

MIXED USE FOR SALE

TOCCOA MIXED USE

21 MIDGET DRIVE, TOCCOA, GA 30577



FOR SALE

KW COMMERCIAL ATLANTA PARTNERS

1960 Satellite Blvd Suite 1100
Duluth, GA 30097

PRESENTED BY:

KATHRYN UMSTEAD, CCIM

Director, Associate Broker

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kathryn@kwcommercial.com

ASSOCIATE BROKER, 153352

Each Office Independently Owned and Operated

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.

EXECUTIVE SUMMARY

21 MIDGET DRIVE



OFFERING SUMMARY

PRICE:	\$1,200,000
BUILDING SF:	10,640
OCCUPANCY:	100
LOT SIZE:	2.32 acres
FRONTAGE:	274'
ZONING:	C3

PROPERTY OVERVIEW

MULTIPLE BUILDINGS OFFER CREATIVE USE FOR THIS PROPERTY
SHEDS COULD BE ENCLOSED FOR ADDITIONAL USE OR STORAGE
EXCELLENT LOCATION
CURRENTLY IN USE BY OWNER



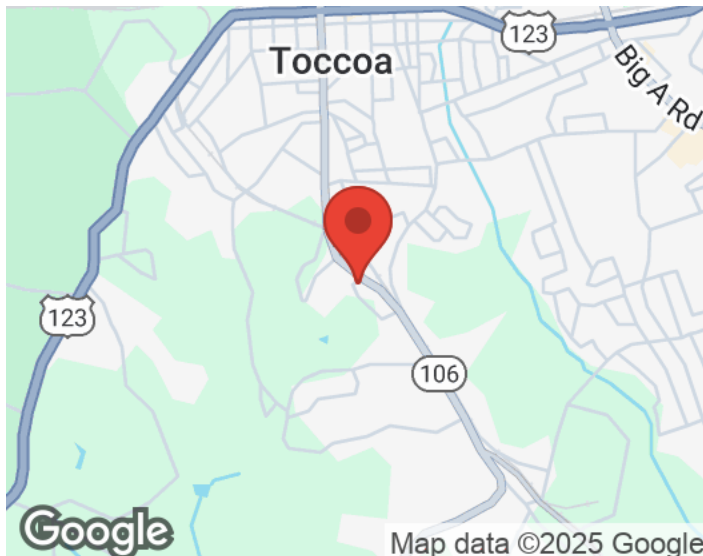
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LOCATION & HIGHLIGHTS

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LOCATION INFORMATION

Building Name: Toccoa Mised Use
Street Address: 21 MIDGET DR.
City, State, Zip: TOCCOA, GA
County: STEPHENS
Market: TOCCOA
Cross Streets: MIZE RD

LOCATION OVERVIEW

30 MINUTES FROM THE NEW INLAND PORT IN GAINESVILLE
APPROXIMATELY ONE MILE TO DOWN TOWN TOCCOA
CORNER OF MIDGET AND MIZE RD.
6 MINUTES TO THE BIG A ROAD

PROPERTY HIGHLIGHTS

- ONE DOCK HIGH FOR DELIVERIES
- RESTAURANT WITH A GREASE TRAP
- MULTIPLE OUT BUILDINGS COULD BE CONVERTED FOR USED FOR STORAGE

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PROPERTY PHOTOS

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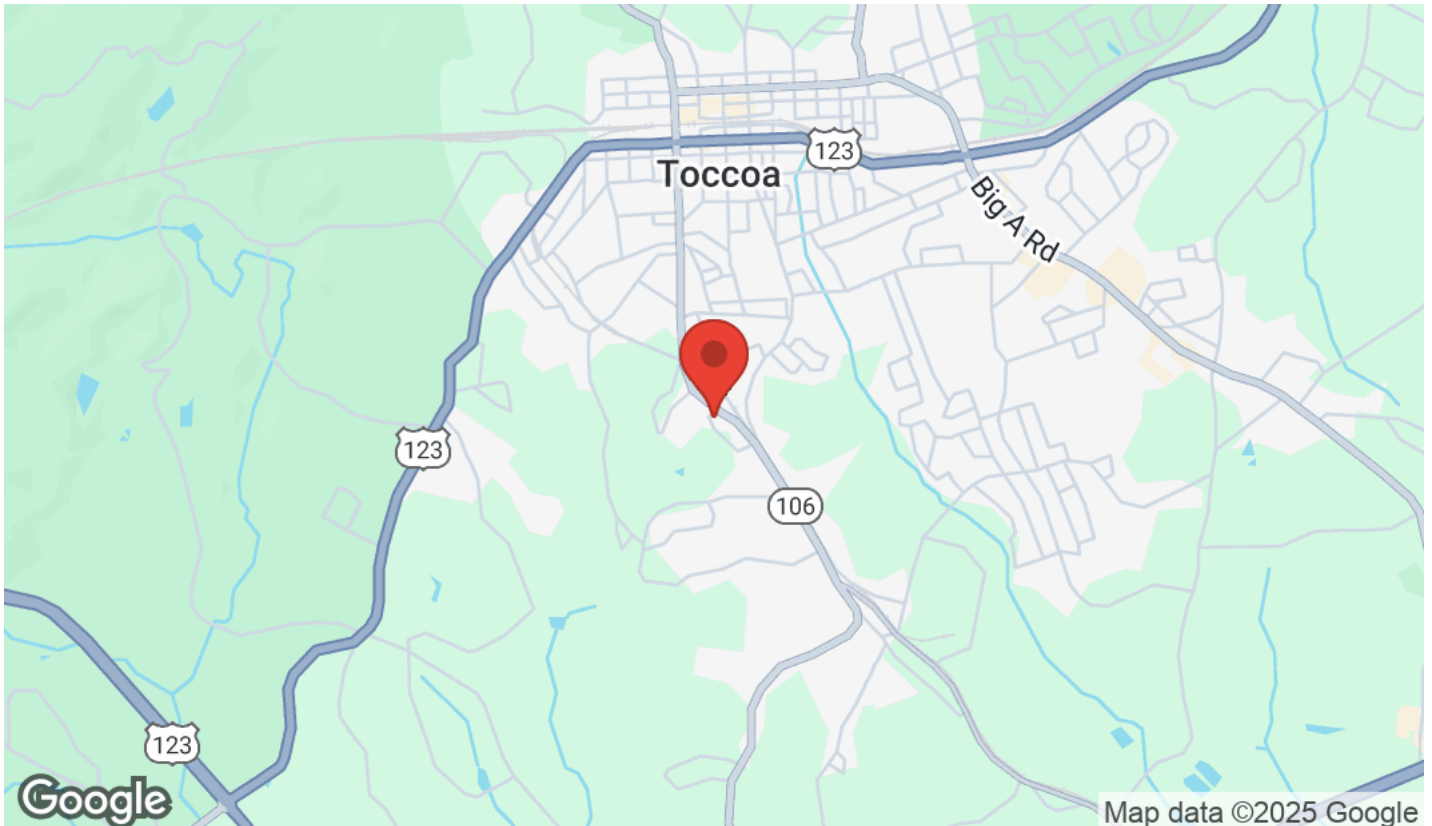
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LOCATION MAPS

21 MIDGET DRIVE



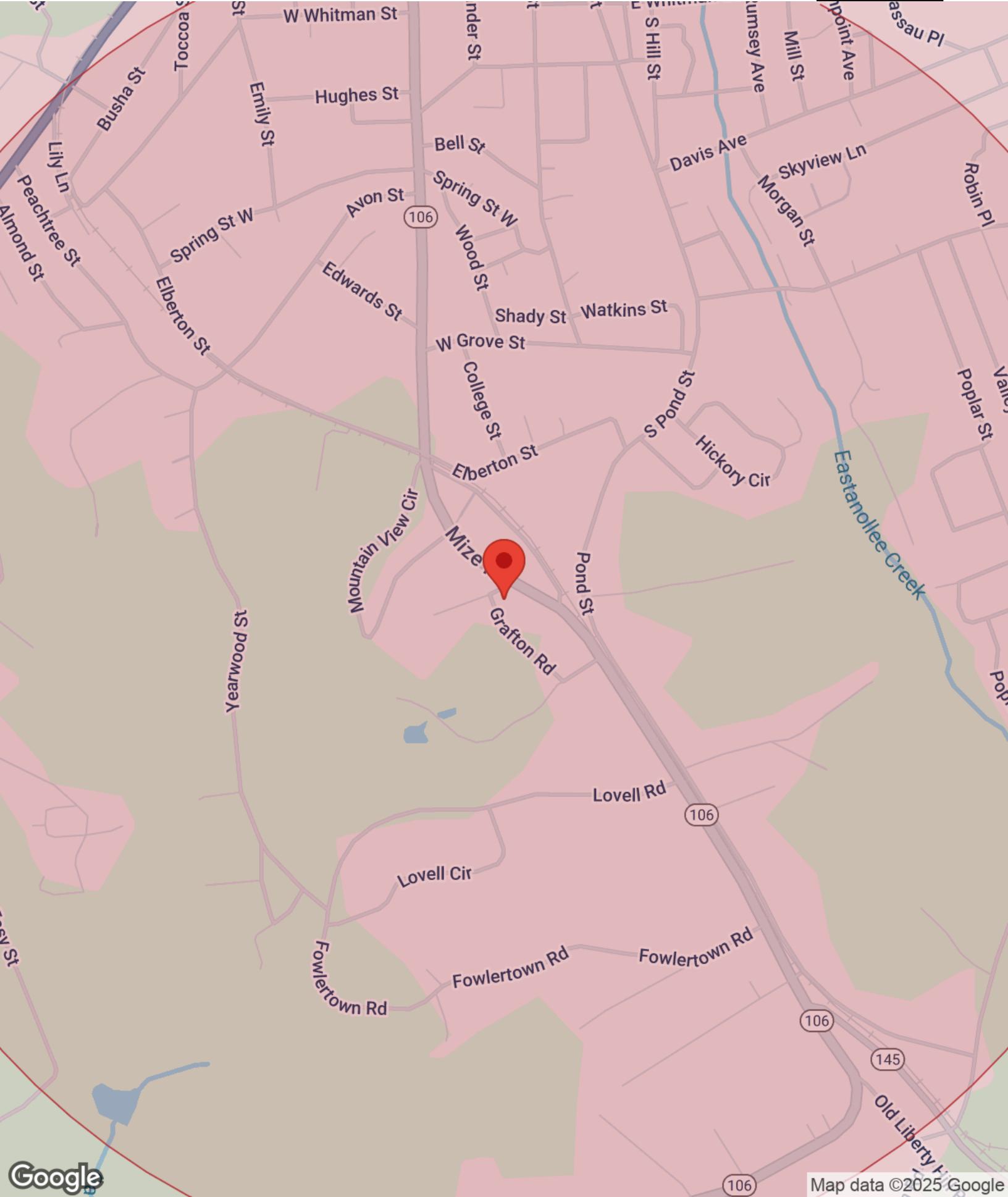
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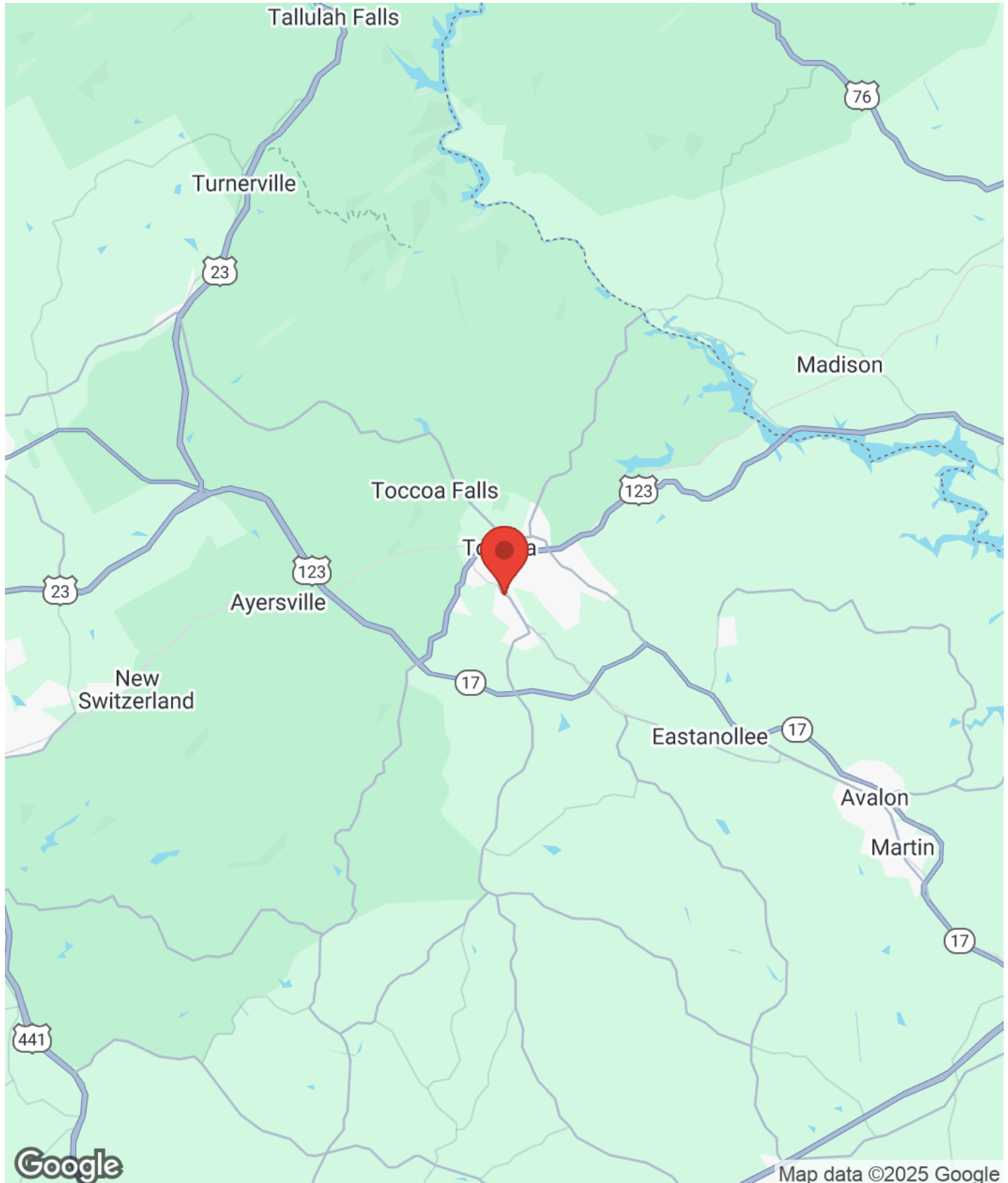
BUSINESS MAP

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REGIONAL MAP

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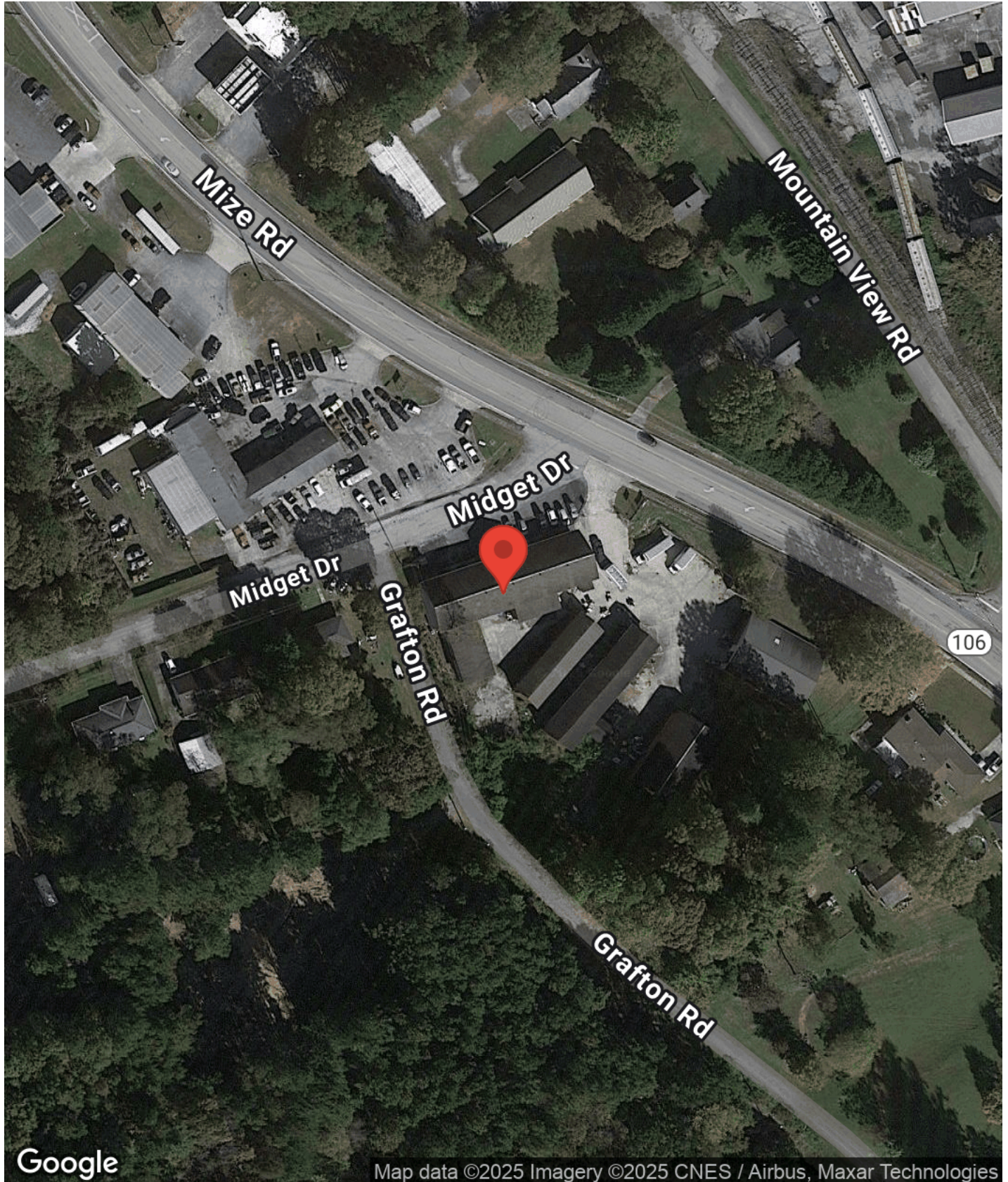
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AERIAL MAP

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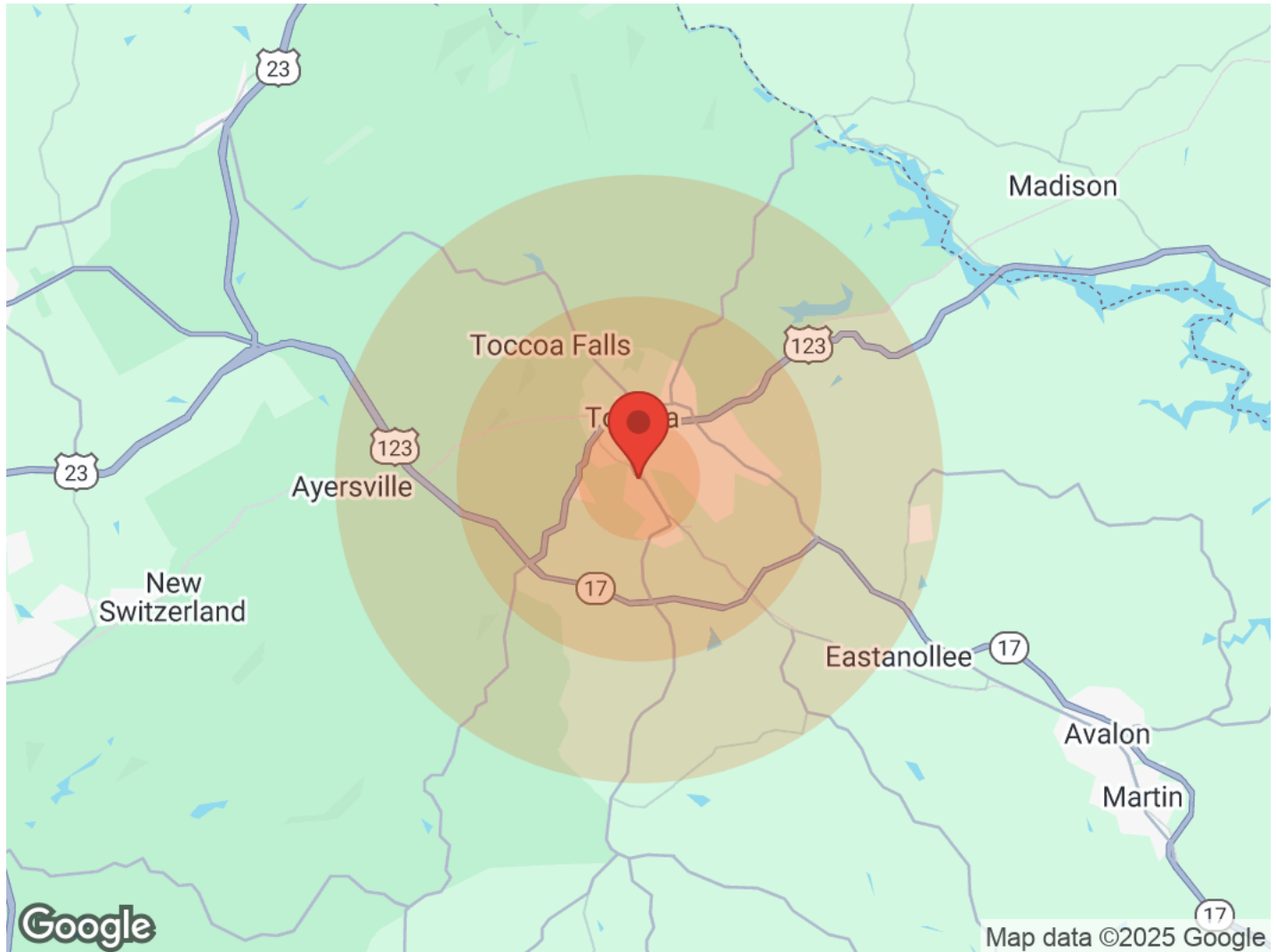
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	936	3,988	7,783	Median	\$22,935	\$25,697	\$35,382
Female	1,110	4,453	8,483	< \$15,000	221	924	1,368
Total Population	2,046	8,441	16,266	\$15,000-\$24,999	210	608	1,120
				\$25,000-\$34,999	151	590	839
				\$35,000-\$49,999	75	403	916
				\$50,000-\$74,999	48	452	982
				\$75,000-\$99,999	14	214	476
				\$100,000-\$149,999	78	195	416
				\$150,000-\$199,999	13	33	52
				> \$200,000	N/A	117	212
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	470	1,671	3,149	Total Units	853	3,553	7,357
Ages 15-24	302	1,140	2,184	Occupied	710	3,044	6,312
Ages 25-54	771	3,115	6,266	Owner Occupied	392	1,761	4,264
Ages 55-64	232	1,007	1,986	Renter Occupied	318	1,283	2,048
Ages 65+	271	1,508	2,681	Vacant	143	509	1,045
Race	1 Mile	3 Miles	5 Miles				
White	1,394	6,702	14,112				
Black	536	1,469	1,753				
Am In/AK Nat	N/A	16	16				
Hawaiian	N/A	N/A	N/A				
Hispanic	32	99	164				
Multi-Racial	232	460	640				

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PROFESSIONAL BIO

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KATHRYN UMSTEAD, CCIM

Director, Associate Broker



KW Commercial Atlanta Partners
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Kathryn Umstead is the Director of KW Commercial, Sugarloaf, Duluth, GA. Since 1984, she has had an extensive career in commercial real estate, beginning with a B.B.A. from the University of Georgia. Kathryn has been a commercial real estate lender and an asset manager to dispose of distressed properties, providing a unique perspective and experience for each transaction. No two commercial transactions are alike, so anticipating the challenges provide a smoother experience for her clients. She has dedicated her career to continued training and education to best serve the north Georgia commercial real estate investors.

Kathryn is a Certified Commercial Investment Member, "CCIM" one of the highest designations in commercial real estate. Kathryn continues to be in the top 5% producers in the office, earning Commercial agent awards and as a member of the Atlanta Commercial Board of Realtors, is a Million Dollar producer. In addition to service clients, Kathryn now writes courses and coaches agents interested in the real estate market.

Kathryn Umstead is the Director of KW Commercial Sugarloaf, Duluth, GA. With a career in commercial real estate dating back to 1984, she holds a B.B.A. from the University of Georgia. Kathryn is an Associate Broker. Kathryn's diverse background includes roles as a commercial real estate lender and an asset manager specializing in distressed properties, giving her a unique vantage point for navigating transactions.

Kathryn is recognized for her commitment to ongoing training and education, ensuring she provides top-notch service to north Georgia commercial real estate investors. She holds the prestigious Certified Commercial Investment Member (CCIM) designation, highlighting her expertise in the field. Consistently ranking in the top 5% of producers in her office, earning production awards, Kathryn has received numerous Commercial Agent Awards and is a Million Dollar producer with the Atlanta Commercial Board of Realtors.

Beyond her client work, Kathryn contributes to the industry by writing courses and coaching aspiring real estate agents. Her proactive approach and extensive experience enable her to anticipate challenges and deliver a smoother transaction process for her clients.

Kares4Kids is her way of giving back to our community. Kathryn continues to volunteer and make contributions to this important organization.

DISCLAIMER

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