

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	Negotiable
<b>AVAILABLE SF:</b>	±3,200 SF
<b>LOT SIZE:</b>	±0.57 Acres
<b>VEHICLE COUNT</b>	±22,000 VPD on Big A Rd

## PROPERTY DESCRIPTION

Reedy River Retail at SVN Blackstream is pleased to present the opportunity to lease retail space in Toccoa, Georgia on Big A Rd (±22,000 VPD). The existing building is ±3,200 SF, situated at the lighted intersection on ±0.57 acres. The area is experiencing notable growth, with new retailers including Chick-fil-A, Firehouse Subs, Dunkin' Donuts, and Little Caesars entering the market.

## PROPERTY HIGHLIGHTS

- ±22,000 VPD on Big A Rd
- ±3,200 SF subdividable for the right tenants
- ±0.57 Acres at the lighted intersection of Big A Rd and Harris St

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AERIAL



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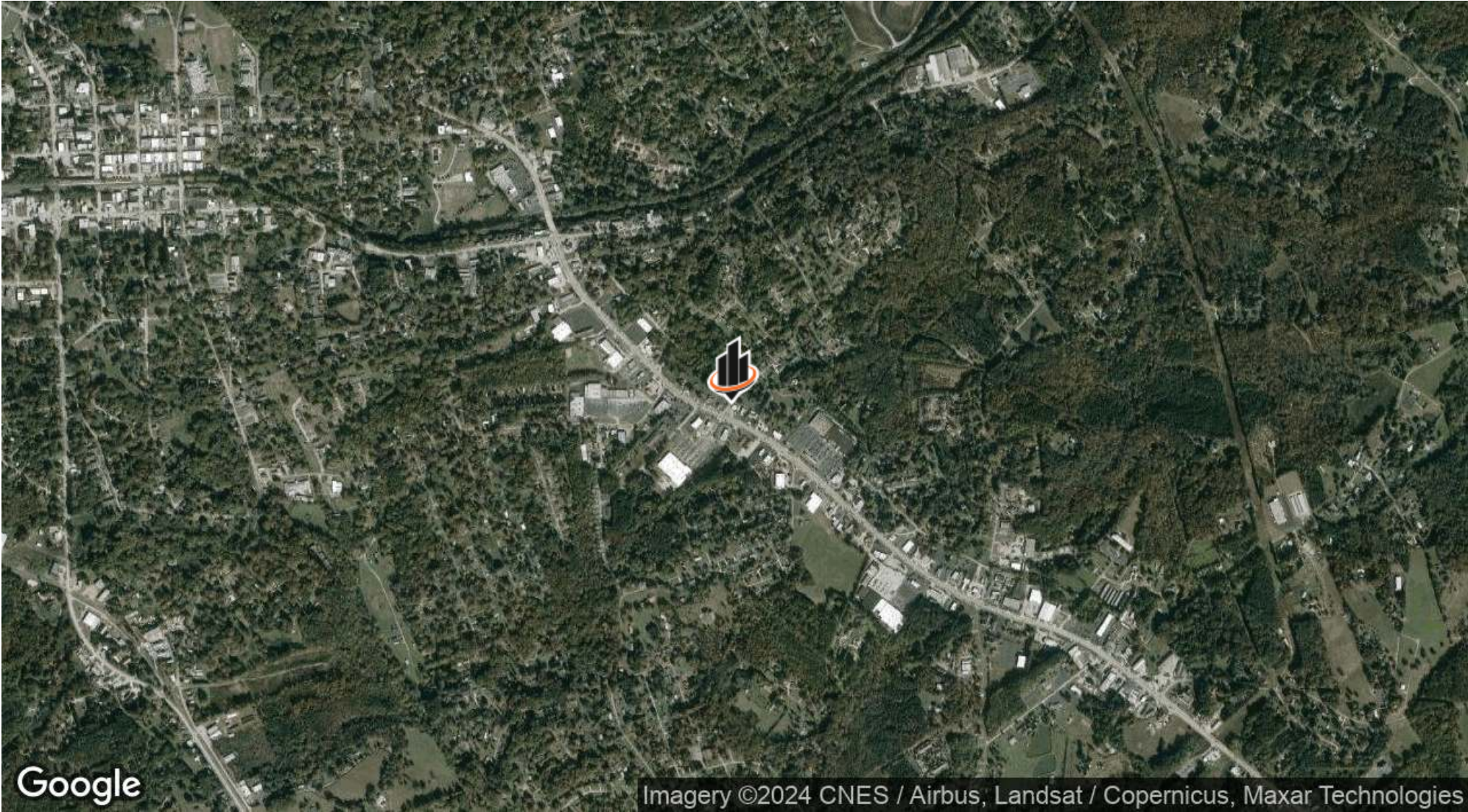
**ADDITIONAL PHOTOS**



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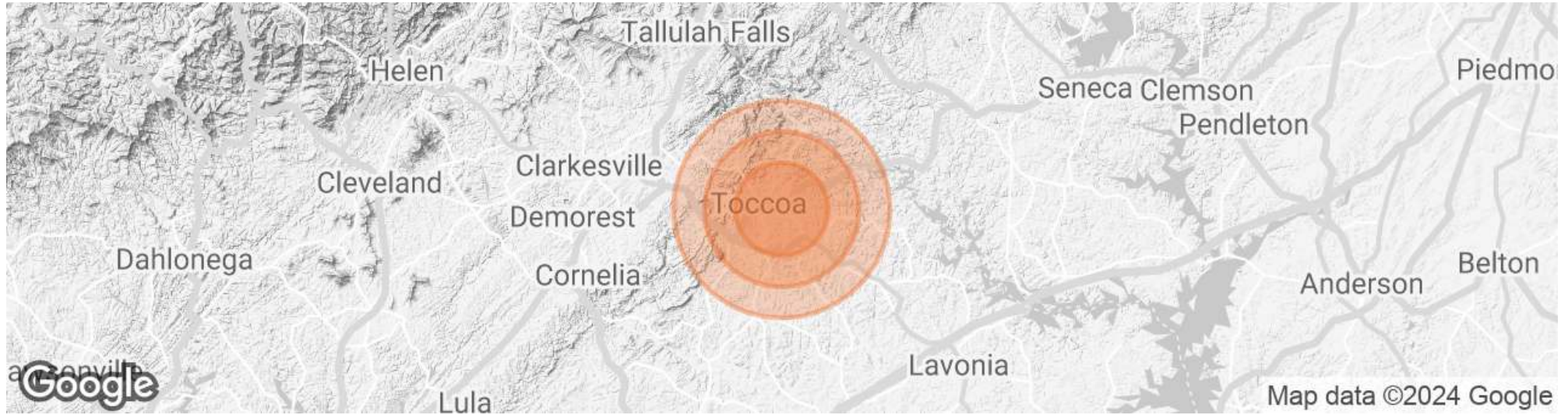
**LOCATION MAP**



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# DEMOGRAPHICS MAP & REPORT



## DEMOGRAPHIC DETAILS

	3 MILES	5 MILES	7 MILES
<b>POPULATION</b>	±13,760	±19,388	±24,300
<b>PROJECTED GROWTH (2028)</b>	+1%	+1%	+1%
<b>AVERAGE HH INCOME</b>	±\$61,721	±\$65,132	±\$67,995
<b>AVERAGE AGE</b>	±43.6	±43.8	±44.1
<b>DAYTIME EMPLOYEES</b>	±4,586	±5,743	±6,464
<b>MEDIAN HOME VALUE</b>	±\$256,767	±\$263,168	±\$271,420

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# REEDY RIVER RETAIL

## SPECIALIZED RETAIL BROKERAGE TEAM

In 2018, Dustin and Daniel took a leap of faith and left their jobs as classroom teachers to pursue a career in commercial real estate. Fast forward several years and they have built one of the most dominant retail brokerage teams in the Upstate. Drawing on their experience in the classroom, Dustin and Daniel focus on building relationships, educating their clients, and adding value through hustle, reliability, and creativity.

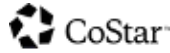
Specializing in investment sales, landlord/tenant representation and development allows this team to fully commit to retail brokerage, giving their clients full confidence in the services that are provided. Between the grit that Dustin and Daniel bring to the table and leveraging the collaborative SVN network with over 220 offices nationwide, Reedy River Retail has gained recognition in various markets across the country.

As the world of retail continues to evolve from the battle against e-commerce to COVID and now labor shortages, Reedy River Retail continues to adapt as well. In 2023, Dustin and Daniel expanded their brokerage services by bringing Nate Hober, Chris Philbrick and Brett Mitchell onto the team.

A team that did over \$80 million in deal volume in 2023 they strive to do right by their clients and it has shown by the market share they have gained and continue to obtain throughout the Southeast - from developers, to Tenants and Landlords, Reedy River Retail is here to serve you!



SVN | CERTIFIED SPECIALIST  
RETAIL



POWERBROKER™ AWARD



SVN | CERTIFIED SPECIALIST  
LAND



Candidates



2022 CREXI PLATINUM  
BROKER AWARD RECIPIENT



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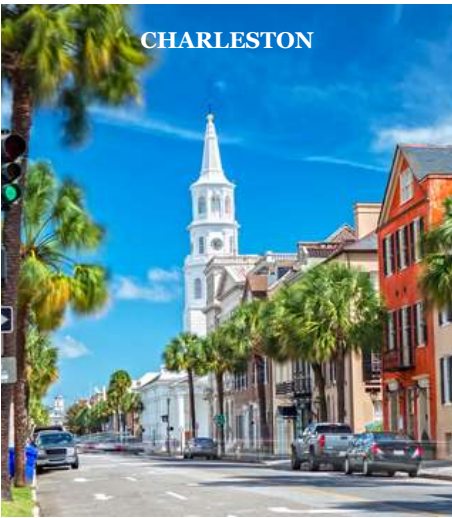


REEDY RIVER RETAIL  
at SVN | BLACKSTREAM

GREENVILLE



CHARLESTON



CHARLOTTE



REEDY RIVER RETAIL at SVN BLACKSTREAM'S SOUTHEAST REACH

NOTABLE CLIENTS & RECENT TRANSACTIONS WITHIN THE SOUTHEAST



WHAT OUR CLIENTS ARE SAYING...

"I can't imagine my journey without Dustin and Daniel. These guys are very relationship-driven and not transactional-based. Their passion for the business shines by the way they work for their clients." - David Simmons, Franchisee of Voodoo Brewery

"We started working with Dustin and Daniel about a year ago, but their reputation certainly preceded them. They were presented to us as the "young and hungry" power brokers who wanted to talk less, and prove themselves with results. They are proactive, resourceful, and tenacious. More importantly, they're honest and just a blast to work with!" - Nauman Panjwani, VP of SNS Properties

"These guys hustle and they are very patient all at the same time. They want to make sure they are getting the best deal for their client, whether it's an investment or a tenant on a leasing assignment. Dustin and Daniel are fantastic brokers who I hope to have the pleasure of dealing with for many years to come." - Joe Pazdan, Real Estate Owner/Investor and Principal at McMillian Pazdan Smith Architectural Firm

"Dustin and Daniel do fantastic work for BlueMont Group, LLC. We were new to the Upstate SC market and they quickly got us acclimated. They are knowledgeable and aggressive and will do whatever it takes for their clients. They are always available and determined to get you the best deal. Selfishly I am also impressed by the sincere love they have for our brand. Dustin and Daniel truly run on Dunkin'!" - Meghan Wolfinger, Chief Development Officer of BlueMont Group (Dunkin' Franchisee)

"In a fast moving market where timing is essential, Dustin & Daniel have proven to be great partners to our brands. They are extremely responsive and waste no time when it comes to their clients needs. They are knowledgeable and professional and they take the extra time to thoroughly investigate future opportunities. They are unmatched in their communication, commitment and market knowledge. Best in the business." - Lazaro Montoto, Tony King & Brian Shelton, Partners of Topsy Taco

