

High-Visibility Freestanding Retail on Big A Road

1446-1456 Big A Road, Toccoa, GA 30577

FOR LEASE AND SALE



PRICE: \$1,200,000

LEASE RATE: \$13/sqft

AREA: 800-1200 SQ FT

PROPERTY DESCRIPTION

Positioned on a busy highway with 228' of prime frontage, this 6,652 SF retail shopping plaza presents a rare opportunity for investors, developers, or owner-users. The site is ideally suited for redevelopment into a gas station or quick-service restaurant (QSR), while also offering immediate income-producing potential.

Ideal Uses:

- Gas station or convenience retail redevelopment
- Quick service restaurant (QSR)
- Owner-occupied retail/office space
- Value-add investment with stabilized tenant mix

KELLER WILLIAM REALTY CONSULTANTS

695 Mansell Rd, Suite120
Roswell, GA 30076



Each Office Independently Owned and Operated

PRESENTED BY:

JULIE MEI

C: (770) 769-7028

julie.mei@kw.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

High-Visibility Freestanding Retail on Big A Road

1446-1456 Big A Road, Toccoa, GA 30577

FOR LEASE AND SALE



PROPERTY HIGHLIGHTS

- **Redevelopment Potential:** Excellent site for a gas station or QSR conversion in a high-traffic location.
- **Owner-User Opportunity:** 1,200 SF of vacant retail space ready for immediate occupancy—perfect for a variety of concepts.
- **Value-Add Upside:** Existing tenant spaces provide rental income with opportunity for rent improvements.
- **High Visibility:** 228 feet of frontage along a busy highway ensures maximum exposure.
- **Ample Parking:** Convenient onsite parking for customers and employees.
- **Size:** 6,652 SF retail plaza with strong site fundamentals.

KELLER WILLIAM REALTY CONSULTANTS

695 Mansell Rd, Suite120
Roswell, GA 30076



PRESENTED BY:

JULIE MEI

C: (770) 769-7028

julie.mei@kw.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.