



Property Summary



DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	16,268
STREET	Big A Rd.
COUNT 2	9,723
STREET 2	Toccoa Bypass

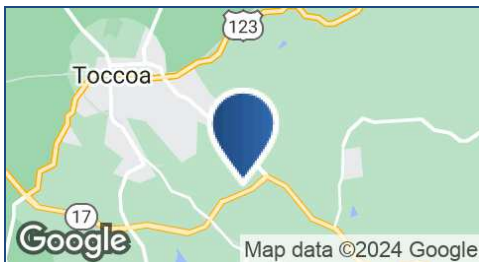
DEMOGRAPHICS - 2024

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Estimated Population	10,509	19,753	35,192
Average HH Income	\$75,367	\$72,223	\$74,864
Estimated Households	4,273	7,799	13,905

PROPERTY HIGHLIGHTS

- ±1.9 AC outlot in The Home Depot development
- Site is across from Walmart with good access and visibility
- Located in Toccoa, GA
- Area retailers include The Home Depot, Walmart, Mike Jones Ford, Belk, Ingles, Bealls, Harbor Freight Tools, Tractor Supply Co., Badcock Furniture, and more

* Figures shown represent estimates



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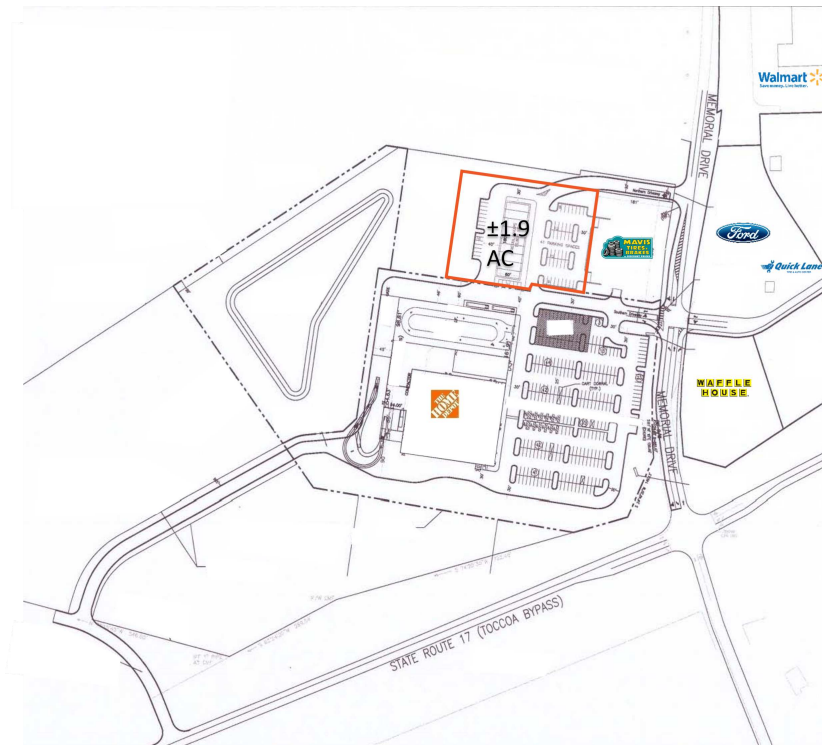
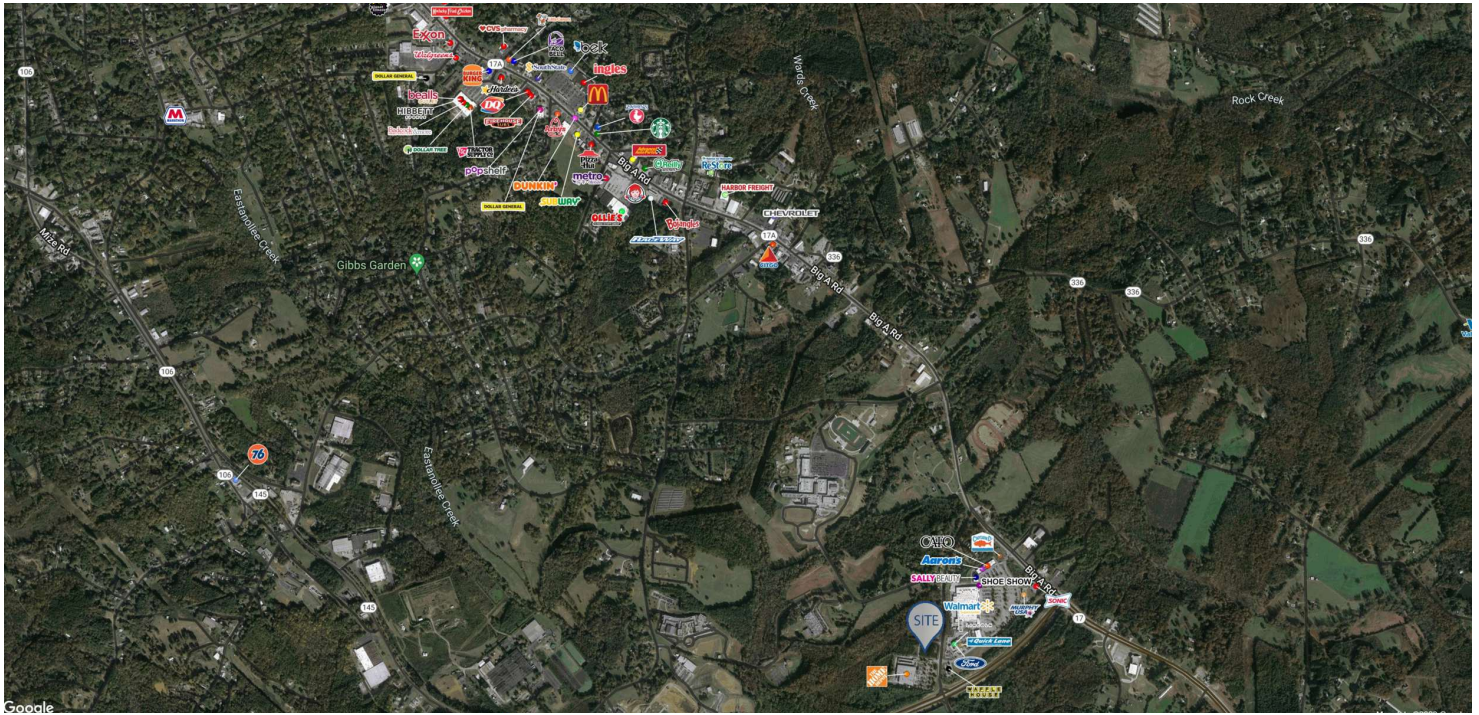
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±1.9 AC TOCCOA, GA

302 Memorial Dr., Toccoa, GA 30577

Location Maps



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