



**Benchmark**  
PHYSICAL THERAPY

**GNC**  
LIVE WELL

cricket

**SMR SHOP**  
CLEAR VAPE - KEATON

**SHOE SHOW**



CURRAHEE  
CORNERS

*Eastanollee, Georgia (Toccoa)*

RETAIL PROPERTY FOR LEASE

HARRISON PROPERTIES

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CURRAHEE CORNERS

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# LEASE OPPORTUNITY SUMMARY



## PROPERTY DESCRIPTION

Currahee Corners is a prominent 45,000 SF Walmart shadow anchored shopping center, strategically located on Big A Road/Hwy 17 within the city limits of Toccoa, Georgia. This high-visibility location offers an exceptional opportunity for retailers to join a well-established commercial hub. The center has six units available, ranging from 1,200 SF to 3,200 SF, with the option to combine units for up to 10,600 SF of contiguous space. Retail spaces feature 16-foot ceilings and include public water and sewer. Currahee Corners boasts a diverse mix of successful tenants, including Papa Johns, Cato, GNC, Benchmark Physical Therapy, Shoe Show, Cricket Wireless, Armed Forces, Aaron's Furniture, Great Clips, H&R Block, Modern Nails, El Parian Mexican Restaurant, enhancing foot traffic and providing a strong customer base. Lease rates range from \$12 per SF to \$25 per SF, depending on unit size and lease length. Please contact Austen Wiley for more information.

## PROPERTY HIGHLIGHTS

- 1,200 SF to 3,200 SF Available For Lease | 10,600 SF Contiguous Space Available
- Lease Rate Range From \$12 per SF to \$25 per SF

## OFFERING SUMMARY

Lease Rate:	\$12.00 - 25.00 SF/yr (NNN)
Available SF:	1,200 - 10,600 SF
Building Size:	45,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILE
Total Households	79	1,076	5,342
Total Population	333	3,128	13,680
Average HH Income	\$54,965	\$53,737	\$61,309

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# PROPERTY AND LOCATION



## DEMOGRAPHICS AND INCOME

- Population: Toccoa has a growing population of approximately 8,000 residents, contributing to a stable consumer base for local businesses.
- Households: The city comprises around 3,200 households, with a diverse mix of families, young professionals, and retirees.
- Income: The median household income in Toccoa is competitive, reflecting a solid economic foundation and potential spending power.

## POPULATION GROWTH

- Growth Trends: Toccoa has experienced steady population growth, indicating a thriving community with increasing demand for retail and services.

## RETAIL ENVIRONMENT AND AMENITIES

- Retail Hub: In addition to the tenants at Currahee Corners, Toccoa has a vibrant retail environment with other major retailers such as Home Depot, Ingles Markets, and Belk, ensuring a steady flow of shoppers.
- Local Businesses: The city is home to a variety of local shops, restaurants, and service providers, creating a dynamic and diverse commercial landscape.

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# PROPERTY AND LOCATION



## PHYSICAL LANDMARKS AND ATTRACTIONS

- Toccoa Falls: A major tourist attraction, Toccoa Falls is one of the tallest free-falling waterfalls in the Eastern United States. It attracts visitors from across the region, boosting local retail and hospitality businesses.
- Currahee Mountain: Known for its scenic beauty and historical significance, Currahee Mountain is a popular spot for hiking and outdoor activities, drawing both residents and tourists.
- Cultural and Historical Sites: Toccoa features several museums, historic sites, and cultural centers that celebrate the rich history and heritage of the area.

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- Retail Hub: In addition to the tenants at Currahee Corners, Toccoa has a vibrant retail environment with other major retailers such as Home Depot, Ingles Markets, and Belk, ensuring a steady flow of shoppers.
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## COMMUNITY AND QUALITY OF LIFE

- Community Spirit: Toccoa is known for its strong sense of community and friendly atmosphere, making it an attractive place to live and work.
- Quality of Life: With a low cost of living, excellent healthcare facilities, and numerous recreational opportunities, Toccoa offers a high quality of life for its residents.
- Safety: Toccoa boasts a low crime rate, ensuring a safe environment for businesses and shoppers alike.

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PROPERTY PHOTOS



CURRAHEE CORNERS

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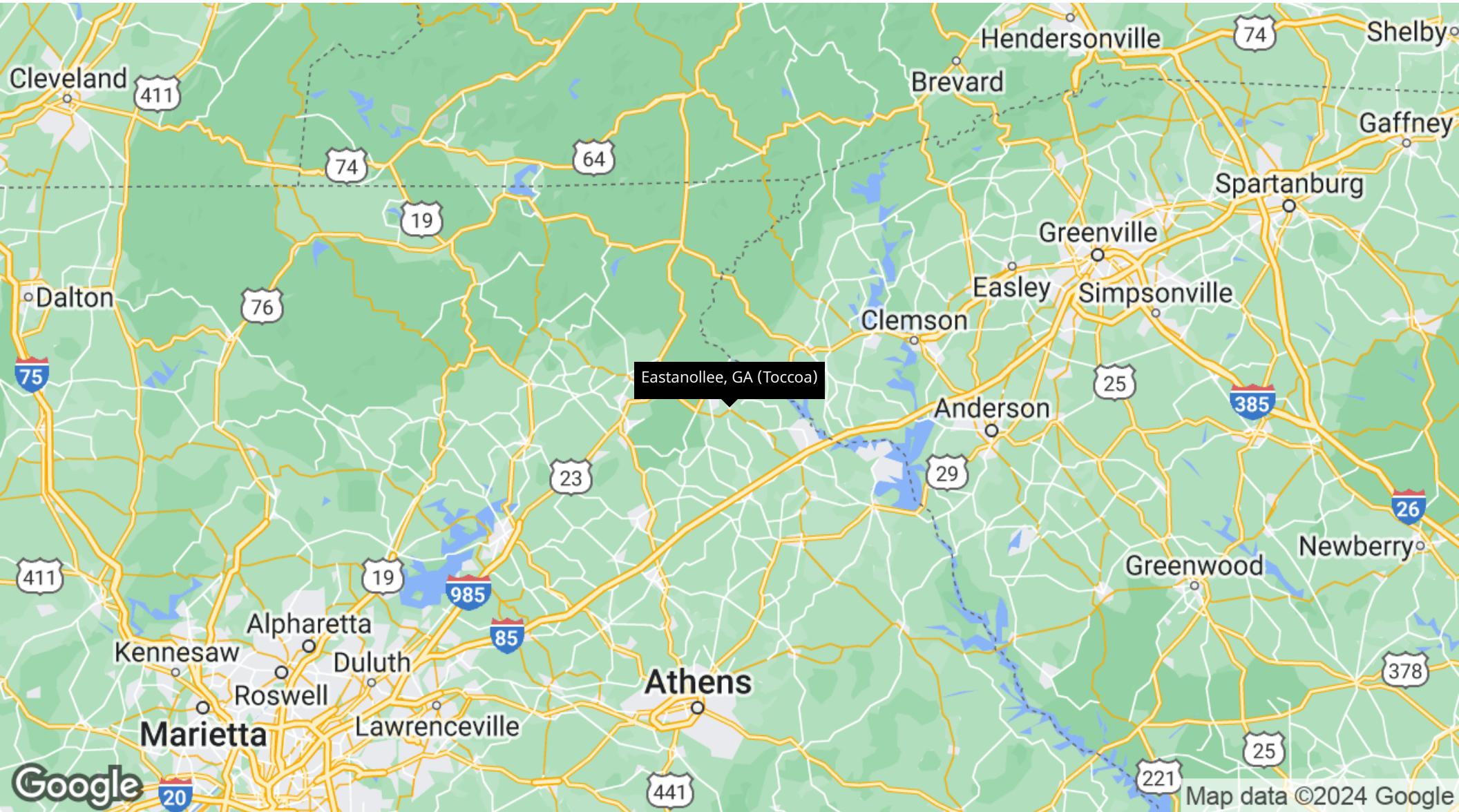
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HARRISON PROPERTIES  
REGIONAL MAP



CURRAHEE CORNERS

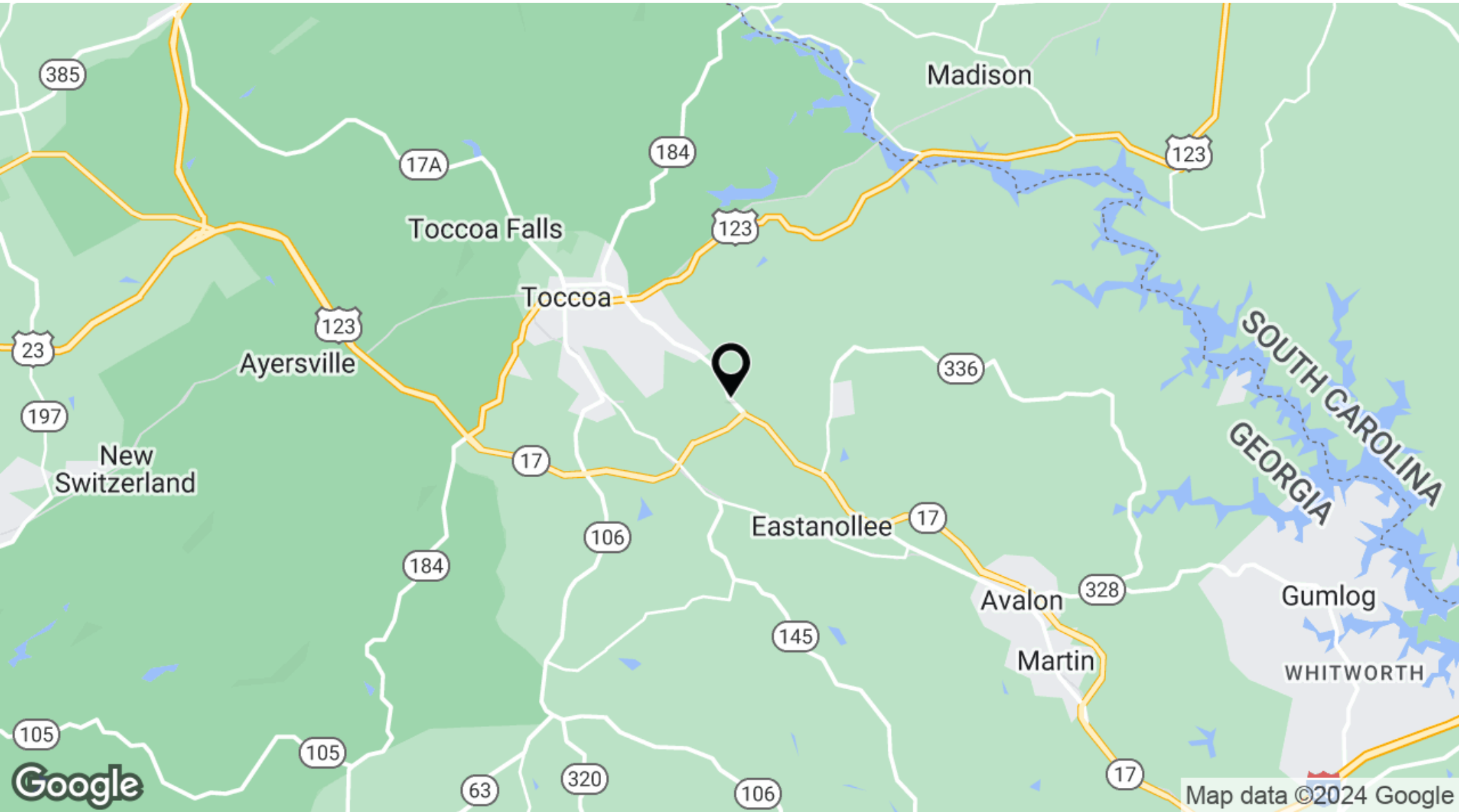
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HARRISON PROPERTIES  
LOCATION MAP



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PROPERTY AERIAL



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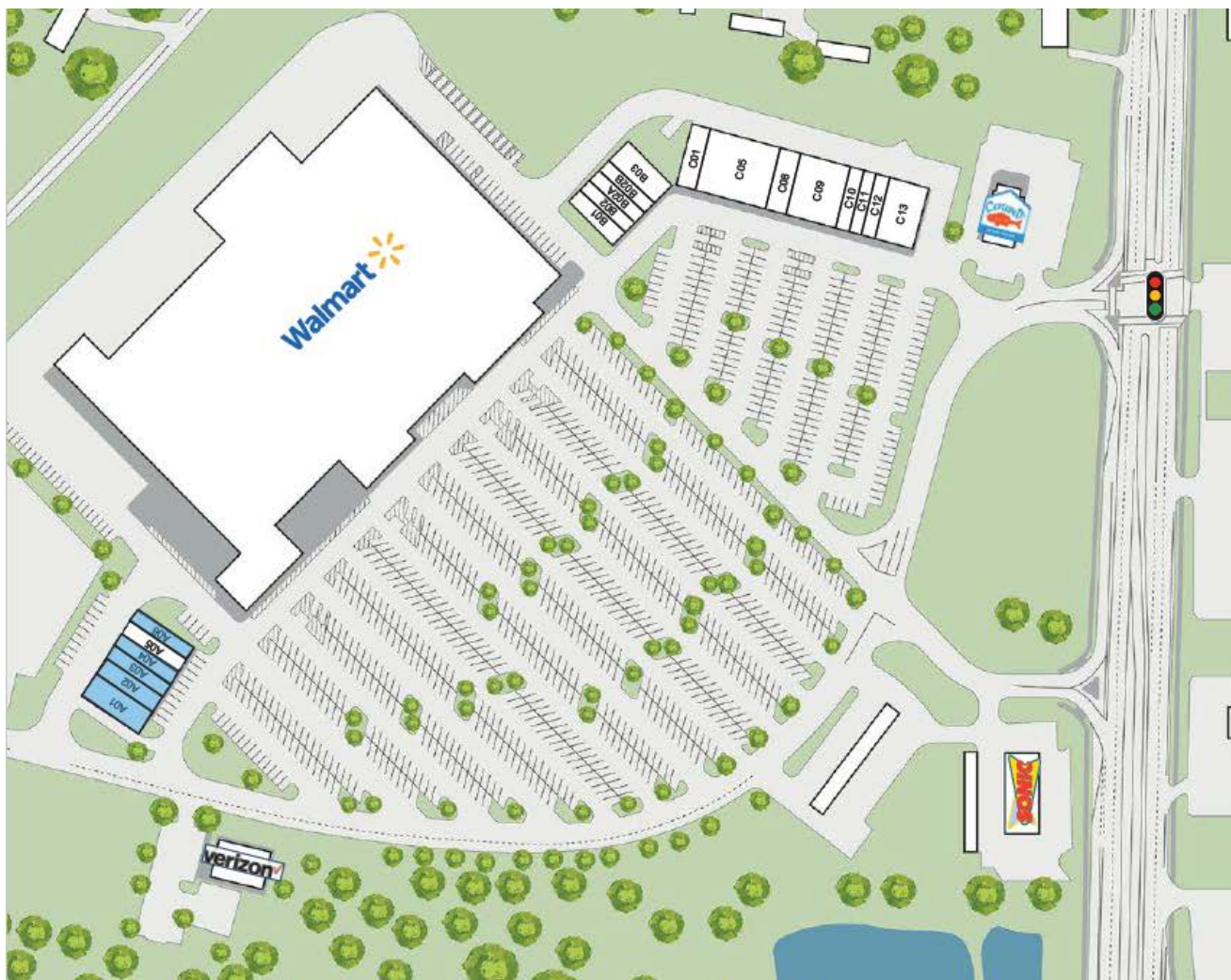
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# SITE PLAN



STE	TENANT	SF
A01	AVAILABLE	3,200
A02	AVAILABLE	2,000
A03	AVAILABLE	1,600
A04	AVAILABLE	1,200
<b>A05</b>	<b>AVAILABLE</b>	<b>1,400</b>
A06	AVAILABLE	1,200
B01	PRO REHABILITATION	1,440
B02	GNC <b>(VACATING)</b>	1,600
B02A	CROWN WIRELESS	1,200
B02B	<b>STADIUM TOBACCO</b>	1,360
B03	SHOE SHOW	3,200
C01	ARMY RECRUITING	2,000
C05	AARON'S	8,400
C08	PAPA JOHN'S	2,400
C09	CATO	4,160
C10	MODERN NAILS	1,840
C11	GREAT CLIPS	1,200
C12	H&R BLOCK	1,600
C13	EL PARIAN MEXICAN RESTAURANT	4,000

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# DEMOGRAPHIC SUMMARY

POPULATION	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Population	333	3,128	13,680
2021 Estimate			
Total Population	319	3,039	13,724
2010 Census			
Total Population	301	2,883	13,683
2000 Census			
Total Population	308	3,191	13,770
Daytime Population			
2021 Estimate	407	3,379	13,915

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Households	79	1,076	5,342
2021 Estimate			
Total Households	75	1,038	5,347
2010 Census			
Total Households	68	957	5,333
2000 Census			
Total Households	66	977	5,366

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2021 Estimate			
\$200,000 or More	2.58%	1.94%	2.51%
\$150,000 - \$199,999	1.37%	1.30%	2.65%
\$100,000 - \$149,999	7.22%	8.91%	11.50%
\$75,000 - \$99,999	13.06%	11.40%	10.59%
\$50,000 - \$74,999	21.48%	20.84%	19.51%
\$35,000 - \$49,999	15.46%	13.87%	12.30%
\$25,000 - \$34,999	7.73%	8.48%	10.73%
\$15,000 - \$24,999	21.82%	20.36%	14.63%
\$10,000 - \$14,999	3.44%	5.22%	7.63%
Under \$9,999	5.84%	7.69%	7.94%
Average Household Income	\$54,965	\$53,737	\$61,309
Median Household Income	\$44,331	\$43,421	\$45,660
Est. Per Capita Income	\$15,336	\$20,337	\$24,371

HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2026 Owner Occupied Housing Units	45.87%	48.73%	54.21%
2026 Renter Occupied Housing Units	33.33%	31.55%	29.12%
2026 Vacant	20.80%	19.72%	16.67%
2021 Owner Occupied Housing Units	45.95%	49.04%	54.12%
2021 Renter Occupied Housing Units	33.88%	31.89%	29.66%
2021 Vacant	17.34%	16.69%	14.12%
2010 Owner Occupied Housing Units	43.25%	46.56%	51.96%
2010 Renter Occupied Housing Units	36.81%	34.20%	31.73%
2010 Vacant	19.94%	19.24%	16.31%

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# HARRISON PROPERTIES

## BROKER BIO



### AUSTEN WILEY

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### PROFESSIONAL BACKGROUND

Austen holds a Master of Science in Commercial Real Estate Degree from Georgia State University, the number (8) ranked Commercial Real Estate Master's Program in the United States. Over the years, Austen has represented a variety of private capital and Institutional clients in their property acquisitions and dispositions as well as leasing. Austen implements an intelligently aggressive approach to his business and works to achieve client's goals through the highest understanding of asset underwriting, capital markets and innovative marketing strategies. He has a deep understanding of complex deal negotiation and the effort it takes to vehemently defend his client's best interest.

### CLIENT SERVICES

Austen is a licensed Broker in Georgia and Florida. He has successfully closed investment property transactions across all property types in the Southeast for nearly a decade. His expertise includes the following:

- Investment Sales
- Leasing
- Capital Markets and Debt Equity Placement
- Sale Leaseback Advisory
- Tax Deferred Exchanges
- Business-to-Business M&A Advisory
- Capital Improvement Advice
- Miscellaneous Investment Property Challenges or Concerns

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