

703 Big A Rd

Toccoa, GA 30577

RETAIL PROPERTY FOR LEASE



CJ Harman
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PROPERTY DESCRIPTION

Located in the heart of Toccoa, GA, this prime retail property at 703 Big A Road offers an exceptional opportunity for businesses looking to establish a presence in this bustling commercial hub. With a spacious and versatile interior in two units spanning over 2,720 SF and 1250 SF respectively, this property is ideal for a range of retail uses.

The property's location on Big A Road provides excellent visibility and high traffic counts, making it easily accessible to both local residents and visitors to the area. The building boasts ample parking space and convenient access to major highways, making it a desirable location for businesses looking to capitalize on the area's growing economy and dynamic business environment.

Inside, the property features an open floor plan with high ceilings, large display windows, and plenty of natural light. Whether you're an established retailer or a new business looking to make your mark in Toccoa, this property is an excellent choice for your retail needs. Don't miss out on this fantastic opportunity to establish your business in one of North Georgia's thriving communities!

OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (MG)
Available SF:	1,248 - 2,720 SF
Zoning:	B-II
Building Size:	13,200 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,567	7,699	15,832
Total Population	3,072	17,369	33,846
Average HH Income	\$50,871	\$46,380	\$47,920

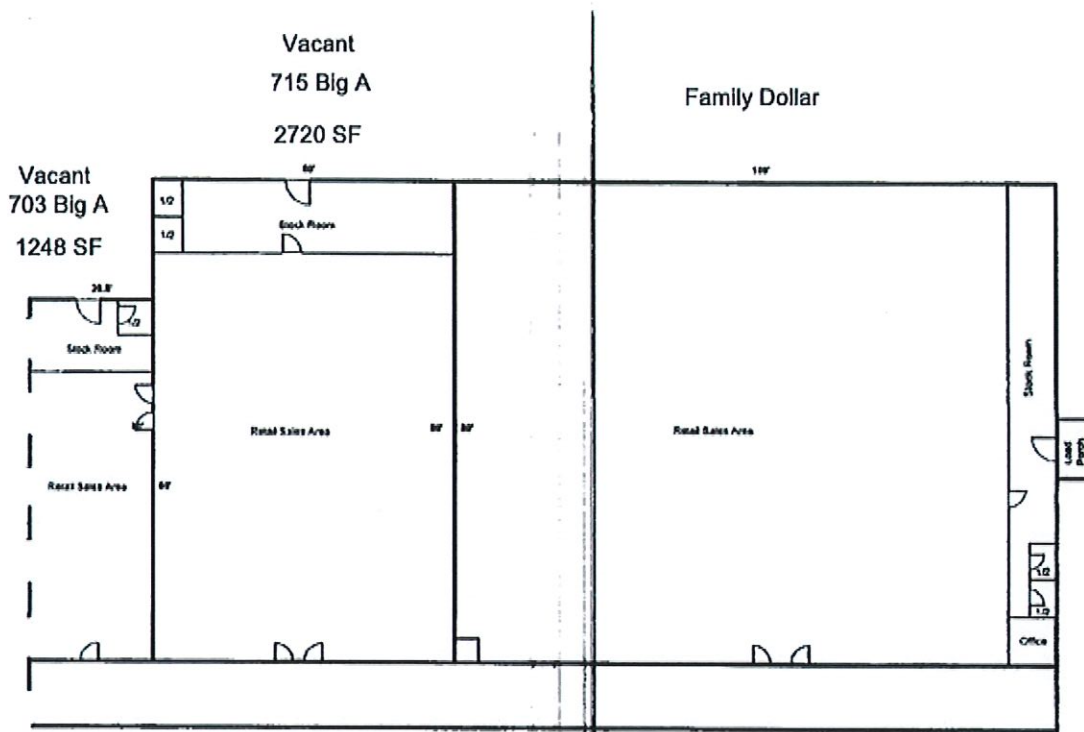
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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,248 - 2,720 SF	Lease Rate:	\$11.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
703 Big A Rd	Available	2,720 SF	Modified Gross	\$11.00 SF/yr	-
703 Big A Rd	Available	1,248 SF	Modified Gross	\$11.00 SF/yr	-

