

# For Lease



## The Pines at Toccoa Shopping Center

960-966 Big A Road • Toccoa, GA 30577





## PROPERTY HIGHLIGHTS

- **Available Space** | 7,450 SF + 15,778 SF contiguous or 23,228 SF combined
- **Shopping Center** | ±73,500 SF center on Big A Road, Toccoa's main retail corridor
- **Co-Tenants** | Tractor Supply, Dollar Tree, Bealls Outlet
- **Nearby Retailers** | Ingles, Starbucks, Walgreens, Chick-fil-A, and Belk along Toccoa's main retail corridor
- **Traffic Counts** | ±22,000 vehicles per day on Big A Rd
- **Strong Visibility & Access** | Frontage on Big A Road, near Hwy 123 | 5 min to Toccoa-Stephens Airport
- **Flexible Use** | Suitable for retail, service, or destination tenants

## FOR LEASE

**Rental Rate** Negotiable

**Lease Type** NNN

<b>Available Spaces</b>	Suite 960	7,450 SF
	<u>Suite 966</u>	<u>15,778 SF</u>
	Combined	23,228 SF

## DEMOGRAPHICS



**TOTAL  
POPULATION**

<b>3-Miles</b>	13,514
<b>5-Miles</b>	18,835
<b>10-Miles</b>	34,476



**MEDIAN  
AGE**

41.2
42.2
43.7



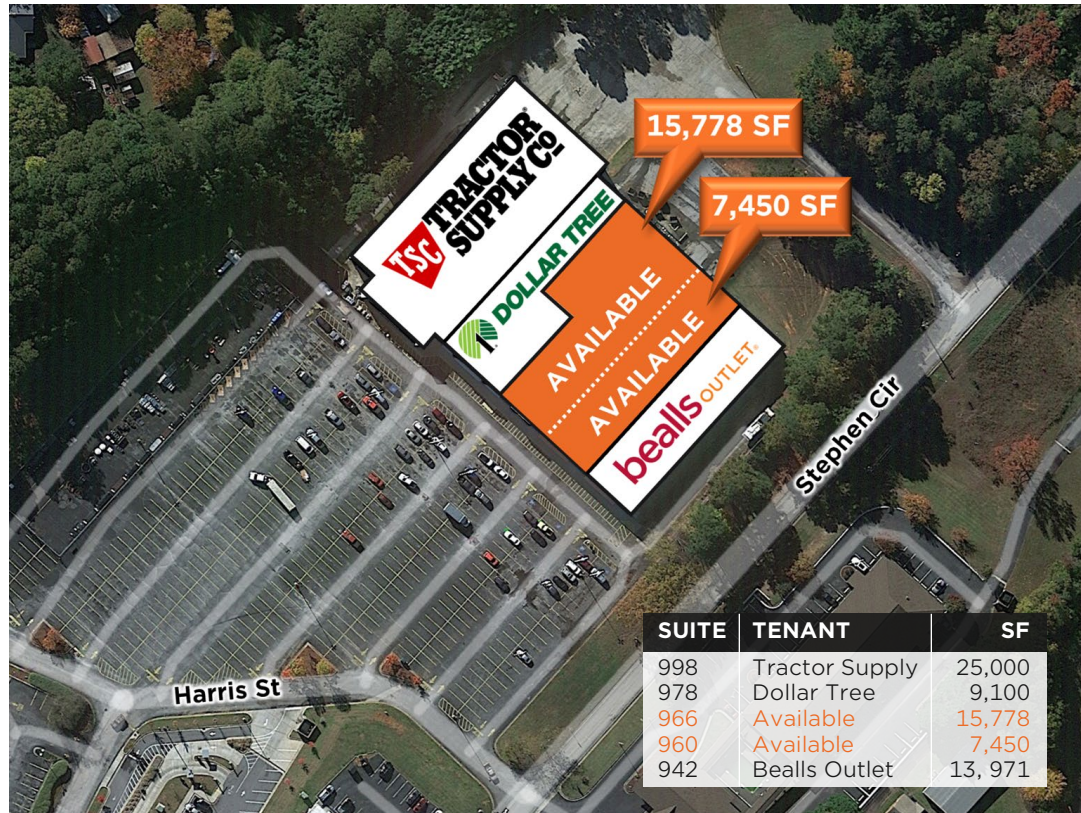
**AVG HH  
INCOME**

\$59,898
\$62,497
\$67,360



**MEDIAN  
HOME**

\$148,329
\$157,863
\$170,168



SUITE	TENANT	SF
998	Tractor Supply	25,000
978	Dollar Tree	9,100
966	Available	15,778
960	Available	7,450
942	Bealls Outlet	13,971





**EXCLUSIVELY LISTED BY:**

**Hunter Myers**

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