



Toccoa Plaza

620 Big A Road, Toccoa, GA 30577

Property Features

- Property is going through a complete redevelopment
- New pylon sign with plenty of space for building tenants
- Excellent visibility and road frontage onto Big A Road
- Positive projected population and housing growth over the next 5 years

FOR LEASE

Brokerage:

Greg LaMere, CCIM

Development and Brokerage

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Property Information

Available Space

Up to 7,128sf available

Minimum divisible 1,200sf

Lease Rate

\$10/sf NNN

Cam: \$3.00/sf

Traffic Counts

Big A Road: 24,200

Parking Spaces

182

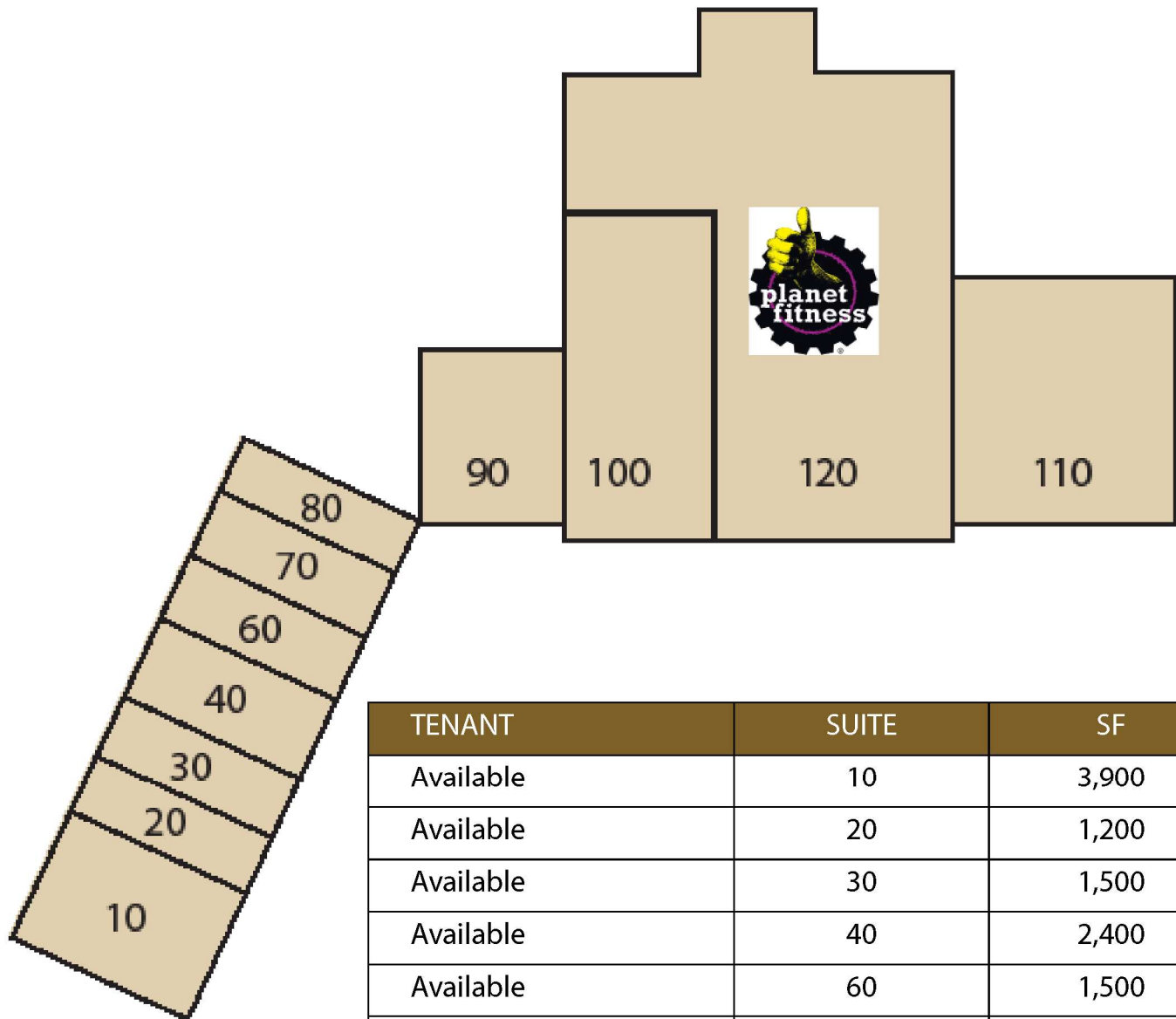


AREA DEMOGRAPHICS

SUMMARY		3.0 MILE	5.0 MILE	10.0 MILE
POPULATION				
	2010	13,145	18,240	33,464
	2018	13,464	18,583	34,304
	2023	13,706	18,879	35,040
HOUSEHOLDS				
	2010	5,264	7,190	13,054
	2018	5,331	7,249	13,274
	2023	5,412	7,345	13,525
MEDIAN HH INCOME				
	2018	\$36,897	\$38,655	\$40,928
	2023	\$39,056	\$41,052	\$43,662
AVERAGE HH INCOME				
	2018	\$52,867	\$54,766	\$56,569
	2023	\$57,678	\$60,245	\$62,497
Source: ESRI, www.esri.com/bao				



TOCCOA PLAZA Site Plan



TENANT	SUITE	SF
Available	10	3,900
Available	20	1,200
Available	30	1,500
Available	40	2,400
Available	60	1,500
Available	70	1,200
Available	80	1,200
Available	90	3,000
Available	100	7,128
Planet Fitness	120	20,450
Available	110	6,480



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