



LAST REMAINING BIG BOX IN THE CITY!

# STEPHENS PLAZA FOR SALE OR LEASE

610 BIG A ROAD, TOCCOA, GEORGIA 30577



retail SPECIALISTS

**SCOTT PLUMMER**

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BIRMINGHAM, AL 35253



○ AVAILABLE FOR SALE OR LEASE

- ANCHOR SPACE AVAILABLE IN THE HEART OF TOCCOA'S RETAIL CORRIDOR
- LOCATED JUST SOUTH OF DOWNTOWN WITH EXCELLENT VISIBILITY FROM BIG A ROAD
- SALE PRICE: \$1,200,000  
\*CALL FOR LEASE RATE\*

○ DEMOGRAPHICS (2016)

DISTANCE	POPULATION	HOUSEHOLDS	AVERAGE HH INCOME
10 Minute	17,142	6,729	\$44,985
30 Minute	89,250	34,089	\$50,357
45 Minute	244,628	94,432	\$52,665

SUITE	TENANT	SF
10	AVAILABLE	5,525
20	AVAILABLE	1,300
30	AVAILABLE	1,625
40	AVAILABLE	2,400
60	AVAILABLE	1,500
70	AVAILABLE	1,200
80	AVAILABLE	1,200
90	AVAILABLE	3,000
100	AVAILABLE	25,000
110	AVAILABLE	6,000



