

# HABERSHAM

INDUSTRIAL SALE LEASEBACK | 342 COLLIER ROAD, TOCCOA, GA 30577 | \$3,300,000 | 10 YEAR TERM | 8.85% CAP | ABSOLUTE NNN



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# HABERSHAM

## EXECUTIVE SUMMARY

Kwekel Companies is pleased to offer the sale leaseback of Habersham's 88,455 square foot industrial building located on an 8 acre site. Habersham will execute a new 10 year absolute NNN lease at closing.

- PRICE: \$3,300,000
- CAP RATE: 8.85%
- 10 YEAR TERM
- NOI: \$292,050
- 2.0% ANNUAL INCREASES
- ABSOLUTE NNN
- MARKET BASED RENT | \$3.30 PSF
- 88,455 SF
- 342 COLLIER ROAD, TOCCOA, GA 30577



**LEADING MANUFACTURER** | Habersham is one of America's most respected luxury furniture and custom cabinetry manufacturers, with over five decades of uninterrupted operation from its North Georgia headquarters.



**PRESTIGIOUS CLIENT BASE** | Their creations can be found in beautiful homes, luxury hotels, and other prestigious properties, bringing timeless elegance and unparalleled craftsmanship to spaces around the world.



**100% AMERICAN MADE** | With custom-fitted cabinetry and more than 600 pieces of furniture, each piece is handcrafted in the US by skilled artisans, with every item customizable to the customer's preference including detailing, finishing techniques, and hand-painting.



**SPECIALIZED NICHE** | They are a leading manufacturer of custom cabinetry, styled showpiece reproductions, and original, copyrighted furniture designs. Operating in the highly defensible luxury segment where craftsmanship and brand reputation create significant barriers to entry.



**SKILLED WORKFORCE** | Toccoa has long been defined by its manufacturing heritage, earning the nickname "Furniture, Thread, and Steel City," with manufacturing employing approximately 21% of the local workforce across more than 60 manufacturing plants.



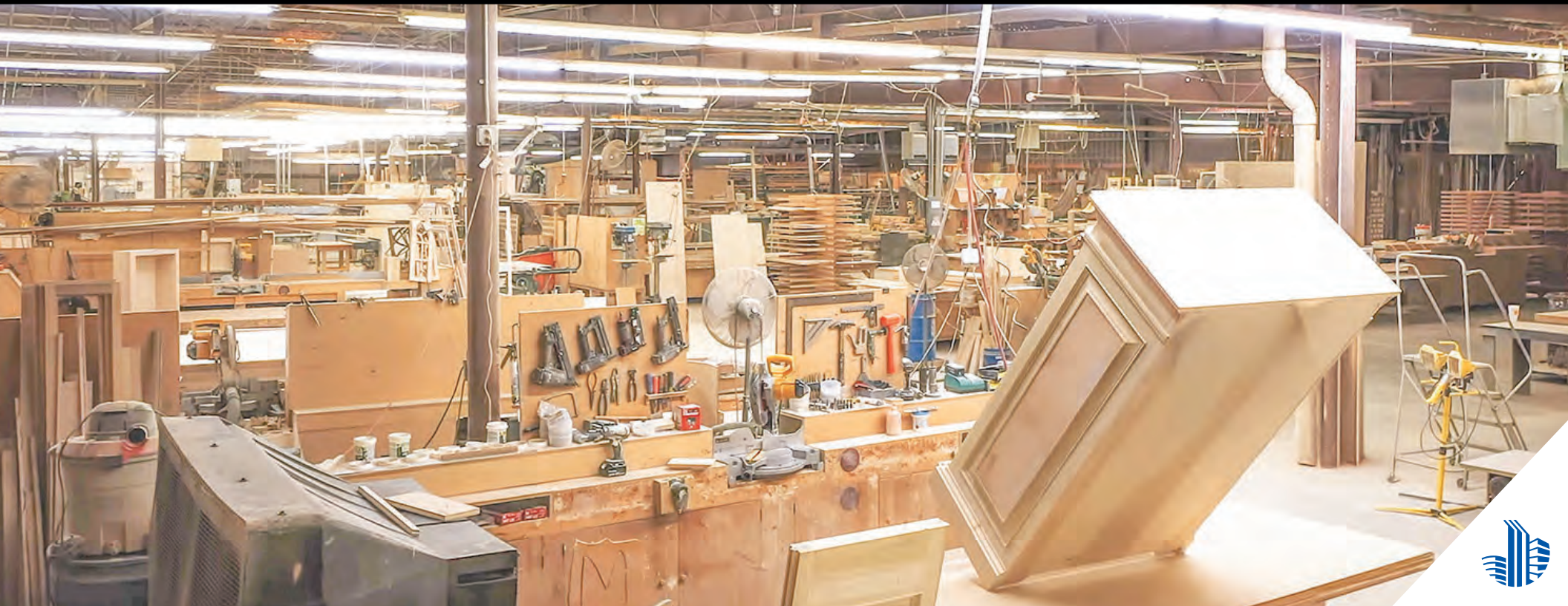
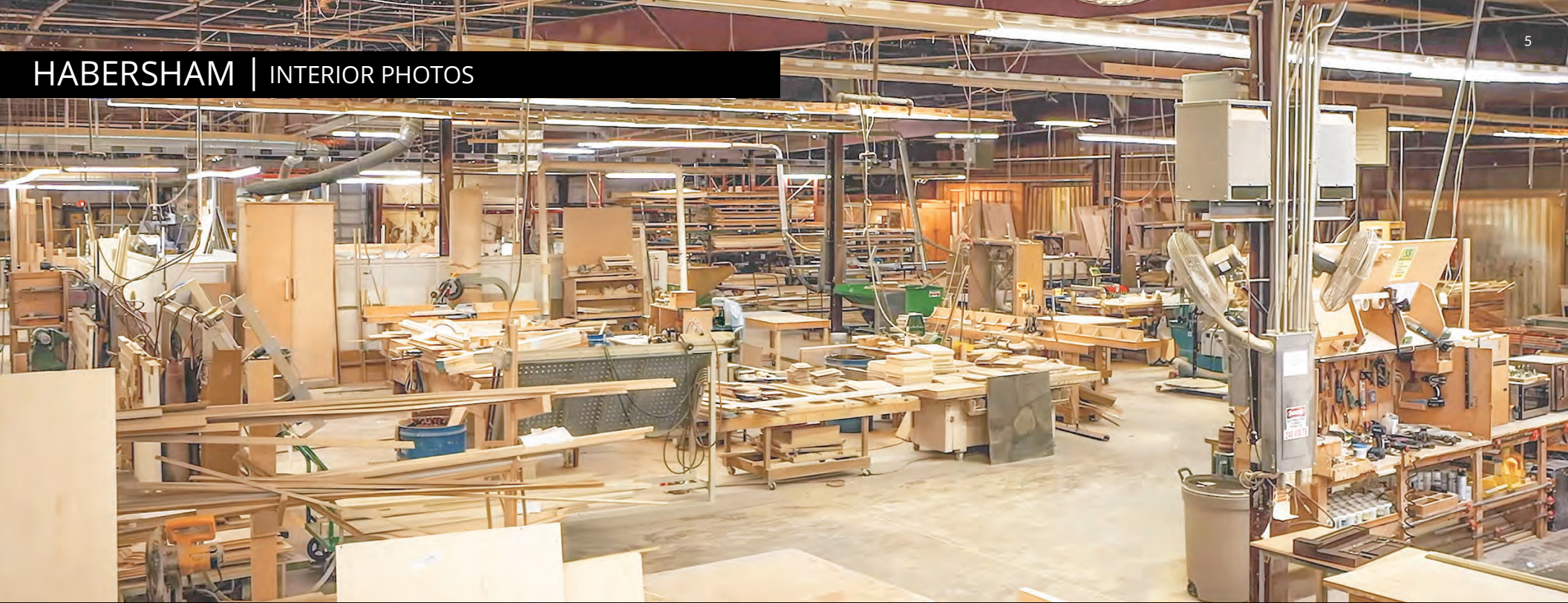
**STRATEGIC LOCATION** | Toccoa is conveniently located near U.S. Highway 123 and Interstate 85, providing easy access to both Atlanta and Greenville, SC — each within a 90-minute drive.



# PROPERTY DESCRIPTION

ADDRESS	342 COLLIER ROAD	CONSTRUCTION	METAL   WOOD   BRICK
CITY, STATE	TOCCOA, GA 30577	ROOF	LOW PITCHED METAL
TOTAL SF	88,455	CLEAR HEIGHT	14' - 20'
MANUFACTURING SF	83,820	DOCK DOORS	3
OFFICE SF	4,635	OVERHEAD DOORS	3
ACRES	8.1	ZONING	CI   COMMERCIAL INDUSTRIAL
YEAR BUILT	1976	FLOOD ZONE	X
EXPANSIONS	1979 & 1997	PARCEL	032B-184

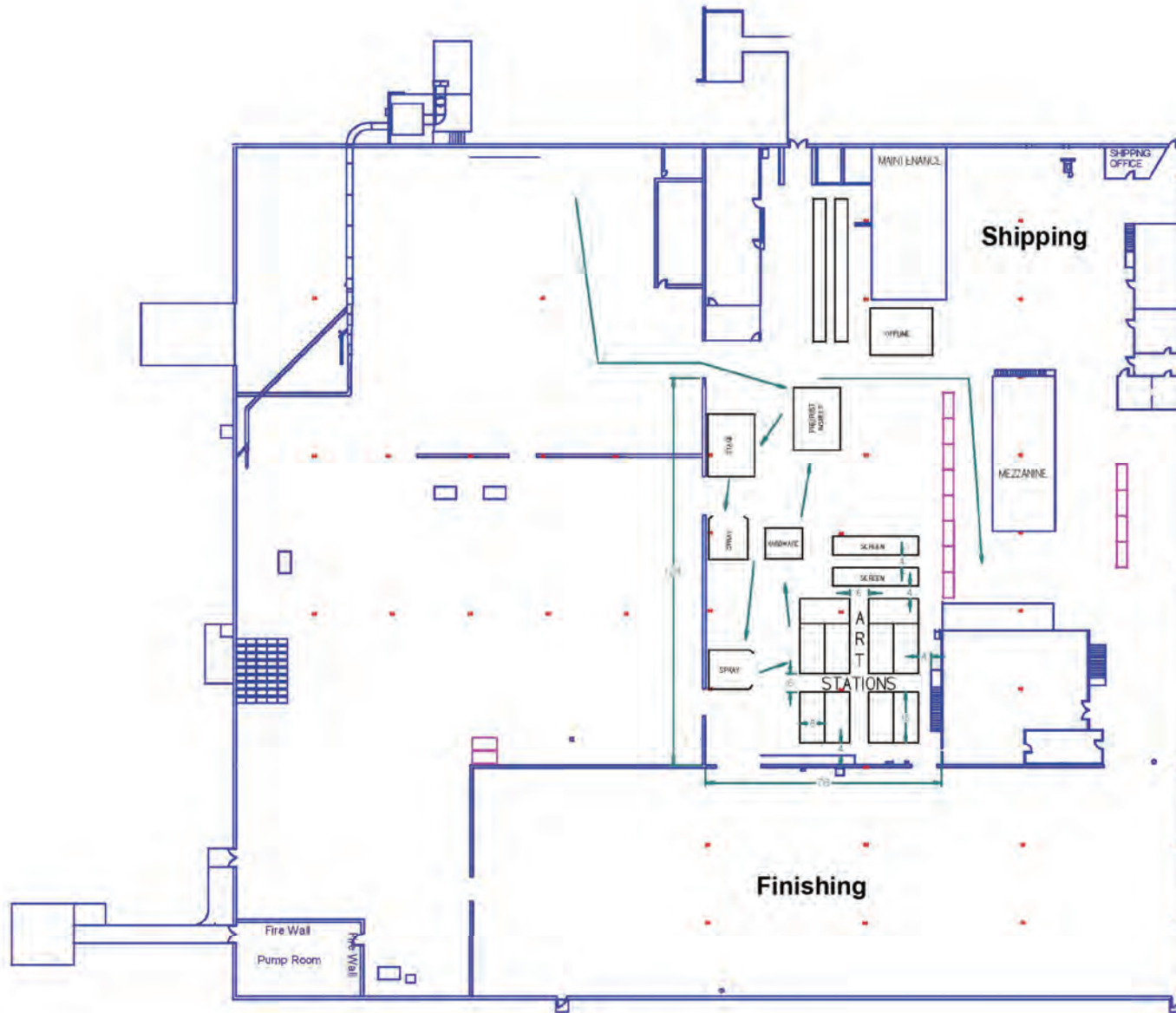




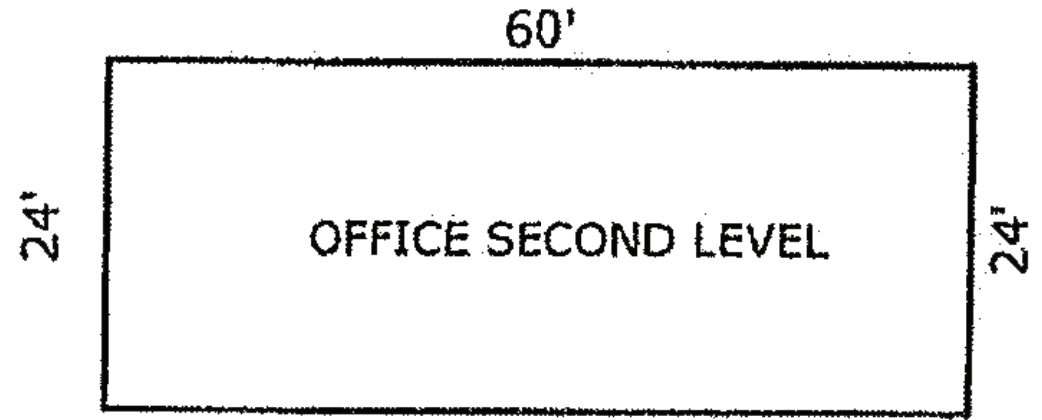
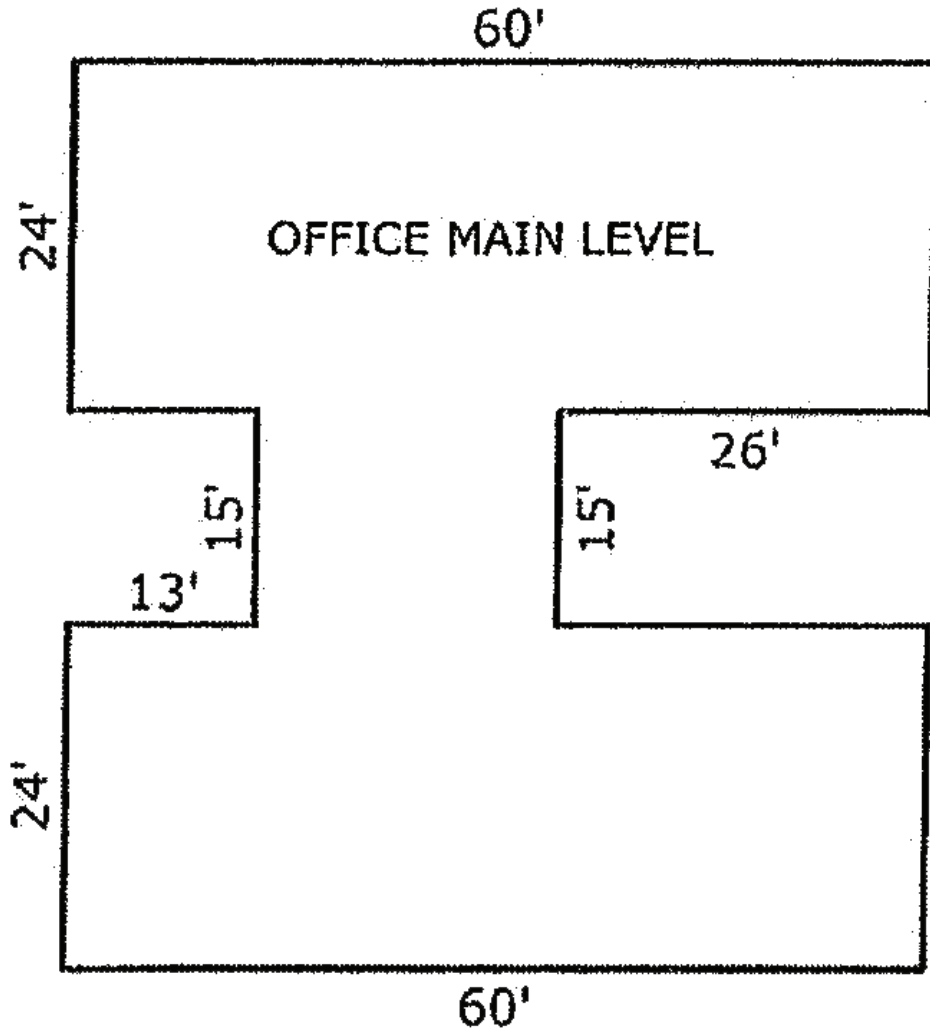
# HABERSHAM | INTERIOR PHOTOS



# FLOOR PLAN - WAREHOUSE



# FLOOR PLAN - OFFICE

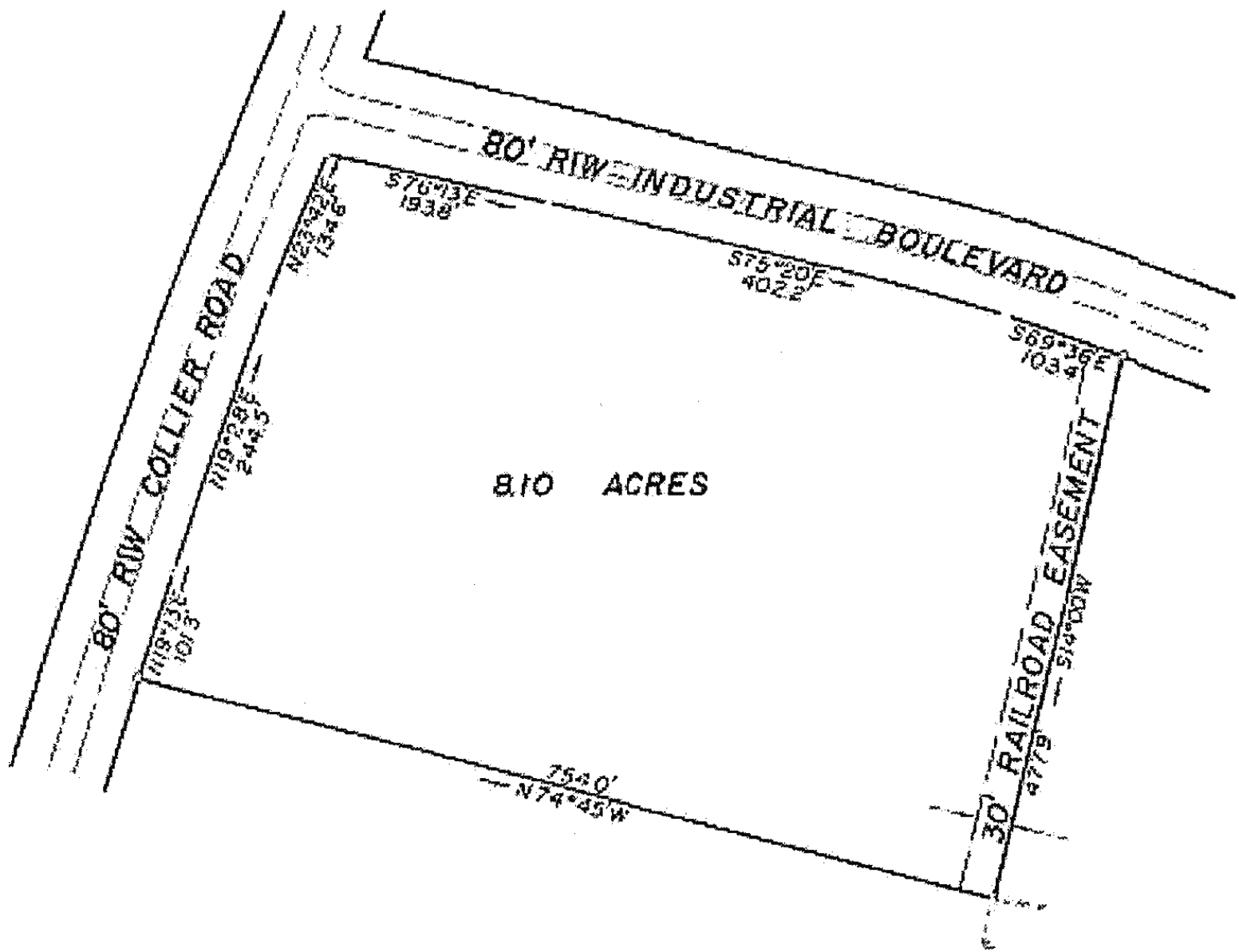


# HABERSHAM | EXTERIOR PHOTOS





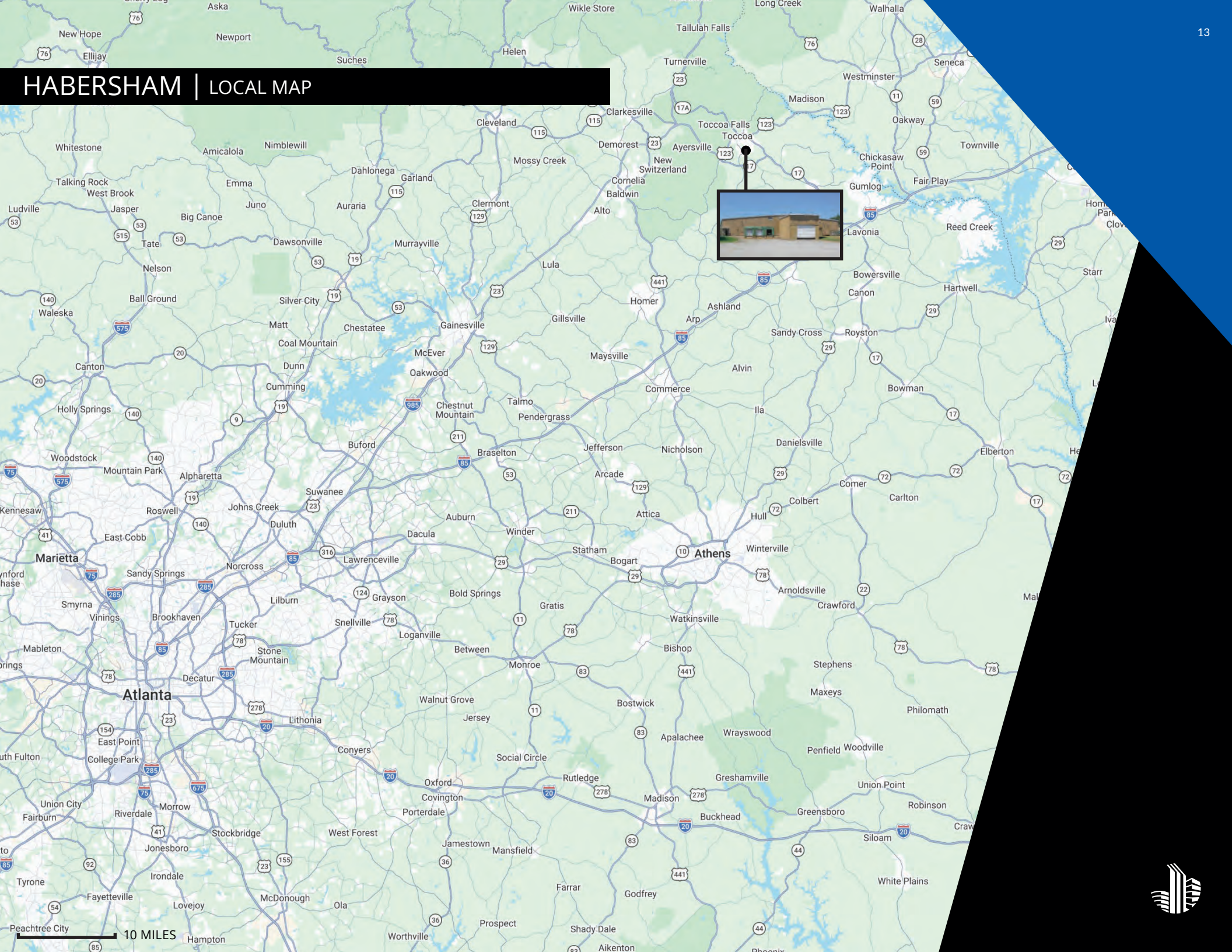
# PLAT



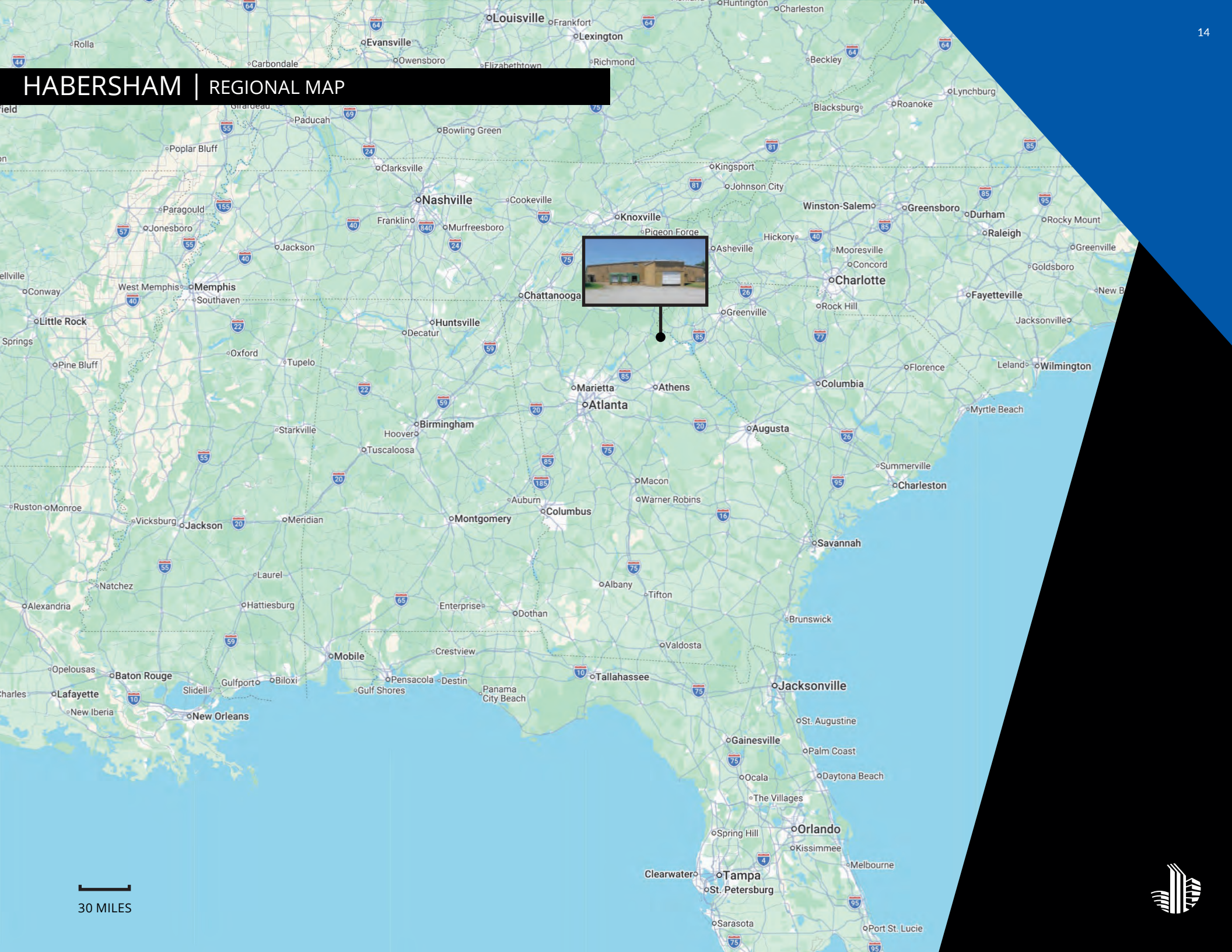
# PARCEL BOUNDARY



# HABERSHAM | LOCAL MAP



# HABERSHAM | REGIONAL MAP



30 MILES



# DEMOGRAPHICS

## 10-MILE RADIUS

**\$73,980**

AVERAGE HH INCOME

**\$207,139**

MEDIAN HOME VALUE

**35,772**

TOTAL POPULATION

**13,951**

TOTAL HOUSEHOLDS

## POPULATION SUMMARY

	2 MILES	5 MILES	10 MILES
2020 CENSUS	9,020	19,490	34,507
2025 ESTIMATE	8,878	19,021	35,772
2030 PROJECTION	9,061	19,380	37,197
2025-2030 GROWTH	0.40%	0.40%	0.80%

## HOUSEHOLDS

	2 MILES	5 MILES	10 MILES
AVERAGE HH INCOME	\$65,058	\$67,186	\$73,980
MEDIAN HOME VALUE	\$170,908	\$186,107	\$207,139
2025 TOTAL HOUSEHOLDS	3,691	7,498	13,951
2030 TOTAL HH ESTIMATE	3,762	7,635	14,497
2020-2025 HH GROWTH	-0.20%	-0.30%	0.50%
2025-2030 HH GROWTH	0.40%	0.40%	0.80%

# LEASE COMPARABLES

## HABERSHAM

	ADDRESS	START DATE	SF LEASED/ AVAILABLE	NNN RENT	STATUS	CLASS	YEAR BUILT
	342 COLLIER ROAD TOCCOA, GA 30577	-	88,455 SF	\$3.30	-	C	1976-1997
	730 HAMPTON ROAD WILLIAMSTON, SC 29697	MAY 2025	45,000 SF	\$6.50	LEASED	B	1993
	2180 CHICOPEE MILL ROAD GAINESVILLE, GA 30504	FEB 2023	74,218 SF	\$6.00	LEASED	C	2008
	2415 N HIGHWAY 81 ANDERSON, SC 29621	AUG 2025	338,000 SF	\$5.00	LEASED	B	1980
	890 HIGHWAY 72 E CORNER, GA 30629	JUL 2022	74,125 SF	\$4.25	LEASED	B	1967   2022
	290 OLD ANDERSON ROAD PENDLETON, SC 29670	MAY 2024	105,000 SF	\$3.85	LEASED	C	1969   2007
	572 ROCKY RIVER PLANT ROAD CALHOUN FALLS, SC 29628	NOV 2025	150,000 SF	\$3.50	LEASED	C	1967   1984

# SALE COMPARABLES

## HABERSHAM

	ADDRESS	SALE DATE	SIZE	SALE PRICE	PSF	CLASS	YEAR BUILT
	342 COLLIER ROAD TOCCOA, GA 30577	-	88,455 SF	\$3,300,000	\$37.31	C	1976-1997
	85 WALNUT STREET COMMERCE, GA 30529	DEC 2023	42,000 SF	\$2,650,000	\$63.10	C	1967   2008
	105 - 205 SILO LANE LAVONIA, GA 30553	JAN 2023	65,435 SF	\$3,500,000	\$53.49	C	1960
	255 HOMER STREET COMMERCE, GA 30529	JUN 2023	90,000 SF	\$4,625,000	\$51.39	B	1959   2018
	2333 SANDIFER BOULEVARD WESTMINSTER, SC 29693	JUL 2021	82,000 SF	\$4,000,000	\$48.78	B	1950   2015
	290 OLD ANDERSON ROAD PENDLETON, SC 29670	APR 2022	420,000 SF	\$20,000,000	\$47.62	C	1969   2007
	2066 HIGHWAY 72 W COLBERT, GA 30628	JUN 2025	73,411 SF	\$3,250,000	\$44.27	C	1940

## DISCLAIMER

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