



487 BIG A RD

487 Big A Rd, Toccoa, GA 30577

JOHN RUFF

Vice President

864.224.3503

johnruff@mccoywright.com

JOHN WRIGHT JR., CCIM

President

864.934.5261

johnjr@mccoywright.com





PROPERTY DESCRIPTION

Available for sale new build construction Little Caesars Pizza located at 487 Big A Road in Toccoa, GA. Construction was completed in 2024 & the building is +/- 1800 SF with drive-thru on +/- 0.52 acres. Asking price is \$1,100,000.00 or a 6.0% CAP Rate. Annual NOI is \$66K & the Tenant is on an Absolute NNN lease structure. The Lease has 14+ years remaining on a 15 year initial lease term. Tenant has four (4) five (5) year options after the initial term. Base rent increases by ten percent (10%) every five (5) years during the initial term & at the beginning of each option period. This property is located in a growth market with traffic counts on Big A Road exceeding 22K VPD. There is a recorded access easement agreement to Highway 123 allowing for maximum functionality in ingress & egress. The surrounding area possesses a strong retail mix including a new build Chick-fil-A less than a 1000 ft from the subject property. Franchisee is a multi-unit operator in multiple states. Buyer or Buyer's Agent to verify any & all information. Please reach out to Listing Agent with any questions or further interest.

OFFERING SUMMARY

Sale Price:	\$1,100,000
Cap Rate:	6.0 %
Lot Size:	0.52 acres
Building Size:	1,800 SF
VPD:	22,000

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,237	5,642	7,596
Total Population	5,277	13,890	18,897
Average HH Income	\$69,623	\$70,064	\$72,318



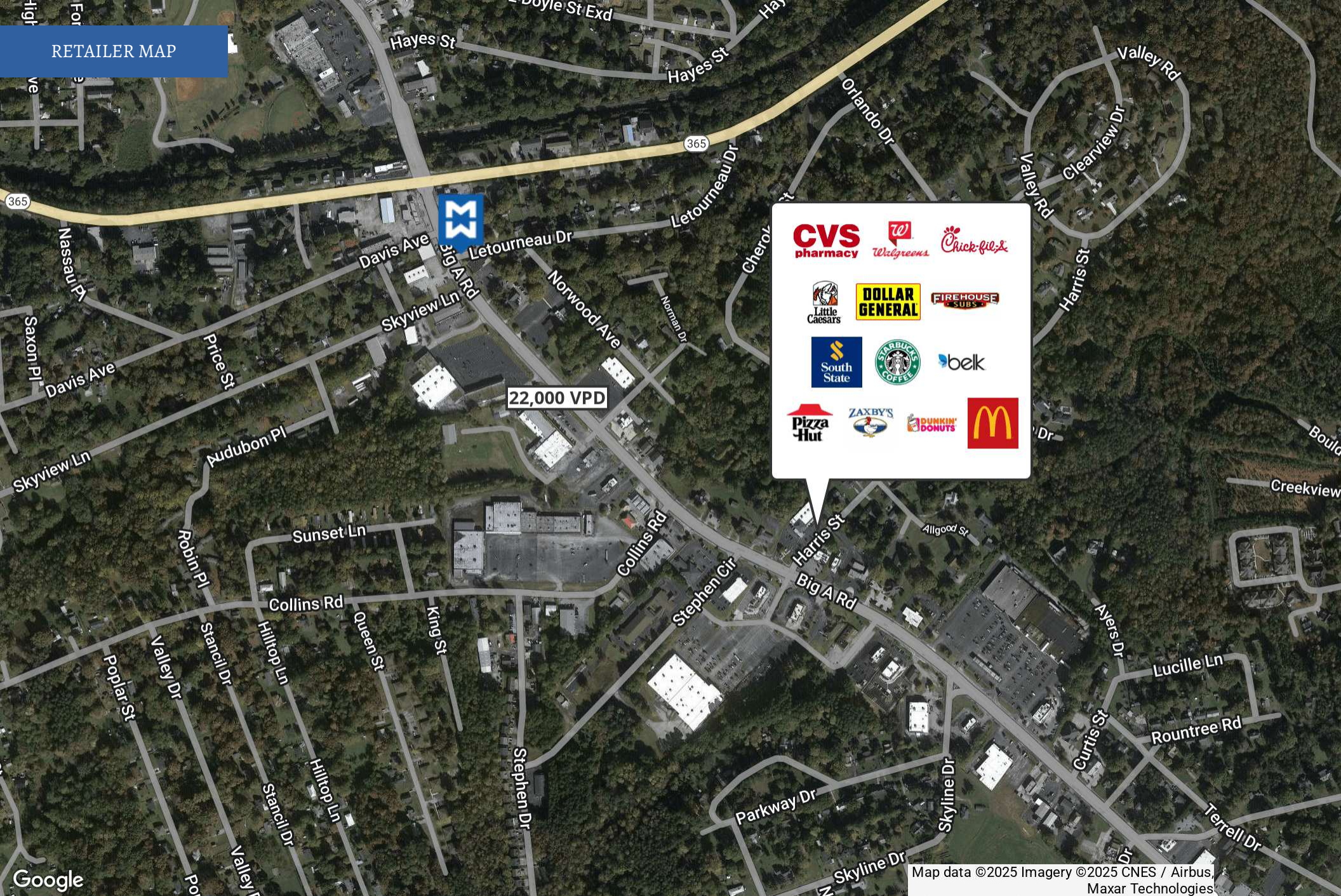
John Ruff, Vice President | 864.224.3503 | johnruff@mccoywright.com
 John Wright Jr., CCIM, President | 864.934.5261 | johnjr@mccoywright.com

ADDITIONAL PHOTOS



John Ruff, Vice President | 864.224.3503 | johnruff@mccoywright.com
John Wright Jr., CCIM, President | 864.934.5261 | johnjr@mccoywright.com

RETAILER MAP



22,000 VPD

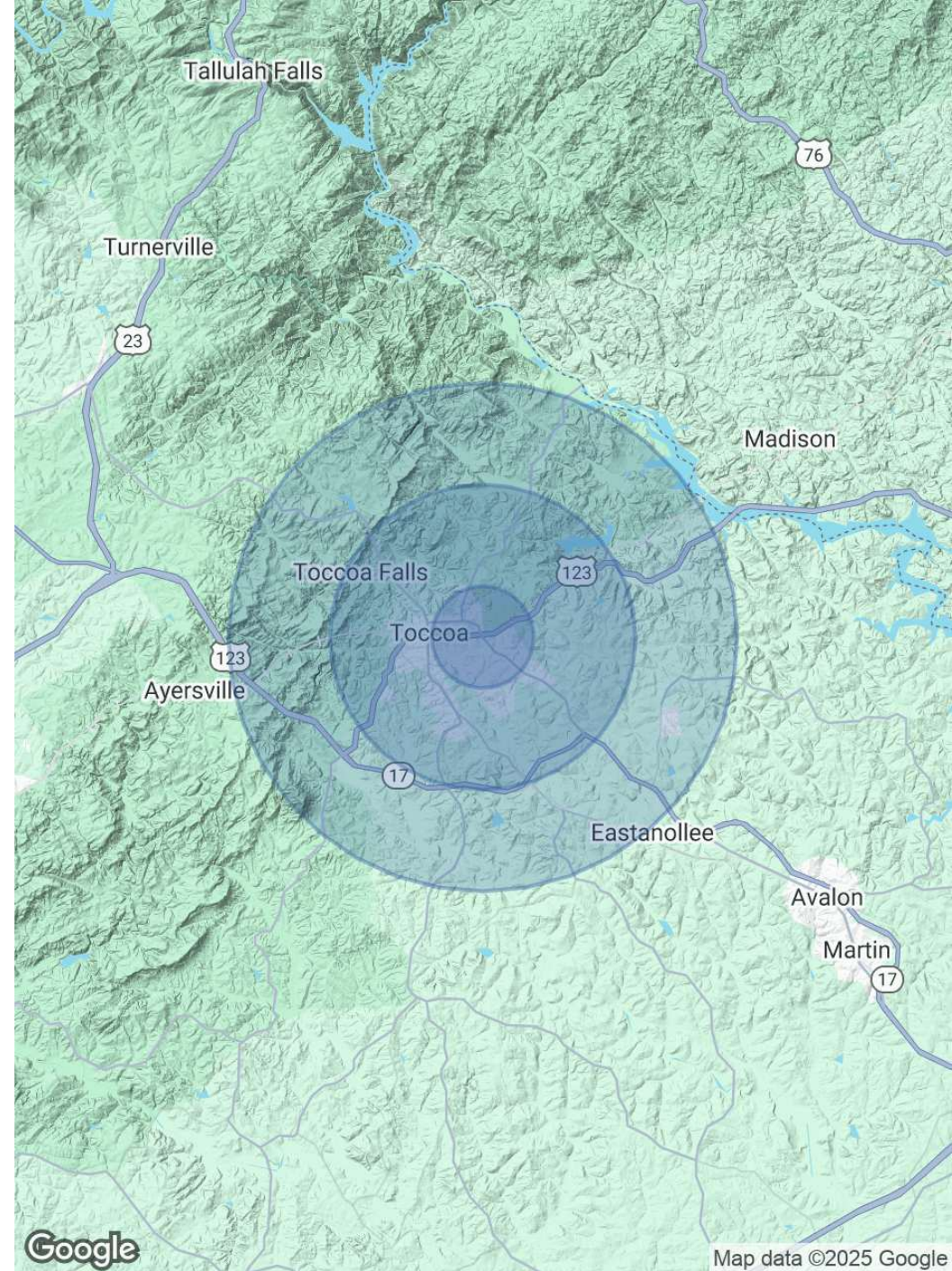
CVS pharmacy Walgreens Chick-fil-A
Little Caesars DOLLAR GENERAL FIREHOUSE SUBS
South State STARBUCK COFFEE belk
Pizza Hut ZAXBY'S DUNKIN' DONUTS McDonald's

 John Ruff, Vice President | 864.224.3503 | johnruff@mccoywright.com
John Wright Jr., CCIM, President | 864.934.5261 | johnjr@mccoywright.com

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,277	13,890	18,897
Average Age	42	42	43
Average Age (Male)	39	41	41
Average Age (Female)	43	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,237	5,642	7,596
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$69,623	\$70,064	\$72,318
Average House Value	\$230,628	\$222,270	\$223,648

Demographics data derived from AlphaMap



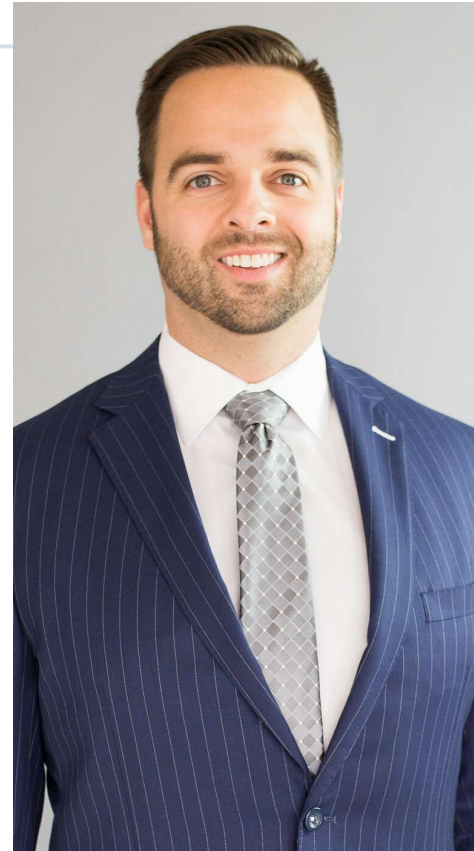
John Ruff, Vice President | 864.224.3503 | johnruff@mccoywright.com
 John Wright Jr., CCIM, President | 864.934.5261 | johnjr@mccoywright.com



JOHN RUFF

Vice President

Direct: 864.224.3503
johnruff@mccoywright.com



JOHN WRIGHT JR., CCIM

President

Direct: 864.934.5261
johnjr@mccoywright.com



John Ruff, Vice President | 864.224.3503 | johnruff@mccoywright.com
John Wright Jr., CCIM, President | 864.934.5261 | johnjr@mccoywright.com