



JOHN RUFF
Vice President
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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Available for ground lease, lease or sale +/- 2500 SF free-standing building with drive-thru on +/- 0.81 acres located at 555 Big A Road in Toccoa, GA. The property was a former bank & existing interior layout consist of three (3) offices, breakroom, vault room & lobby area. There is great signage existing on this corner lot with ample amount of parking & multiple points of access on Big A Road & Letourneau Drive. This property would be a great fit for any national retail user interested in the growing Toccoa market or the existing structure could be a used for professional office space. Located on the main retail corridor in Toccoa & in close proximity to downtown traffic counts exceed 22K VPD. Nearby retailers within close proximity include: Planet Fitness, Walgreens, KFC, bealls, Tractor Supply Co., Chick-fil-A & newly developed Little Caesars Pizza among many more. The property has +/- 230' of frontage on Big A Road & +/- 180' of frontage on Letourneau Drive. This property is located in Toccoa City limits & is zoned B-II. Asking Price is \$995,000.00 or \$80,000.00/annually NNN for ground lease. Please reach out to Listing Agent for traditional lease pricing on the existing structure. Owner will consider build-to-suit options. Tenant shall be responsible for all property taxes & property insurance. Tenant or Tenant's Agent to verify any & all information.

OFFERING SUMMARY

Sale Price:	\$995,000.00
Ground Lease Rate:	\$80,000.00/annually NNN
Available SF:	+/- 2,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,182	5,642	7,596
Total Population	5,125	13,890	18,897
Average HH Income	\$69,744	\$70,064	\$72,318



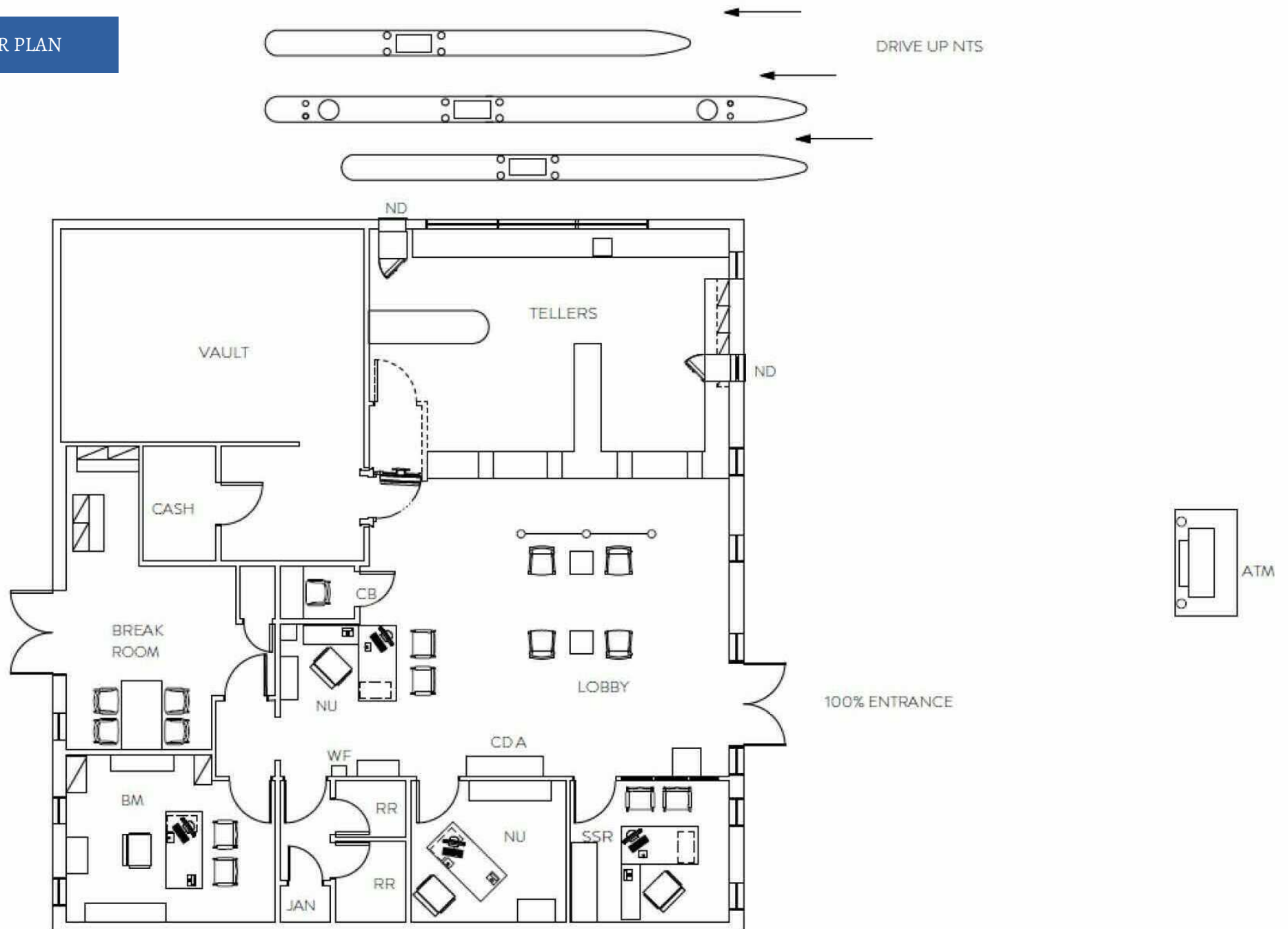
John Ruff, Vice President | 864.224.3503 | johnruff@mccoywright.com

ADDITIONAL PHOTOS

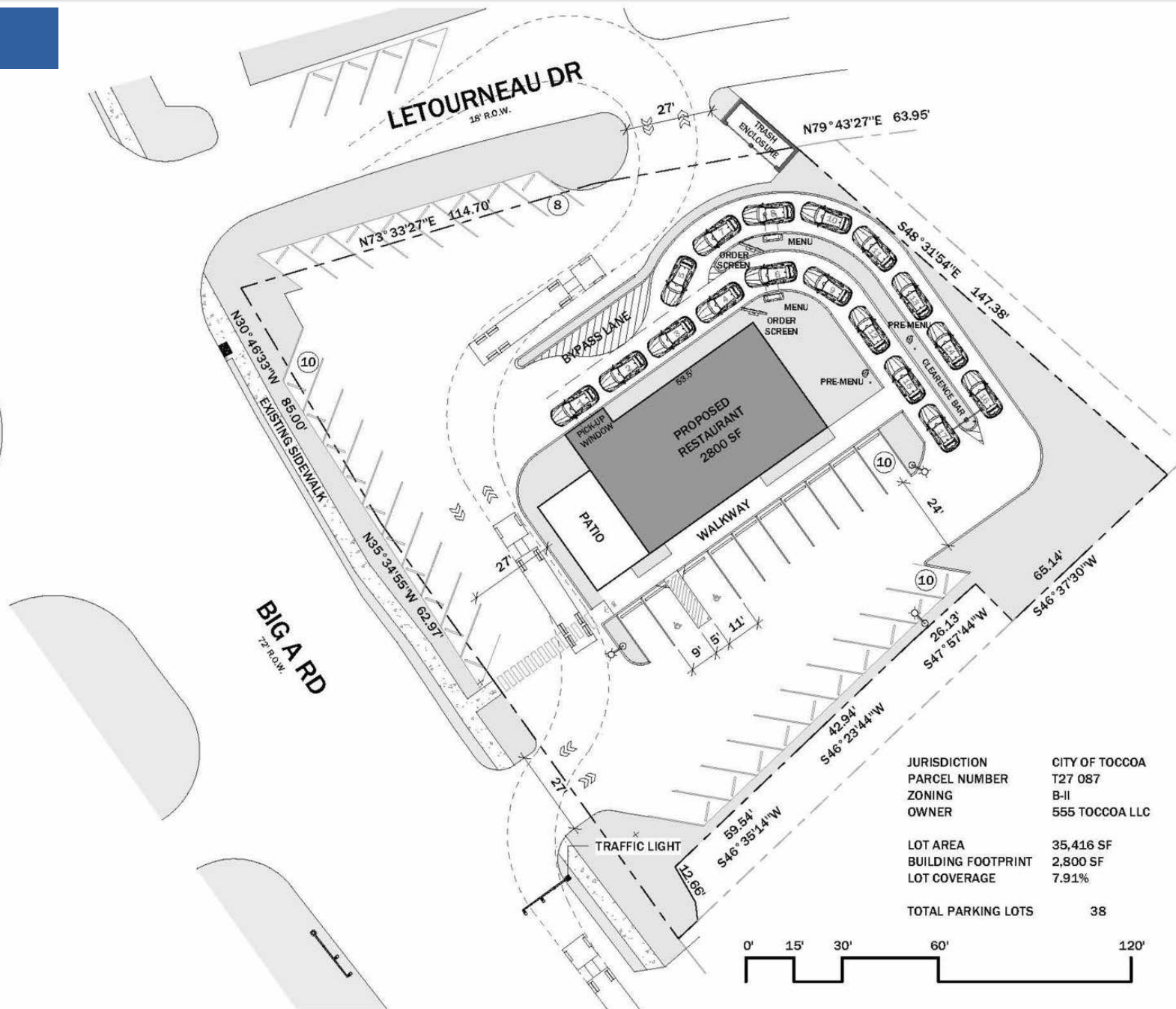


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FLOOR PLAN



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REVISION DATE



PROJECT:
555 BIG A RD,
TOCCOA, GA 30577

**DRIVE-THRU
RESTAURANT**

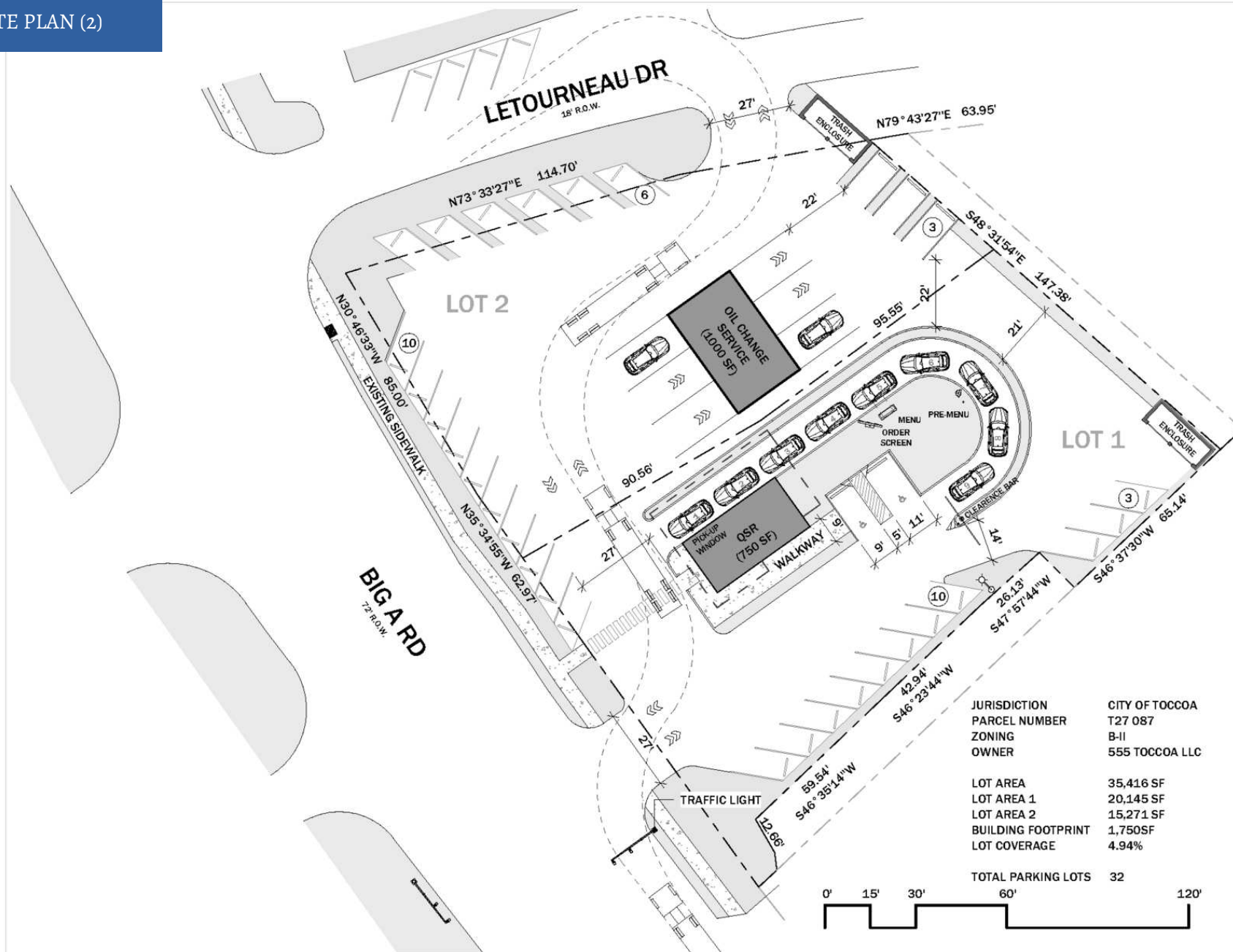
SCALE: 1" = 30'-0"

C-1

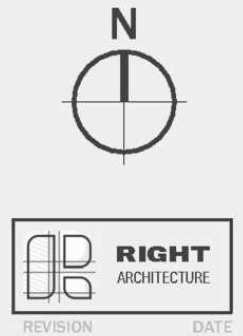
SHEET SIZE: 17" X 11"



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JURISDICTION	CITY OF TOCCOA
PARCEL NUMBER	T27 087
ZONING	B-II
OWNER	555 TOCCOA LLC
LOT AREA	35,416 SF
LOT AREA 1	20,145 SF
LOT AREA 2	15,271 SF
BUILDING FOOTPRINT	1,750SF
LOT COVERAGE	4.94%
TOTAL PARKING LOTS	32



PROJECT:
555 BIG A RD,
TOCCOA, GA 30577

**DRIVE-THRU
RESTAURANT 2**

SCALE: 1" = 30'-0"

C-2

SHEET SIZE: 17" X 11"



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SURVEY

SCHEDULE BII:

- (11) RIGHT OF WAY EASEMENT BY MILTON SPRATLEN FOR THE BANK OF TOCOWDA, TO GEORGIA POWER COMPANY, DATED MARCH 3, 1977, RECORDED MAY 2, 1978, AT DEED BOOK 143, PAGE 614, STEPHENS COUNTY, GEORGIA RECORDS.
(AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- (12) CERTIFICATE OF MERGER RECORDED NOVEMBER 24, 2003, AT DEED BOOK 636, PAGES 268-272, STEPHENS COUNTY, GEORGIA RECORDS.
(NOT A SURVEY MATTER)
- (13) SUBJECT TO ALL MATTERS AS SHOWN ON PLAT BOOK 2, PAGE 7, PLAT BOOK 4, PAGE 171, STEPHEN COUNTY, GEORGIA
(AFFECTS, CONTAINS NO PLOTTABLE ITEMS, PLAT BOOK 4, PAGE 171 ARE UNABLE TO DETERMINE EASEMENT ITEMS, DOCUMENT IS ILLEGIBLE)

LEGAL DESCRIPTION:

LAND LYING AND BEING IN THE COUNTY OF STEPHENS, STATE OF GEORGIA, AND BEING KNOWN AS LOT 14 AND PARTS THEREOF, TOGETHER WITH ALL RIGHTS AND INTERESTS THEREIN, AS SHOWN ON A CERTAIN MAP OR PLAT OF LAND RECORDED IN PLAT BOOK 2, PAGE 71, OFFICE OF CLERK OF SUPERIOR COURT, COUNTY OF GEORGIA, AND PROPERTY BEING JUST OUTSIDE THE LIMITS OF THE CITY OF TUCULSA, AND BEING DESCRIBED AS FOLLOWS:

THENCE NORTH 89 DEGREES 06 MINUTES WEST 89.1 FEET TO AN IRON PIN; THENCE SOUTH 14 DEGREES 30 MINUTES EAST 100 FEET TO A POINT; THENCE NORTH 50 DEGREES EAST 80 FEET TO A POINT; THENCE SOUTH 41 DEGREES 30 MINUTES EAST 100 FEET TO A POINT; THENCE NORTH 89 DEGREES 06 MINUTES WEST 89.1 FEET TO AN IRON PIN; THENCE NORTH 29 DEGREES 03 MINUTES WEST 89.9 FEET TO AN IRON PIN; THENCE SOUTH 51 DEGREES 30 MINUTES WEST 100 FEET TO A POINT; THENCE NORTH 89 DEGREES 06 MINUTES WEST 89.1 FEET TO AN IRON PIN; THENCE NORTH 29 DEGREES 03 MINUTES WEST 89.9 FEET TO AN IRON PIN; THENCE NORTH 89 DEGREES 06 MINUTES WEST 89.1 FEET TO A POINT.

THE WHOLE AND FOREGOING DESCRIBED LOT NO. 14 AND PART OF LOTS 13 AND 15 ARE DESCRIBED BY METES AND BOUNDS, AND THE SAME ARE NOT NEARLY IDENTICAL TO ANY OTHER TRACT OF LAND SHOWN ON A CERTAIN MAP OR PLAT IN PLAT BOOK 2, PAGE 71 AND THE DESCRIPTION AS CONTAINED THEREIN IS HEREBY INCORPORATED IN THIS PLAT AS TO METES AND BOUNDS.

[illegible]**AS-SURVEYED DESCRIPTION:**

LAND LYING AND BEING IN THE COUNTY OF STEPHENS, STATE OF GEORGIA, AND BEING KNOWN AS LOTS 12 AND 14 AND PARTS OF LOTS 13 AND 15 OF THE O.K. SELLERS SUBDIVISION OF STEPHENS COUNTY, GA, AS SHOWN BY A PLAT OF SAID PROPERTY RECORDED IN PLAT BOOK 2, PAGE 71, OFFICE OF CLERK SUPERIOR COURT, STEPHENS COUNTY, GEORGIA, SAID PROPERTY BEING JUST OUTSIDE THE LIMITS OF THE CITY OF TOCCOA, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF L64 OF PLAT BOOK 2, PAGE 7; WITH ITS INTERSECTION WITH THE NORTHEAST RIVER—OF-WAY OF STATE HIGHWAY NO. 17A AND THE SOUTH RIVER—OF-WAY OF LEITOUNARIO DRIVE;

THENCE RUNNING ALONG SAID SOUTH RIVER—OF-WAY OF LEITOUNARIO DRIVE NORTH 73 DEGREES 38 MINUTES 27 SECONDS DISTANCE 0.92 METERS TO A POINT ON SAID SOUTH RIVER;

THENCE NORTH 79 DEGREES 43 MINUTES 27 SECONDS EAST A DISTANCE OF 63.90 FEET TO THE NW CORNER OF THAT CERTAIN LOT 17 STEP OF LAND CONVEYED IN DEED BOOK 68 PAGE 13 FROM WHERE BY A 1/4 SECTION-TO-POND CREEK CROSSING THE SOUTH RIVER—OF-WAY OF LEITOUNARIO DRIVE;

THENCE, WITH THE SOUTHWEST LINE OF SAID LOT 17 STEP OF LAND, 68 DEGREES 43 MINUTES 27 SECONDS EAST A DISTANCE OF 154.36 FEET TO A 5/8 INCH IRON ROD FOUND AT THE SW CORNER OF SAID LOT 17 STEP OF LAND LYING BETWEEN THE NORTHERN PARTS OF TWO LOTS, 68 DEGREES 43 MINUTES 27 SECONDS WEST PRISING A POINT

—IN-A IRON PIN POLE A DISTANCE OF 40.17 FEET; BEDEETS WALKING 50 SECONDS WEST PRISING A POINT

—IN-A IRON PIN POLE A DISTANCE OF 40.17 FEET; BEDEETS WALKING FOR A TOTAL DISTANCE OF 60.14 FEET TO AN ANGULAR IRON POLE AT THE SW CORNER OF SAID LOT 16; LASTLY;

NORTH 38 DEGREES 48 MINUTES 27 SECONDS EAST A DISTANCE OF 1.22 FEET.

THESE COPIES OF THE ORIGINAL SURVEY RECORDS ARE HEREBY TESTIFIED AS TRUE AND CORRECT BY THE PERSON SURVEY FOR SANDER, HANCOCK & SKELLING REALTY, PLLC, DATED MARCH 1, 2023, AND 43 DEGREES 09 MINUTES 16 SECONDS

THENCE ALONG THE NORTH- OF- SAG DACT 4 THE FOLLOWING COURSES:

- 1. SOUTH 47 DEGREES 37 MINUTES 44 SECONDS WEST A DISTANCE OF 26.1 FEET;
- 2. SOUTH 48 DEGREES 13 MINUTES 11 SECONDS WEST A DISTANCE OF 13.52 FEET;
- 3. SOUTH 48 DEGREES 35 MINUTES 14 SECONDS WEST A DISTANCE OF 98.84 FEET;

THENCE ALONG THE WEST LINE OF SAG DACT 2 THE FOLLOWING COURSES:

- 1. SOUTH 28 DEGREES 38 MINUTES 11 SECONDS WEST A DISTANCE OF 10.5 FEET;
- 2. SOUTH 28 DEGREES 38 MINUTES 28 SECONDS A DISTANCE OF 5.85 FEET;

THENCE ALONG THE WEST LINE OF SAG DACT 1 THE FOLLOWING COURSE:

- 1. SOUTH 1/2 NORTH 88 DEGREES 15 MINUTES 30 SECONDS WEST A DISTANCE OF 1.12 FEET TO THE POINT OF BEGINNING OF THE 1/2 NORTH 88 DEGREE ROAD WITH CAP ASCRIBED "BMC SURVEYING 21144.235F FOUND IN THE NORTHEASTLY RIGHT-OF-WAY LINE OF B&O ROAD AKA. STATE ROAD 100740."

THENCE ALONG THE NORTHEASTLY RIGHT-OF-WAY LINE NORTH 33 DEGREES 35 MINUTES 30 SECONDS WEST A DISTANCE OF 95.52 FEET;

THENCE NORTH 33 DEGREES 34 MINUTES 55 SECONDS WEST A DISTANCE OF 48.97 FEET;

THENCE NORTH 30 DEGREES 48 MINUTES 33 SECONDS WEST A DISTANCE OF 80.02 FEET TO THE POINT OF BEGINNING OF AN AREA OF 35.5 ACRES BEING THE NORTHWESTLY CORNER OF THE 1/2 NORTH 88 DEGREE ROAD.

NOTE

- THE BASIS OF BEARING FOR THIS SURVEY IS NORTH GRIND FOR CANADA STATE PLANE COORDINATE SYSTEM. EAST GRIND FOR CANADA STATE PLANE COORDINATE SYSTEM. THE NORTHGRIND LINEY LINE OF THE SURVEY PROPERTY WHICH BEARS
444977.00 N 83.00 W 100.00 CHAINS
LATITUDE 34 24 27.30 NORTH
LONGITUDE 83 00 00.00 WEST
CONVEYANCE NUMBER: 92-00791-0445
3. THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE SUBJECT TRACT, THE SURVEY FOR THE SUBJECT TRACT OF LAND AND SHOWN IN BASED ON AND IN THE SAME AS THE LEGAL DESCRIPTION SUPPLIED BY THE SURVEYOR. THE SURVEYOR'S CERTIFICATE OF SURVEY IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY SHOWN AND DEDUCTIONS MADE THEREFROM AND SUPPLIED BY THE SAME TITLE COMPANY UNDER REPRESENTATION. THE SURVEYOR'S CERTIFICATE OF SURVEY IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY SHOWN AND DEDUCTIONS MADE THEREFROM AND SUPPLIED BY THE SAME TITLE COMPANY UNDER REPRESENTATION.
4. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING ENCUMBRANCE OR TITLE. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGEMENT ON THE PART OF THE SURVEYOR, WHO HAS MADE THE BEST INVESTIGATION POSSIBLE.
5. SURVEY IS OFFERED FOR THIS REAL ESTATE TRANSACTION AND NOT FOR OTHER PURPOSES AND THE SURVEYOR'S CERTIFICATE OF SURVEY IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY SHOWN AND DEDUCTIONS MADE THEREFROM AND SUPPLIED BY THE SAME TITLE COMPANY UNDER REPRESENTATION. THE SURVEYOR'S CERTIFICATE OF SURVEY IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY SHOWN AND DEDUCTIONS MADE THEREFROM AND SUPPLIED BY THE SAME TITLE COMPANY UNDER REPRESENTATION.
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7. THE DISCLOSED PROPERTY IS A MATHEMATICALLY CLOSED FIGURE AND IS CONSIDERED WITH THE NEAREST POSSIBLE ACCURACY TO BE THE SAME AS THE LEGAL DESCRIPTION SUPPLIED BY THE SURVEYOR.
8. THE PROPERTY HAS DIRECT ACCESS TO BE A ROAD 40 FEET WIDE (Hwy 100) AND LEVELAUND DRIVE, BOTH BEING PUBLICLY DESIGNATED ROADS OF THE STATE.
9. THERE IS NO UNRECORDED EVIDENCE OF ANY ENCUMBRANCES OR OTHER RIGHTS ON SITE.
10. ALL UTILITIES SHOWN HEREON WERE FROM OBSERVED ABOVE GROUND EXISTING AT THE TIME OF THE SURVEY.
11. THE DISTANCES SHOWN HEREON ARE UNITS OF CIRCUMMEASURED LENGTH.
12. PORTIONS OF THIS SURVEY WERE PERFORMED USING GPS EQUIPMENT. GPS EQUIPMENT USED WERE CAROLAN GPS 1000 AND THE SURVEYOR'S CERTIFICATE OF SURVEY IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY SHOWN AND DEDUCTIONS MADE THEREFROM AND SUPPLIED BY THE SAME TITLE COMPANY UNDER REPRESENTATION.
13. THIS MAP AND PLAN HAVE BEEN CALCULATED FOR AREA AND IS FOUND TO BE CORRECT WITHIN 1/10000TH OF AN ACRE.

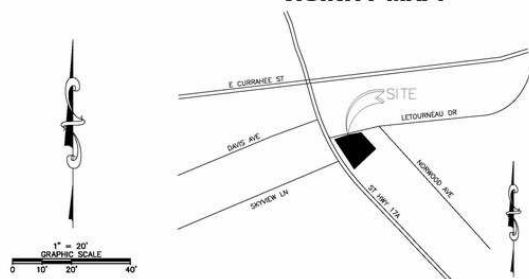
SIGNIFICANT OBSERVATIONS:

- PARKING AND CURB CROSSES OVER THE EASTERLY BOUNDARY LINE BY AS MUCH AS 8.4'

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, ACCORDING TO F.I.R.M. MAP NO. 13257C01040, WHICH BEARS AN EFFECTIVE DATE OF 9/26/2008, BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

BEFORE ANY DEVELOPMENT PLANNING, DESIGN OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY OF LOS ANGELES, AND THE COUNTY OF SAN DIEGO, IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

VICINITY MAP:

(NOT TO SCALE)

LEGEND:

- | | | | |
|----|-------------------------|---------------|--|
| ○ | FOUND MONUMENT AS NOTED | (M) | MEASURED/CALCULATED DIMENSION |
| ○ | SET MONUMENT AS NOTED | (M) | RECORD DIMENSION |
| ○ | CONVERTED POINT | (R/H) | DIMENSION PER SURVEY BY BARTLETT & CASH LAND SURVEYORS DATED: 1/8/1900 |
| ○ | POWER POLE | R/W | RIGHT-OF-WAY |
| EM | POWER INLET | C/L | CENTRAL ROAD |
| EM | ELECTRIC METER | P | PARKING SPACE |
| EM | FIRE HYDRANT | NG | NATURAL GROUND |
| EM | HANDICAP PARKING | BHL | BUILDING HEIGHT LOCATION |
| R | WATER VALVE | P.O.B. | POINT OF COMMENCEMENT |
| R | OUT ANCHOR | | POINT OF BEGINNING |
| ○ | LIGHT POLE | | BOUNDARY LINE |
| ○ | SANITARY MANHOLE | | RIGHT-OF-WAY |
| ○ | STORM MANHOLE | | CENTRAL ROAD |
| ○ | GAS VALVE | x - x - x - x | FENCE |
| ○ | GROUND LIGHT | | EASEMENT LINE |
| ○ | FLAG POLE | | OVERHEAD POWER LINE |
| ○ | WATER METER | | |

PARKING NOTE:

REGULAR PARKING SPACES= 14
HANDICAP PARKING SPACES= 2
TOTAL PARKING SPACES= 16

SURVEY CERTIFICATION:

FIRST CITIZENS BANK
555 BIG A ROAD
TODD, GEORGIA 30577

TO: KAPADIA & NAIK, ATTORNEYS AT LAW; SAMER DWEIK; AND CONNECTICUT ATTORNEYS TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 7B1, 7C, 8, 9, 13, 14, 16, 17, OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON 02/28/2024.

DATE OF PLAT OR MAP: 03/20/2024

THIS PLAN IS A RECREATION OF AN EXISTING PARCEL, OR PARCELS OF LAND AND DOES NOT CREATE A NEW OR DIFFERENT REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS IS STATED HEREIN FOR INFORMATION OF THE RECORDED INSTRUMENTS. THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND FURNISHED BY THE UNDERGROUND SURVEYING SYSTEMS OF THE STATE, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF SURVEYING FOR PROFESSIONAL LAND ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTIONS 15-6-67.

DAVID A. NIX
REGISTERED LAND SURVEYOR NO. LS003442
STATE OF GEORGIA
GEORGIA C.O.A. LSF001258

PRELIMINARY

BLEW JOB #: 24-1033
DRAWN BY: CT

SURVEY PREPARED BY:
BLEW & ASSOCIATES, P.A.
3825 N. SHILOH DRIVE
FAYETTEVILLE, AR 72703

ALTA/NSPS LAND TITLE SURVEY OF

ADDRESS: 555 BIG A ROAD
TOCCOA, GEORGIA 30577
COUNTY OF STEPHENS
NAME: First Citizens Bank
JOB NO: 24-9360 DATE: 03/11/2010

SHEET 1 OF 1	REVISIONS:	
	NO.	DATE
		DESCRIPTION
SCALE: 1" = 20'		



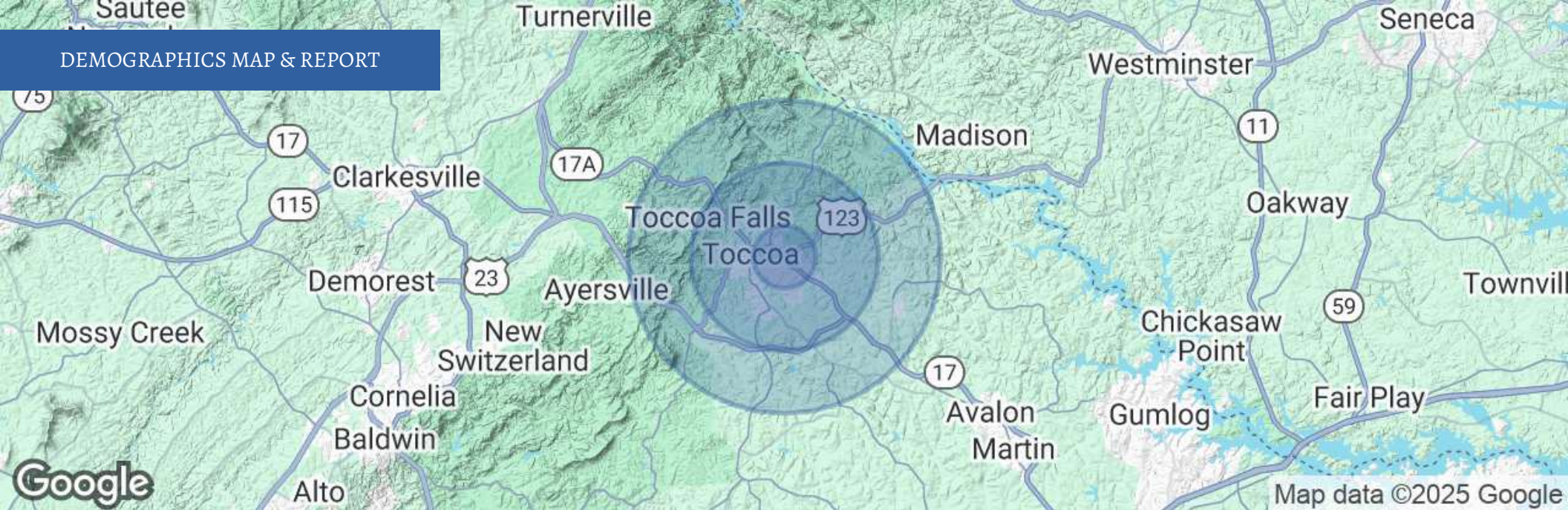
LANDCO, L.P.

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,125	13,890	18,897
Average Age	42	42	43
Average Age (Male)	40	41	41
Average Age (Female)	44	44	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,182	5,642	7,596
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$69,744	\$70,064	\$72,318
Average House Value	\$233,267	\$222,270	\$223,648

Demographics data derived from AlphaMap



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