

# RETAIL

TOCCOA

## Open for Business...

- Located near I-85 north GA growth corridor
- \$25 mm dollars in new retail construction in past 3 years
- Retailers are centralized in 1 mile corridor
- Join WalMart, Walgreens, Rite-Aid, Verizon, and 10 other national retailers who have opened since 2006

### FEATURES

- Highly stabilized residential base
- Emerging health care & retirement based economy
- Home to 2 colleges... Toccoa Falls and North Ga. Tech
- Outdoor destination - lakes, mountains, falls, camps and conference centers



DEMOGRAPHICS		
	15 Mile	30 Mile
Population	79,000	305,000
Average Household Income	\$51,000	\$53,400

## TOCCOA



# LOCATION

TOCCOA

## TRAFFIC COUNTS



For more information about retail opportunities contact:

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To learn more about Toccoa:

Stephens County Development Authority  
706-886-4242  
[www.scdabiz](http://www.scdabiz)

Mainstreet Toccoa  
877-6TOCCOA

[www.mainstreettoccoa.com](http://www.mainstreettoccoa.com)

## AREA RETAILERS

