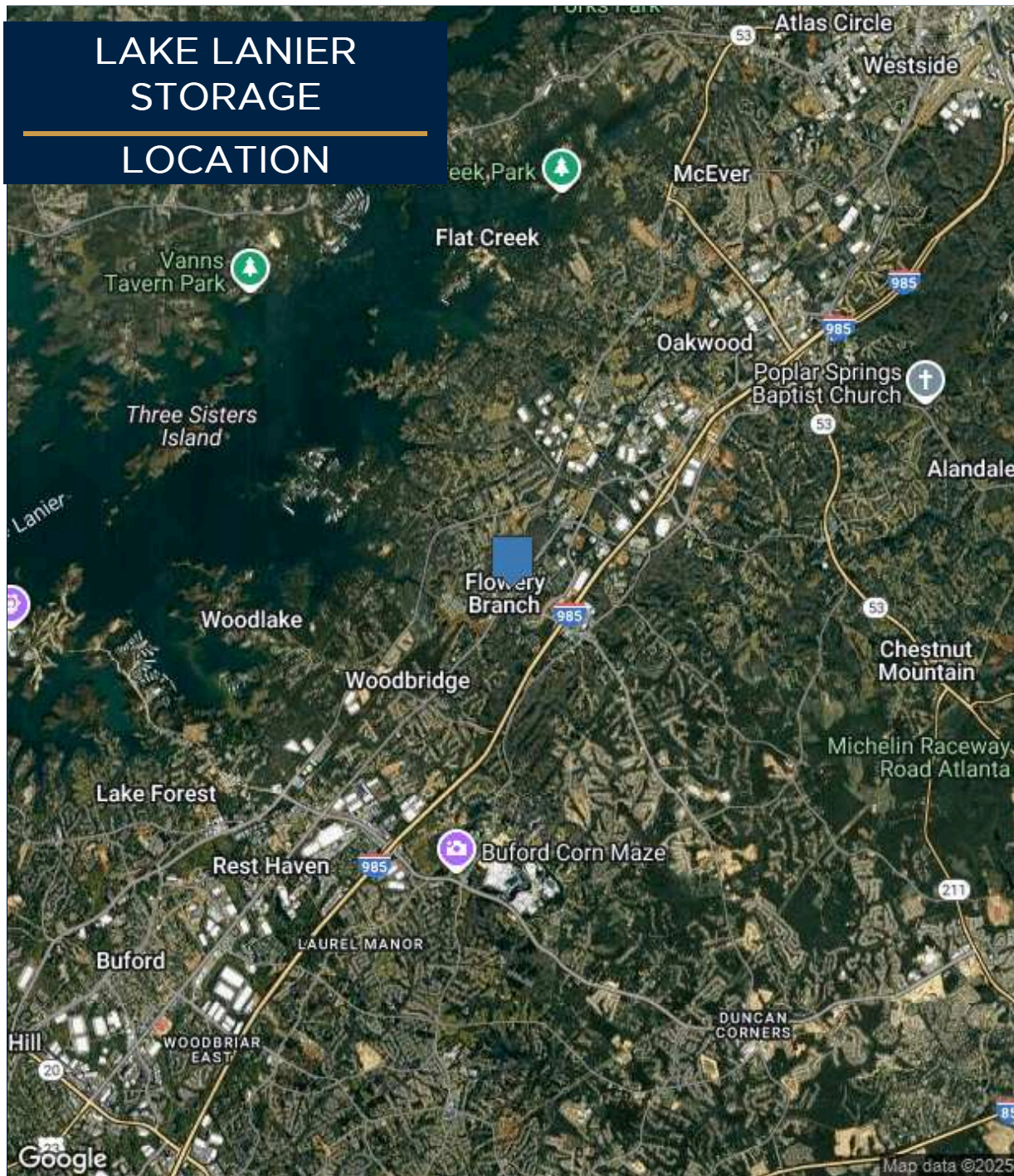


LAKE LANIER STORAGE

Flowery Branch | GA



LAKE LANIER STORAGE LOCATION



Property Information:

Lake Lanier Storage is a ground-up self-storage development delivered by Coro Realty Advisors in Flowery Branch, Georgia. The project comprises 118,420 rentable square feet across a mix of unit types, including 619 climate-controlled units, 47 non-climate units, 30 covered parking spaces, and 24 enclosed RV storage bays, designed to meet a diverse range of end-user demand profiles.

Coro Realty Advisors directed the rezoning and entitlement process beginning in 2022, securing approvals necessary to reposition the site for a modern, multi-building storage facility. Vertical construction commenced in late 2024, incorporating institutional-grade building systems, climate-control infrastructure, controlled-access technology, and circulation designed for efficient customer flow and RV maneuverability.

The property achieved its certificate of occupancy and opened for business in June 2025. Lake Lanier Storage is currently in its initial lease-up period and is positioned to serve both the rapidly growing Flowery Branch corridor and the recreational storage needs associated with Lake Lanier.

LAKE LANIER
STORAGE
TRADE AREA

