

TOCCOA PAD SITE

2421 Big A Road, Toccoa, GA 30577



0.62 AC Available

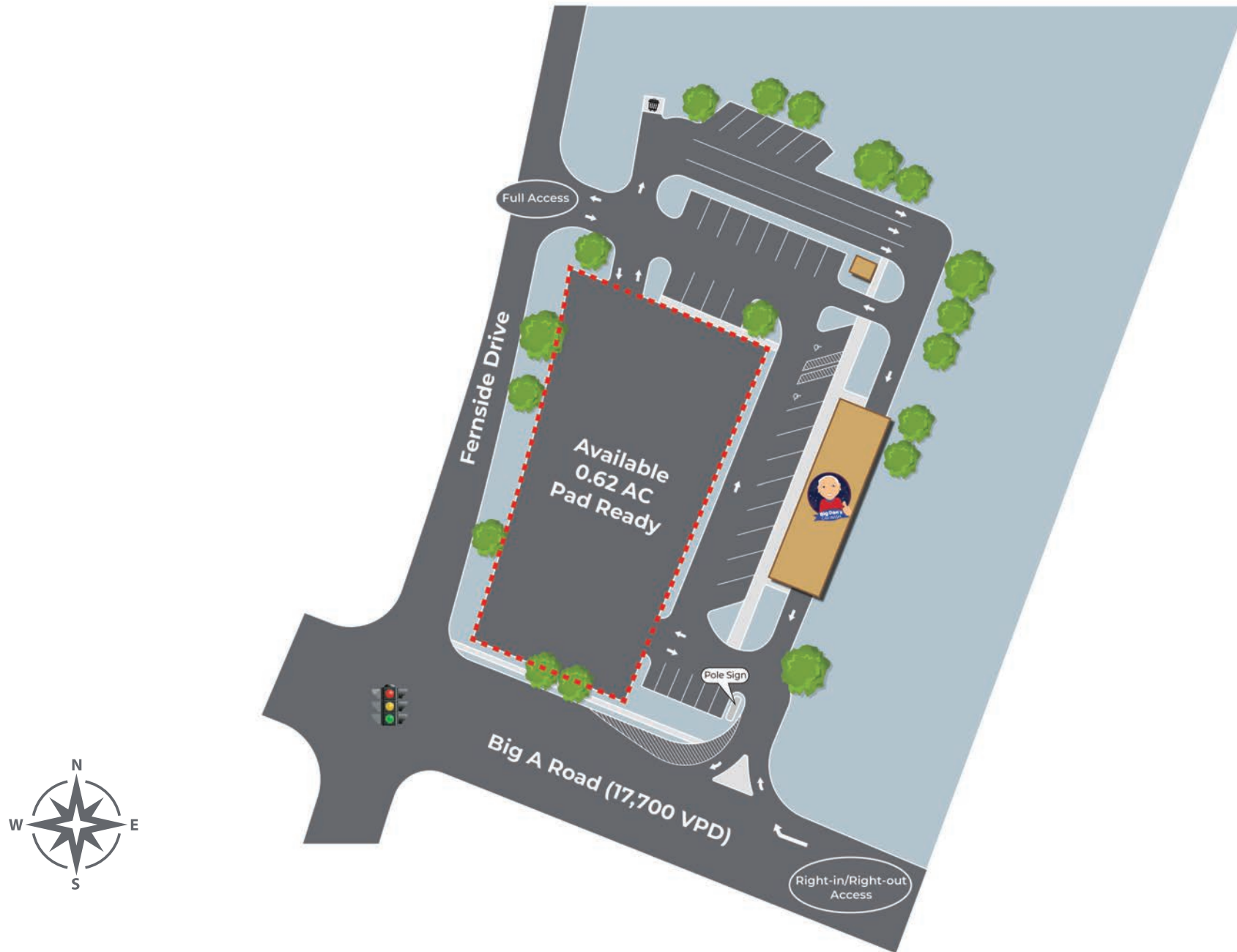
PROPERTY HIGHLIGHTS

- 0.62 AC pad available for Sale or Ground Lease
- Rough graded, utilities stubbed to the property line, master detention is in place
- Adjacent to Big Dan's Car Wash (opened in 2023)
- Signalized intersection of Big A Road and Fernside Drive, full access on Fernside Drive and right-in/right-out access on Big A Road
- Excellent visibility, frontage and sight lines to Big A Road (17,700 VPD)
- Dedicated monument/pylon sign for this parcel

DEMOGRAPHICS	3 MILE	5 MILES	10 MILES
Population Density	13,344	19,134	34,047
Average HH Income	\$59,492	\$62,285	\$66,509

EXCLUSIVE AGENT
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Property Photo | 2421 Big A Road, Toccoa, GA 30577



