with the keywords "self-storage [city name]".

Additionally we check if the store is listed on an aggregator website like Sparefoot, SelfStorage.com, Storagefront, etc.

Buys Google Adwords	0-12 Score
Buys Bing Ads	0-8 Score
Buys Yelp Ads	0-5 Score
Buys YellowPages Ads	0-5 Score
Listed on aggregator	0-5 Score

Search (organic) (15 points)

The score for the store is determined based on the keywords "self-storage [city name]" and if store appears on the first page of the search results.

First Page on Google	0-4 Score
First Page on Bing	0-3 Score
First Page on Yelp	0-3 Score
First Page on YellowPages	0-3 Score
GoogleMaps	0-2 Score

Social Media (14 points)

The social media score is based on the availability of the company profile, location specific profile, and posts within the last week and last month.

Facebook	0-7 Score
Twitter	0-7 Score

Contactability (11 points)

This score is based on the ease and methods to contact the store.

Contact Form/Direct Phone Number	0-3 Score
24/7 Customer Support Center	0-3 Score
Chat Support on Website	0-2 Score
1-800/Toll Free Number	0-3 Score