FORMER BANK BUILDING

555 BIG A ROAD, TOCCOA, GA 30577

GROUND LEASE

LOCATION DESCRIPTION

Located in strong growth corridor of Toccoa, Georgia

PROPERTY HIGHLIGHTS

- Available: 2,500 SF freestanding building on .94 acres available for Ground Lease
- Drive thru available
- Area retailers include: Chick-fil-A; Starbucks, KFC, Planet Fitness, Walgreens & AT&T
- Zoned C-3
- Pylon signage available
- Accessibility for ingress egress at 2 points
- GA DOT Traffic Counts: Big A Road - 21,800 AADT

DEMOGRAPHICS	5 MILES	7 MILES	10 MILES
Population Density	18,830	23,654	34,590
Average HH Income	$68,193	$69,811	$73,715
Daytime Population	20,325	24,156	31,830

TSCG

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Toccoa

Area Retail

February 2024

TSCG

7,170 AADT
184
6,510 AADT
E Tugalo St
Big A Rd N
14,300 AADT
3,370 AADT
SITE
123
8,020 AADT
6,610 AADT
W Currahee St
DOLLAR GENERAL
NAPA
AutoZone
at&t
STEPHENS PLAZA
planet fitness
106
S Broad St
S Ford St
7,040 AADT
3,260 AADT
4,190 AADT
Collins Rd
DOLLAR GENERAL
BIG A SHOPPING CENTER
Save a lot
VACANT
VACANT
Chick-fil-A
North Georgia CREDIT UNION
UNDER CONSTRUCTION
FAMILY DOLLAR
CVS pharmacy
ingles
belk
21,800 AADT
popshelf
FARMERS home FURNITURE
Advance Auto Parts
O'Reilly AUTO PARTS
HARBOR FREIGHT
Big A Rd S
17,600 AADT
Oak Valley Rd
336
3,290 AADT
Badcock HOME FURNITURE &more
TRACTOR SUPPLY CO
bealls
DOLLAR TREE
HIBBETT SPORTS
TOWNE PLAZA
OLLIE'S Bargain OUTLET
Quality
metro by T-Mobile
Rose Ln
GA-17-ALT
Mize Rd
7,000 AADT
106
145
Mize Rd
4,200 AADT
Liberty Hill Rd
Stephens County High School
1,104 STUDENTS
Stephens County Middle School
877 STUDENTS
Stephens County Fifth Grade Academy
295 STUDENTS
17,100 AADT
GA-17-ALT N
CURRAHEE CORNERS
CATO
Walmart
Aaron's
SALLY BEAUTY
Great Clips
BenchMark PHYSICAL THERAPY
GameStop
SHOE SHOW
verizon
GNC LIVE WELL
cricket wireless
6,420 AADT
GA-17 N
THE HOME DEPOT
17
17
0
1
2
Miles

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