



555 BIG A ROAD

555 Big A Road, Toccoa, GA 30577

JOHN RUFF
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PROPERTY DESCRIPTION

Available for ground lease, lease or sale +/- 2500 SF free-standing building with drive-thru on +/- 0.81 acres located at 555 Big A Road in Toccoa, GA. The property was a former bank & existing interior layout consist of three (3) offices, breakroom, vault room & lobby area. There is great signage existing on this corner lot with ample amount of parking & multiple points of access on Big A Road & Letourneau Drive. This property would be a great fit for any national retail user interested in the growing Toccoa market or the existing structure could be a used for professional office space. Located on the main retail corridor in Toccoa & in close proximity to downtown traffic counts exceed 22K VPD. Nearby retailers within close proximity include: Planet Fitness, Walgreens, KFC, bealls, Tractor Supply Co., Chick-fil-A & newly developed Little Caesars Pizza among many more. The property has +/- 230' of frontage on Big A Road & +/- 180' of frontage on Letourneau Drive. This property is located in Toccoa City limits & is zoned B-II. Asking Price is \$899,999.00 or \$80,000.00/annually NNN for ground lease. Please reach out to Listing Agent for traditional lease pricing on the existing structure. Owner will consider build-to-suit options. Tenant shall be responsible for all property taxes & property insurance. Tenant or Tenant's Agent to verify any & all information.

OFFERING SUMMARY

Sale Price:	\$899,999.00
Ground Lease Rate:	\$80,000.00/annually NNN
Available SF:	+/- 2,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,182	5,642	7,596
Total Population	5,125	13,890	18,897
Average HH Income	\$69,744	\$70,064	\$72,318

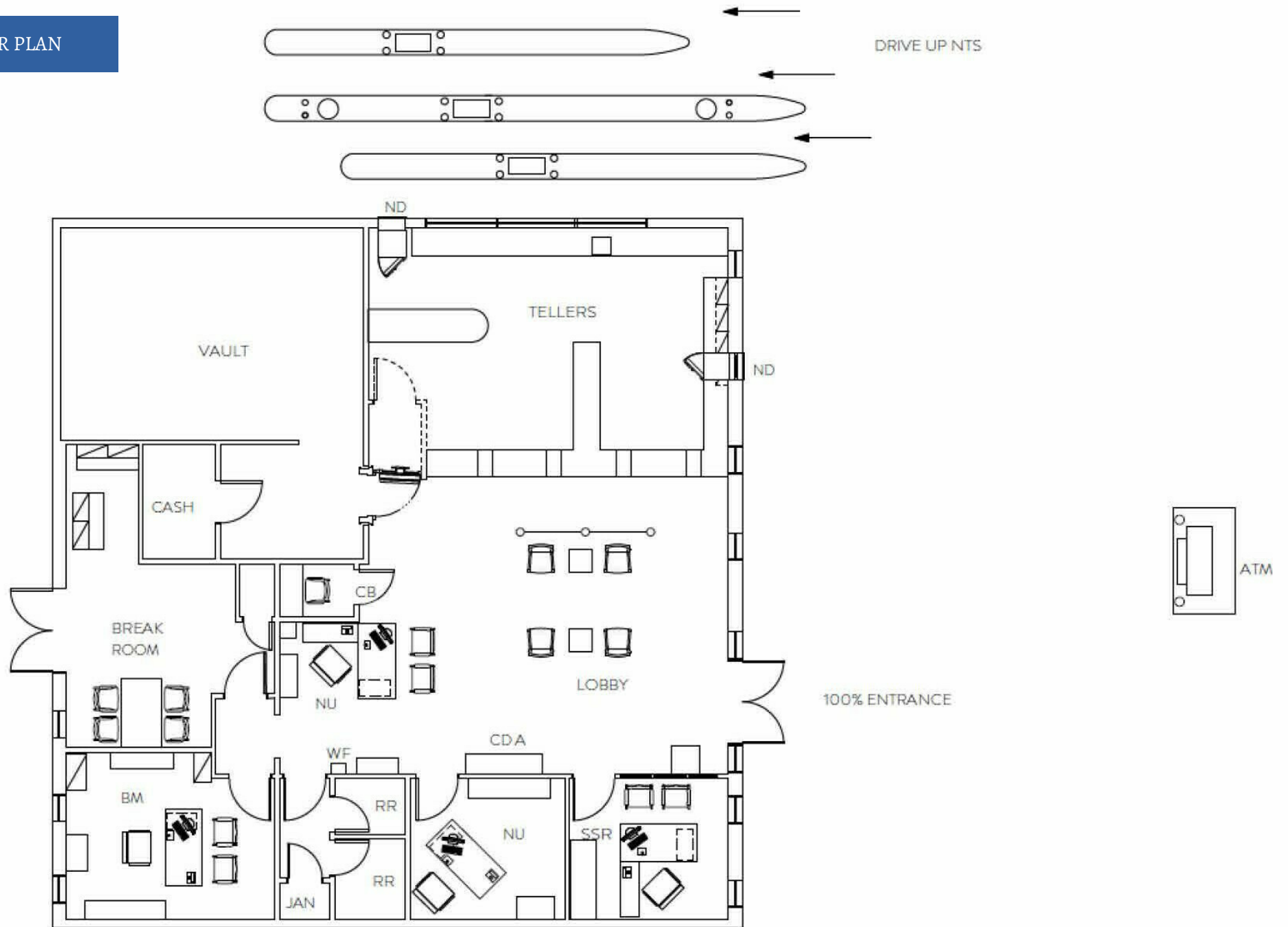


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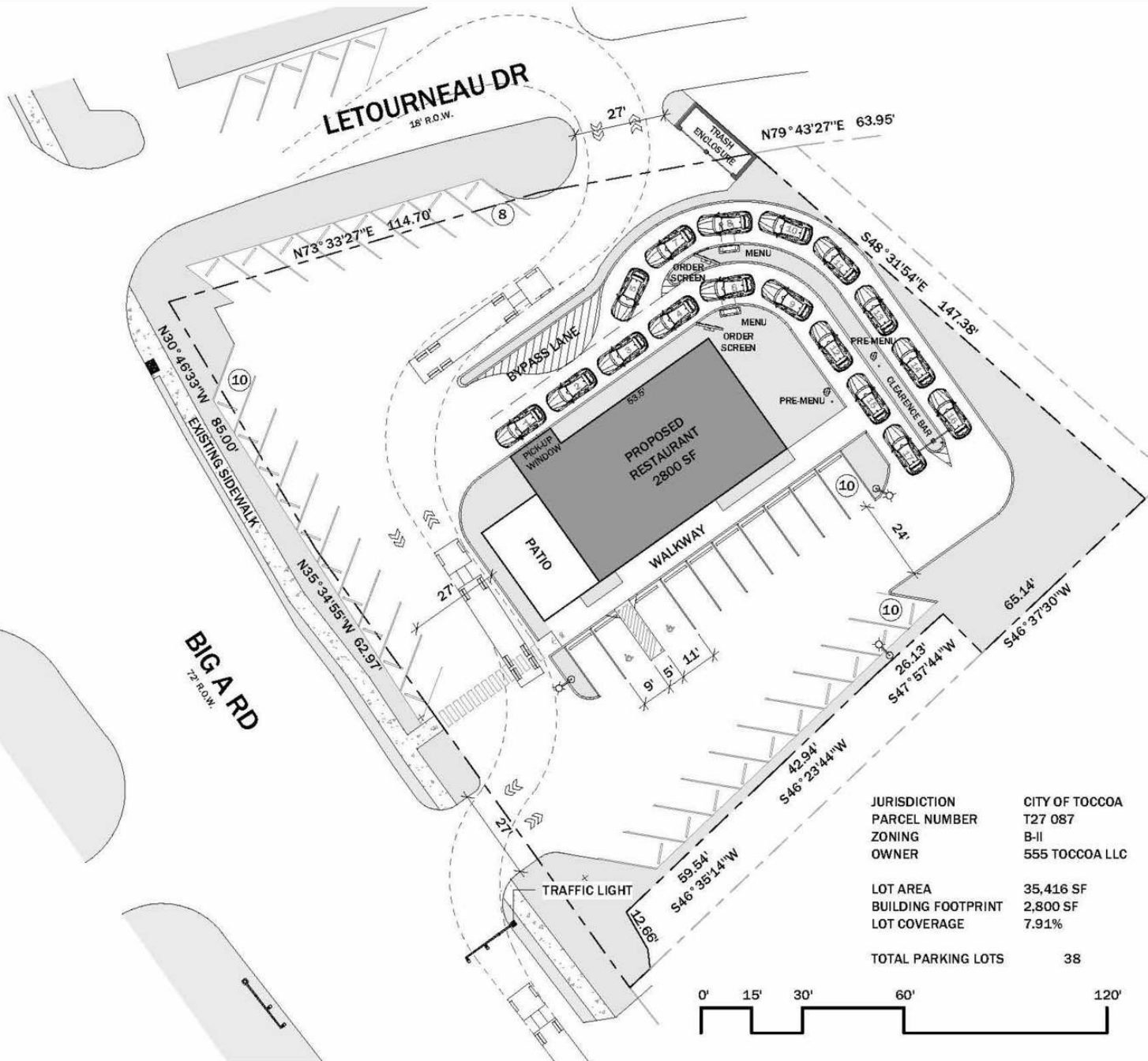
ADDITIONAL PHOTOS



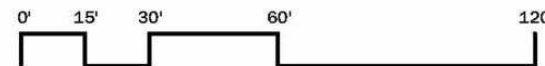
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JURISDICTION	CITY OF TOCCOA
PARCEL NUMBER	T27 087
ZONING	B-II
OWNER	555 TOCCOA LLC
LOT AREA	35,416 SF
BUILDING FOOTPRINT	2,800 SF
LOT COVERAGE	7.91%
TOTAL PARKING LOTS	38



RIGHT ARCHITECTURE

REVISION _____ DATE _____

SCAN CODE FOR MORE SERVICES

PROJECT:
555 BIG A RD,
TOCCOA, GA 30577

DRIVE-THRU RESTAURANT

SCALE: 1" = 30'-0"

C-1

SHEET SIZE: 17" X 11"



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SURVEY

SCHEDULE BII:

- RIGHT OF WAY EASEMENT BY MILTON SPRATLIN FOR THE BANK OF TOCCOA, TO GEORGIA POWER COMPANY, DATED MARCH 3, 1977, RECORDED MAY 2, 1978, AT DEED BOOK 143, PAGE 614, STEPHENS COUNTY, GEORGIA RECORDS. AFFECTS, CONTAINING NO PLATTABLE ITEMS.

SIGNIFICANT OBSERVATIONS:

- PARKING AND CURB CROSS OVER THE EASTERY BOUNDARY LINE BY AS MUCH AS 8' 4"

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, ACCORDING TO F.I.R.M. MAP NO. 132022010D, WHICH BEARS AN EFFECTIVE DATE OF 9/29/2008. BY GRAPHIC PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DRICTED ON TERMS AS ABOVE. THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

LEGAL DESCRIPTION:

LAND LYING AND BEING IN THE COUNTY OF STEPHENS, STATE OF GEORGIA, AND BEING KNOWN AS LOT 14 AND PARTS OF LOTS 13 AND 15 OF THE O.K. SELLERS SUB-DIVISION OF STEPHENS COUNTY, GA. AS SHOWN BY A PLAT OF SAID PROPERTY RECORDED IN PLAT BOOK 5, PAGE 71, OFFICE OF CLERK SUPERIOR COURT, STEPHENS COUNTY, GEORGIA RECORDS.

THE WRITER AND HEREON DESCRIBED LOT NO. 14 AND PART OF LOTS 13 AND 15 ARE DESCRIBED BY METES AND MEASURES IN A CERTAIN PLAT RECORDED IN THE OFFICE OF CLERK SUPERIOR COURT, STEPHENS COUNTY, GEORGIA IN PLAT BOOK 4, PAGE 171 AND THE DESCRIPTION AS COMPLETE AS THE DESCRIPTION CONTAINED IN SAID PLAT AS TO METES AND MEASURES.

AS-SURVEYED DESCRIPTION:

LAND LYING AND BEING IN THE COUNTY OF STEPHENS, STATE OF GEORGIA, AND BEING KNOWN AS LOTS 12 AND 14 AND PARTS OF LOTS 13 AND 15 OF THE O.K. SELLERS SUB-DIVISION OF STEPHENS COUNTY, GA. AS SHOWN BY A PLAT OF SAID PROPERTY RECORDED IN PLAT BOOK 2, PAGE 71, OFFICE OF CLERK SUPERIOR COURT, STEPHENS COUNTY, GEORGIA RECORDS.

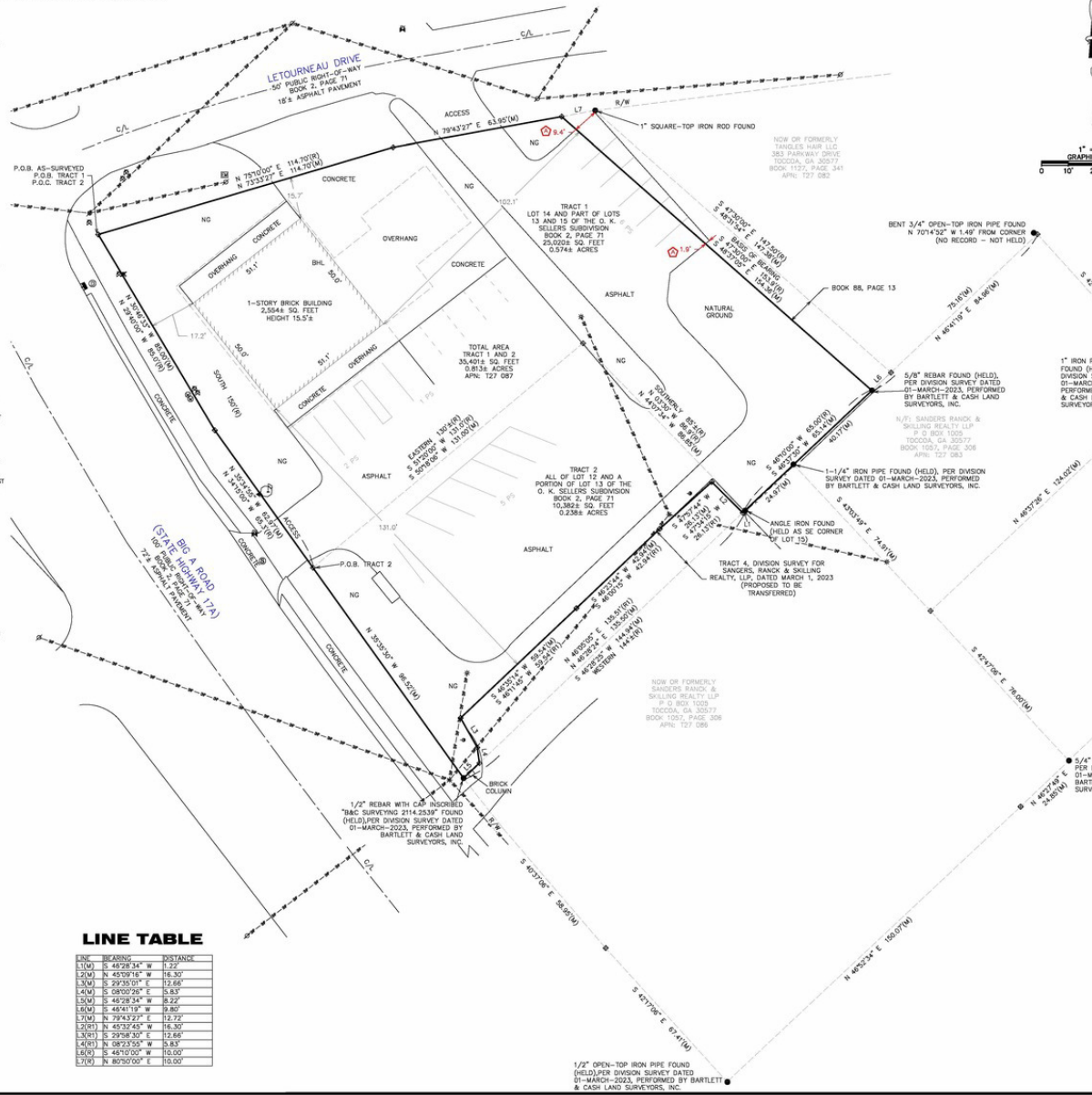
NOTES

- 1. THE POINT OF BEGINNING FOR THIS SURVEY IS 6100 NORTH PER GEORGIA STATE PLATE COORDINATE SYSTEM, EAST ZONE, NAD83-2011, AS MEASURED ALONG THE NORTHEASTERN LINE OF TRACT 1 OF THE SUBJECT PROPERTY BENCH MARK.

LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Contains 17 rows of survey data.

- 1. THE DESCRIBED PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE AND IS COINCIDENT WITH THE ADJACENT PUBLIC RIGHT-OF-WAY AND/OR ADJACENT PARCELS WITH NO OVERLAP, GAPS OR GORES.



VICINITY MAP:



(NOT TO SCALE)

LEGEND:

- FOUND MONUMENT AS NOTED (M) MEASURED/CALCULATED DIMENSION
SET MONUMENT AS NOTED (N) RECORD DIMENSION
COMPLETED POINT (C) DIMENSION PER SURVEY BY BARTLETT & CASH LAND SURVEYORS DATED: 1/8/22

PARKING NOTE:

REGULAR PARKING SPACES= 14
HANDICAP PARKING SPACES= 1
TOTAL PARKING SPACES= 15

SURVEY CERTIFICATION:

FIRST CITIZENS BANK
555 BIG A ROAD
TOCCOA, GEORGIA 30077
STEPHENS COUNTY

DATE OF PLAT OR MAP: 03/20/2024
THIS PLAT IS A REFORMATION OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL, OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES.

DAVID A. NIX
REGISTERED LAND SURVEYOR NO. LS003442
STATE OF GEORGIA
GEORGIA C.O.A. LSP021258

PRELIMINARY

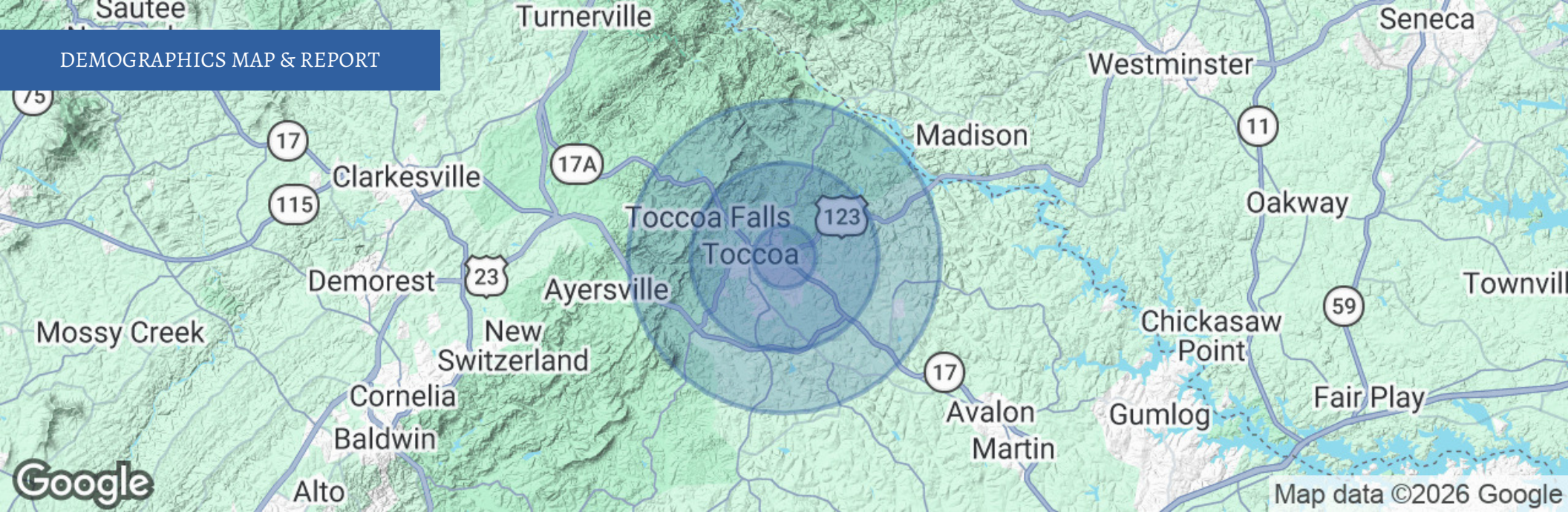
ALTA/NSPS LAND TITLE SURVEY OF

Form with fields for ADDRESS, NAME, JOB NO., DATE, SCALE, SHEET 1 OF 1, REVISIONS.



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,125	13,890	18,897
Average Age	42	42	43
Average Age (Male)	40	41	41
Average Age (Female)	44	44	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,182	5,642	7,596
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$69,744	\$70,064	\$72,318
Average House Value	\$233,267	\$222,270	\$223,648

2020 American Community Survey (ACS)



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