

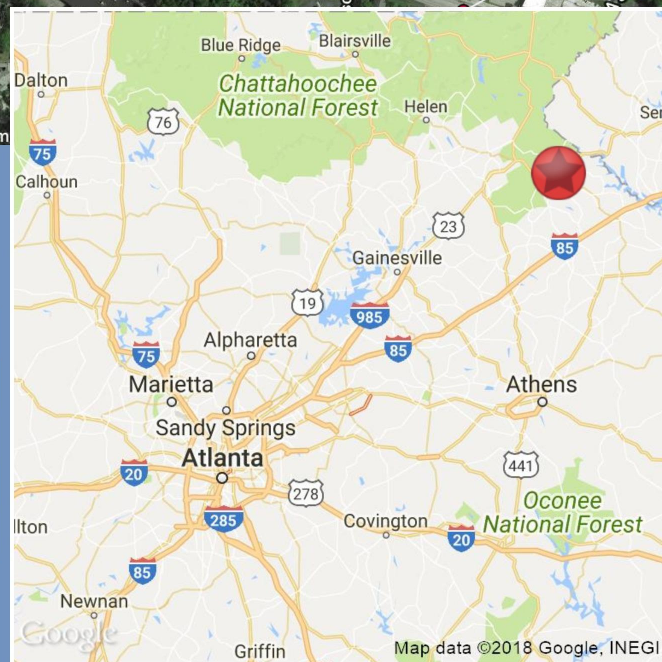
Prime Retail/Restaurant Parcel Ground Lease or Build to Suit Big A Road, Toccoa, GA



Prime Toccoa, GA Retail/Restaurant Parcel Ground Lease or Build to Suit

Demographics:	1 MILE	3 MILES	5 MILES
Total Population	4,050	12,842	18,988
Average HH Income	\$49,372	\$49,385	\$51,910
Median Age	43.2	39.1	38.8
Daytime Employment	1,953	7,386	8,798

Traffic Counts: +/- 27,000 Big A Road



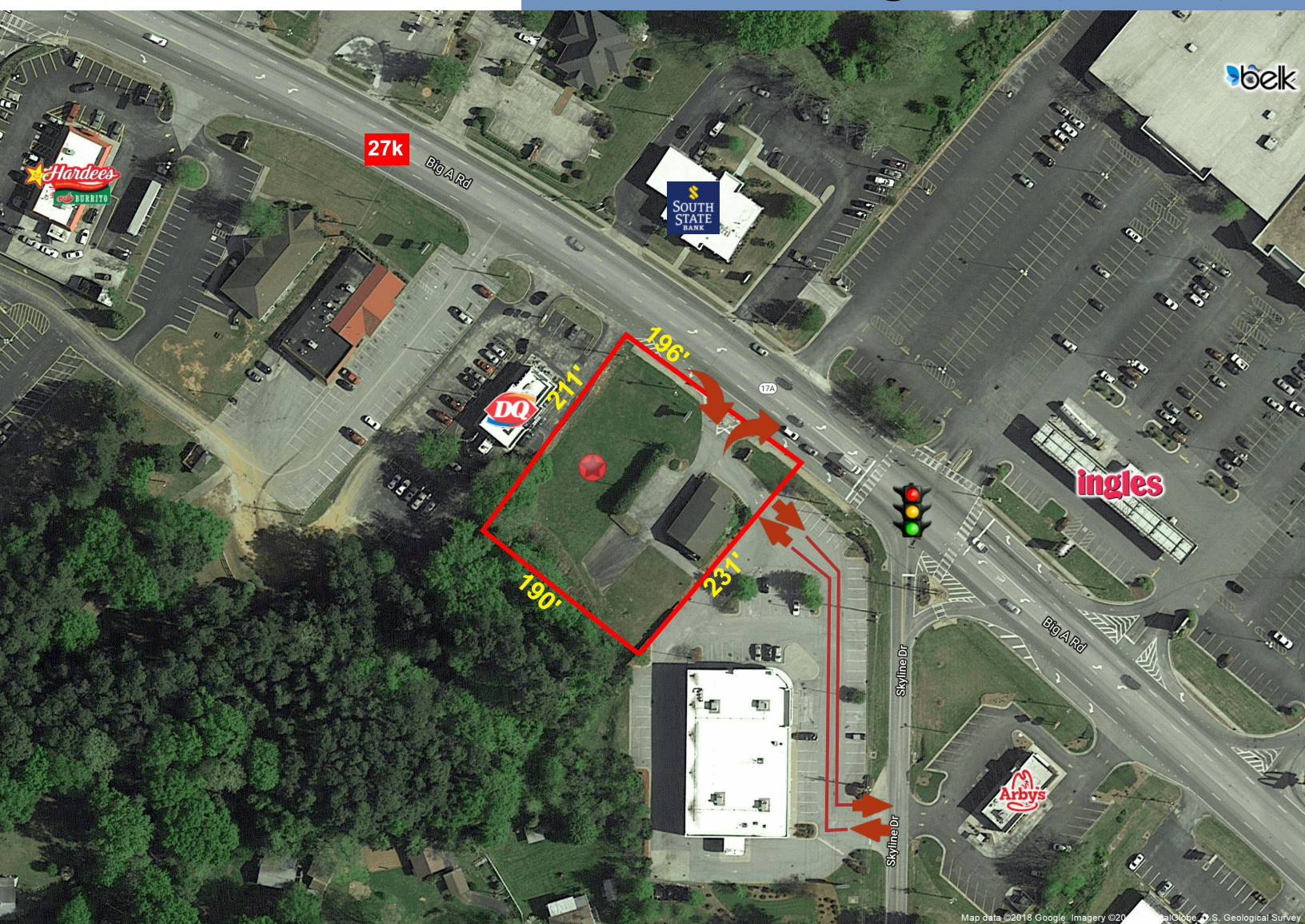
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Highlights

- +/- .86 AC
- +/- 196' of street frontage on Big A Road
- Located at lighted corner of Big A Road & Skyline Drive
- Cross-access in place with adjacent center at the light
- Main & main of the market retail node across from Ingles Supermarket

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SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 34.5699/-83.3065

RS1

1112 Big A Rd		1 mi radius	3 mi radius	5 mi radius
Toccoa, GA 30577				
POPULATION	2018 Estimated Population	4,050	12,842	18,988
	2023 Projected Population	4,188	13,459	19,798
	2010 Census Population	4,076	12,977	19,169
	2000 Census Population	3,898	13,164	19,087
	Projected Annual Growth 2018 to 2023	0.7%	1.0%	0.9%
	Historical Annual Growth 2000 to 2018	0.2%	-0.1%	-
	2018 Median Age	43.2	39.1	38.8
HOUSEHOLDS	2018 Estimated Households	1,818	5,277	7,640
	2023 Projected Households	1,812	5,324	7,674
	2010 Census Households	1,786	5,212	7,549
	2000 Census Households	1,775	5,331	7,524
	Projected Annual Growth 2018 to 2023	-0.1%	0.2%	0.1%
	Historical Annual Growth 2000 to 2018	0.1%	-0.1%	0.1%
RACE AND ETHNICITY	2018 Estimated White	80.7%	78.3%	81.4%
	2018 Estimated Black or African American	13.3%	15.7%	13.0%
	2018 Estimated Asian or Pacific Islander	1.7%	1.3%	1.2%
	2018 Estimated American Indian or Native Alaskan	0.6%	0.4%	0.4%
	2018 Estimated Other Races	3.8%	4.2%	4.1%
	2018 Estimated Hispanic	3.4%	3.2%	3.3%
INCOME	2018 Estimated Average Household Income	\$49,372	\$49,385	\$51,910
	2018 Estimated Median Household Income	\$44,402	\$41,530	\$43,655
	2018 Estimated Per Capita Income	\$22,183	\$20,399	\$21,006
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	4.8%	5.6%	5.6%
	2018 Estimated Some High School (Grade Level 9 to 11)	9.5%	10.2%	11.6%
	2018 Estimated High School Graduate	33.5%	36.6%	37.2%
	2018 Estimated Some College	23.1%	20.0%	19.4%
	2018 Estimated Associates Degree Only	7.4%	6.7%	7.0%
	2018 Estimated Bachelors Degree Only	11.7%	11.6%	10.3%
	2018 Estimated Graduate Degree	10.1%	9.3%	8.8%
BUSINESS	2018 Estimated Total Businesses	251	757	904
	2018 Estimated Total Employees	1,953	7,386	8,798
	2018 Estimated Employee Population per Business	7.8	9.8	9.7
	2018 Estimated Residential Population per Business	16.2	17.0	21.0

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.