



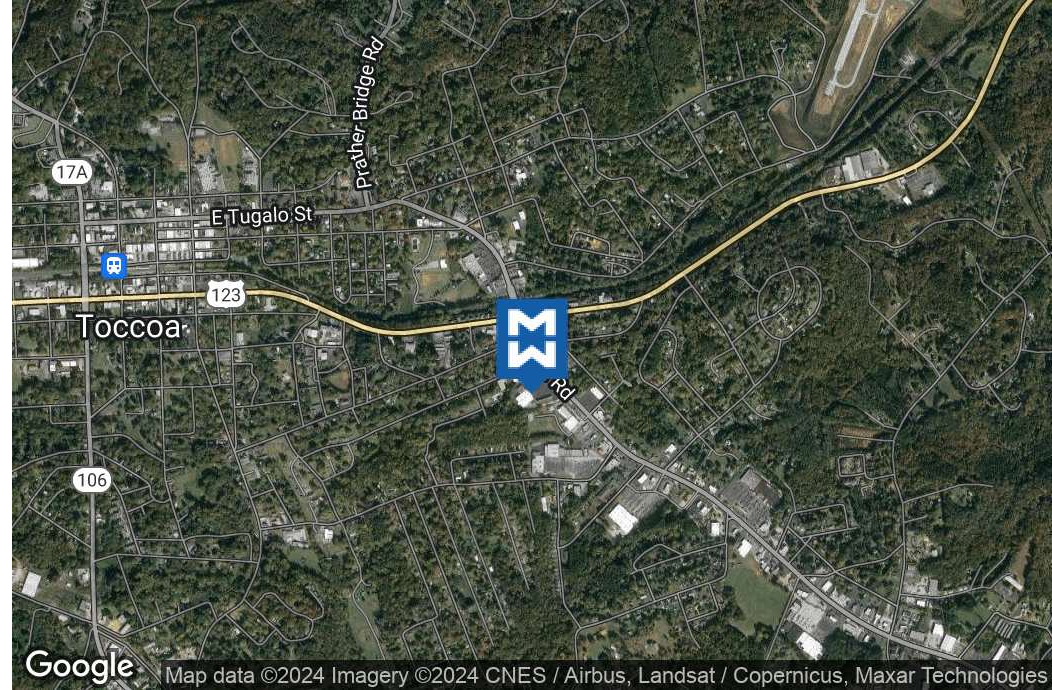
RETAIL SPACE AVAILABLE

620 Big A Rd, Toccoa, GA 30577

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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Up to 7,300 SF available (1,200 SF Min. Divisible)
- Property is going through a complete redevelopment
- New pylon sign with plenty of space for building tenants
- Excellent visibility and road frontage onto Big A Road
- Traffic counts of 24,200 VPD
- 182 Parking spaces in the center
- Positive projected population and housing growth over the next 5 years
- Lease rate: \$12/SF (Est. NNN: \$2.58/SF)

OFFERING SUMMARY

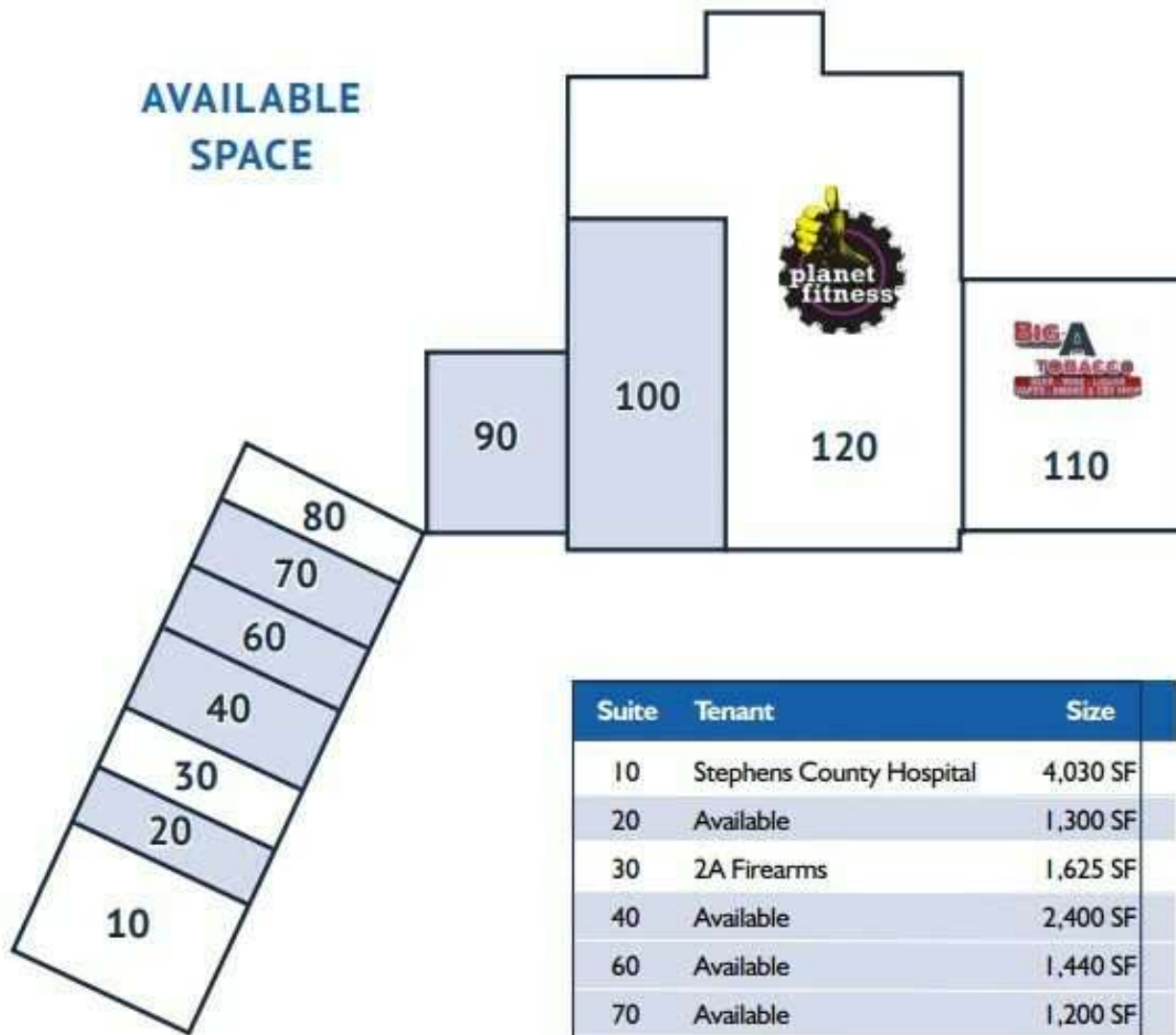
Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	1,200 - 7,300 SF
Traffic Count:	24,200 VPD
Estimated NNN Expenses:	\$2.68/SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,611	5,493	7,701
Total Population	3,076	12,338	17,426
Average HH Income	\$47,563	\$46,838	\$46,582



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AVAILABLE SPACE



Suite	Tenant	Size
10	Stephens County Hospital	4,030 SF
20	Available	1,300 SF
30	2A Firearms	1,625 SF
40	Available	2,400 SF
60	Available	1,440 SF
70	Available	1,200 SF
80	Muddy Paws	1,200 SF
90	Available	2,850 SF
100	Available	7,300 SF
120	Planet Fitness	20,450 SF
110	Big A Tobacco	6,400 SF

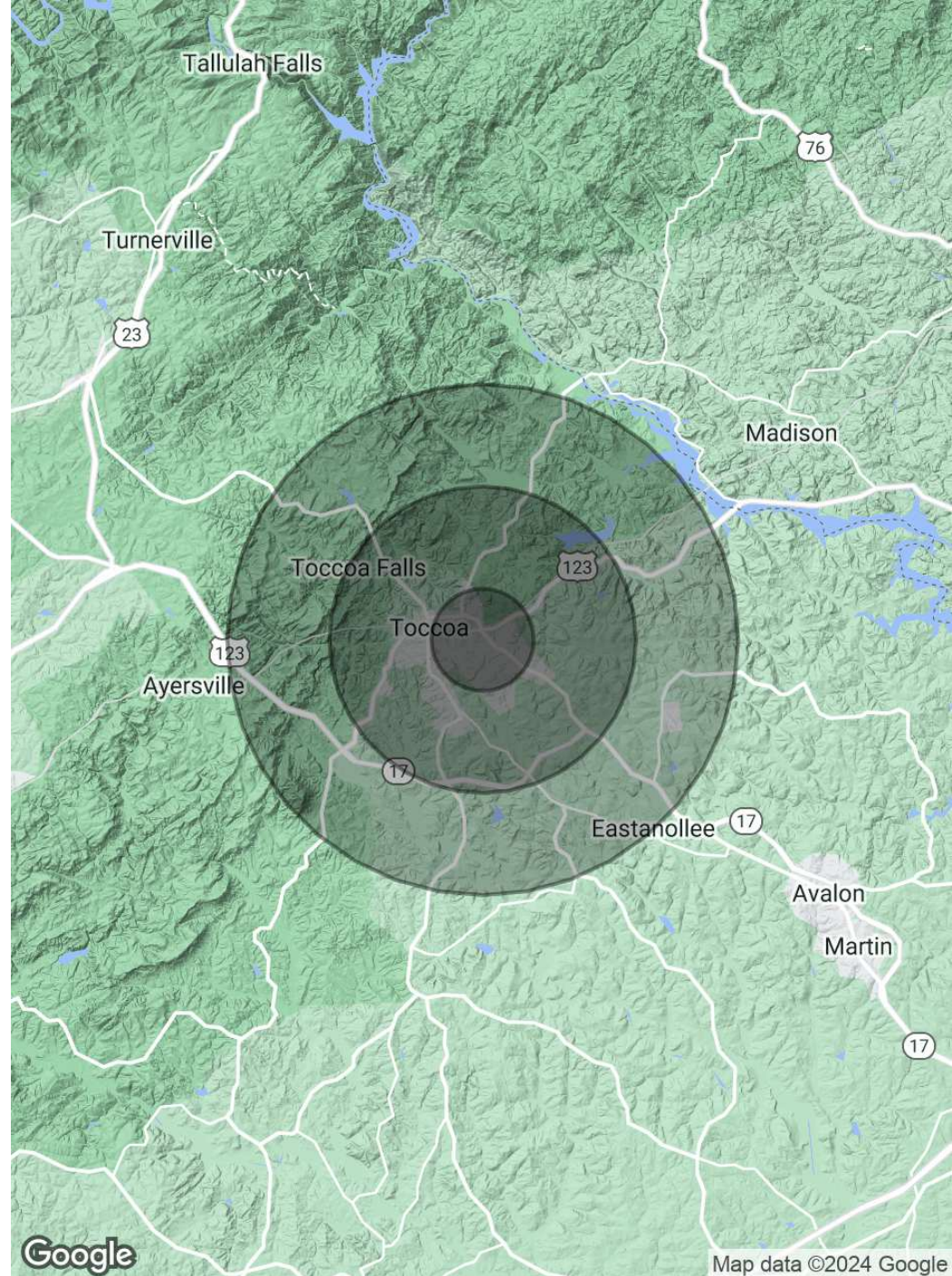


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,076	12,338	17,426
Average Age	45.6	37.9	37.8
Average Age (Male)	38.4	35.0	35.9
Average Age (Female)	48.0	38.3	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,611	5,493	7,701
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$47,563	\$46,838	\$46,582
Average House Value	\$82,689	\$99,984	\$111,103

2020 American Community Survey (ACS)



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