



## OFFERING MEMORANDUM

PRESERVE  
WEST  
CAPITAL



Verizon  
Toccoa, GA

This property is listed in conjunction with Georgia-licensed real estate broker Delta Commercial.

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



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Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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verizon<sup>✓</sup>

Big A Rd (12,100 AADT)



Toccoa Bypass

CURRAHEE CORNERS



## Property Highlights

- Corporate Guaranteed Lease by the Largest Premium Verizon Retailer in the US
  - Moorehead Communications (TCC) has Over 1,160 Locations in 41 States
  - 12th Largest Privately-Held Company in Indiana
  - Over \$1 Billion in Annual Revenues
- Proven Location with Successful Operating History in the Market
  - Recent Three-Year Lease Extension Showing their Commitment to this Location
  - Two, 3-Year Renewal Options with 5% Rent Increases at Each Option Period
- Outparcel to Walmart Supercenter with Regional Draw
  - Other Tenants include: The Home Depot, Mike Jones Ford Dealership, Sonic Drive-In, Murphy USA Gas Station, Captain D's, GameStop, Aaron's & More
- State Highway 17 (Toccoa Bypass) Location with Over 12,100 AADT
- Lease Requiring Minimal Landlord Responsibilities
  - Ideal Low Management Investment for a Passive, Out-of-State Investor
- Toccoa is the County Seat of Stephens County, Georgia and is Considered the "Heart of Northeast Georgia"
  - 90 Miles Northeast of Atlanta and 50 Miles from Athens
- Toccoa is a Regional Medical Center For a Five-County Area
  - Medical Facilities include the Fully Equipped Stephens County Hospital with 24-Hour Emergency Services and a Managed-Care Center, the Northeast Georgia
- Toccoa Has a Diverse Economic Base of 60 Industries & more Than 400 Businesses and Retail Outlets
  - Home to Franklin Financial Corporation which Employs More Than 1,300 People



## Location

The property is located at 271 Walmart Court, Toccoa, Georgia.

## Lot Size

Approximately 1.160 acres or 50,529 square feet.

## Improvements

A 3,200 square foot freestanding retail building for **Verizon**.

## Parking

There is ample parking available on site.

## Lease

Leased to **Moorhead Communications, Inc.** dba **The Cellular Connection, LLC** through July 31, 2023 at an annual rent of \$81,900 (August 2020). There are two (2) three-year options to renew the lease with 5% rent increases at each option period. The lease is net with tenant responsible for all taxes, insurance, HVAC, and common area maintenance. Landlord is responsible for roof & structure.

## PRICE

# \$1,170,000

## 7.00% Return

## Net Annual Income

Years		Annual Rent	Return
1-3	8/1/2020	\$81,900	7.00%
4-6	(Option 1)	\$85,995	7.35%
7-9	(Option 2)	\$90,295	7.72%

## Financing

This property will be delivered free and clear of permanent financing.



**Verizon Communications (NYSE: VZ)** is a broadband telecommunications company and the largest wireless communications service provider in the U.S.. Verizon's operations are divided into four business units, focusing on wireless services, residential and small business services, enterprise services, and partner programs. Verizon Wireless, a wholly owned subsidiary of Verizon Communications, provides wireless communication services to more than 142 million people in the U.S..

For the 2019 fiscal year, Verizon reported revenue of \$131.8 billion, net income of \$19.26 billion, and total stockholder equity of \$43.5 billion.

**The Cellular Connection (TCC)** is one of the largest Verizon Premium Wireless Retailer in the U.S. with more than 1,160 locations across the country. Founded in Marion, Indiana, in 1991 by Steve and Phyllis Moorehead, TCC owes its success to its ability to provide an exceptional wireless retail experience for its customers. TCC's long-standing relationship with Verizon Wireless coupled with its buying power allows the company to make its services more accessible to customers while offering unparalleled customer service and competitive pricing. The company sets itself apart from the many other cell phone retailers today by offering superior customer service. At big box stores, customers are just the next person in line. At every TCC location, customers get personalized, one-on-one attention. Additionally, TCC is one of the leading DISH Network dealers in the nation.

For more information, visit [www.tccrocks.com](http://www.tccrocks.com).



AERIAL

Stephens County  
Hospital

Downtown  
Toccoa

Toccoa-Stephens  
County Airport

106

verizon

Stephens County  
Middle School

Stephens County  
High School

Big A  
Elementary



Big A Rd (12,100 AADT)

Toccoa  
Raceway

Toccoa Bypass



CURRAHEE CORNERS

Walmart Supercenter



Aaron's

GameStop



Encompass  
Health

17

CVS  
pharmacy

belk  
MODERN SOUTHERN STYLE



Walgreens

SUBWAY

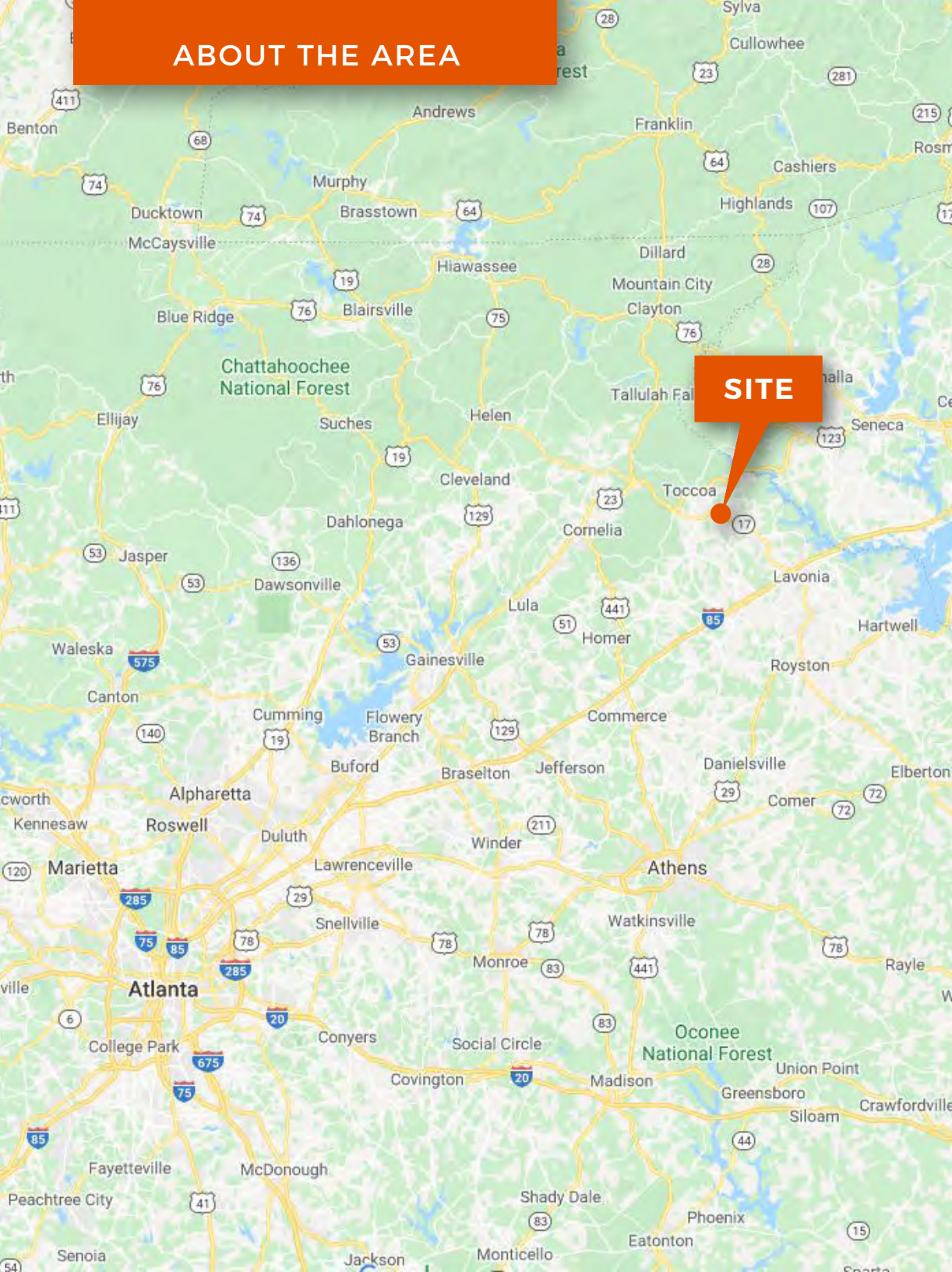


TSC TRACTOR  
SUPPLY CO

TACO BELL



## ABOUT THE AREA



## General Overview

Toccoa is the county seat of Stephens County, Georgia, and is considered the “Heart of Northeast Georgia.” Founded in 1873, Toccoa is about 90 miles northeast of Atlanta and about 50 miles from Athens. According to Census 2010 figures, Toccoa has 8,491 residents. The total population of Stephens County in 2010 was 26,175.

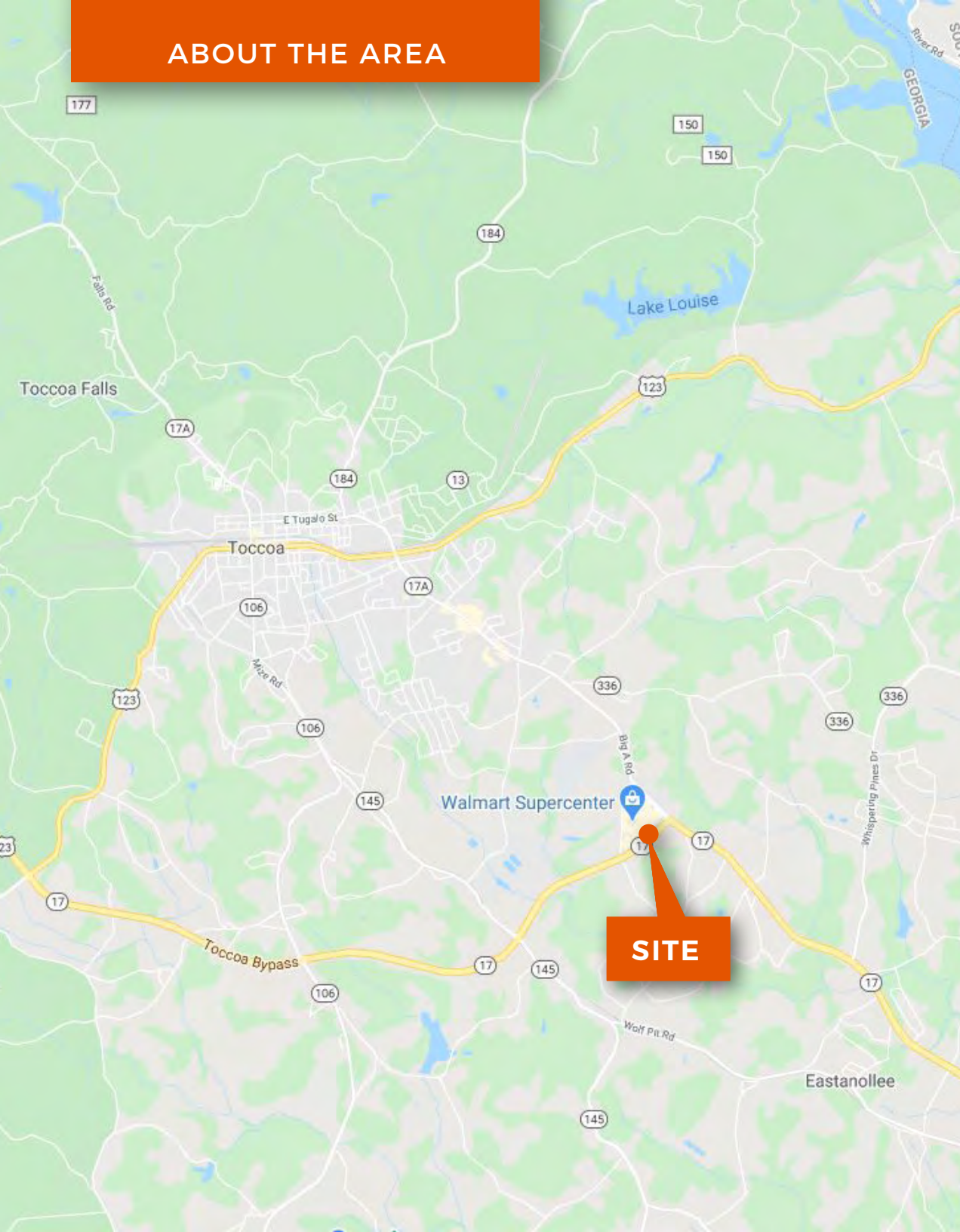
Toccoa’s economic base includes a range of services that attracts and supports a diverse economic base of 60 industries and more than 400 businesses and retail outlets. Stephens County serves as the major employment and retail center for a five-county area. Major industrial parks in the area are Toccoa Industrial Park, Meadowbrook Industrial Park, and Hayestone Brady Business Park. Founded and headquartered in Toccoa, 1st Franklin Financial Corporation is a regional financial services company with more than 1,300 employees.

Toccoa is also a regional medical center for a five-county area. Medical facilities include the fully equipped Stephens County Hospital with 24-hour emergency services and a managed-care center, the Northeast Georgia Physicians Group - Toccoa Clinic, with a full range of diagnostic services, as well as other numerous physician specialties and family practitioners.

Toccoa is also home to the Toccoa Airport, a small executive airport to the northeast of town. The airport was built by R.G. LeTourneau and is sometimes referred to as R.G. LeTourneau Field. The nearest interstate highway is Interstate 85. State highway 17 bypasses Toccoa, and highway 17 Alt runs through Toccoa. US highway 123/state highway 365 runs through Toccoa as well. Additionally, Amtrak’s Crescent connects Toccoa with the cities of New York, Philadelphia, Baltimore, Washington, Charlotte, Atlanta, Birmingham, and New Orleans.



## ABOUT THE AREA



## Site Information

The subject property is a 3,200-square foot single-tenant retail building on a 1.16 acres parcel of land prominently situated with excellent access and visibility along State Highway 17 (12,100 AADT) at the Toccoa Bypass junction (5,480 AADT).

The property is ideally situated within a highly trafficked Walmart Supercenter anchored shopping center with other co-tenants including The Home Depot, Mike Jones Ford Dealership, Sonic Drive-In, Murphy USA Gas Station, Captain D's, Game Stop, Aaron's, and more.

In addition, the site is located in close proximity to Stephens County High School, Big A Elementary School, The Pointe Church, & First Alliance Church, drawing additional traffic from members, students, parents, and teachers.





# 271 Walmart Ct | Toccoa, GA 30538



TOTAL POPULATION

**34,773**



AVG. HOME VALUE

**\$165,223**



AVG. HOUSEHOLD INCOME

**\$54,017**

## Population Summary

	3 Mile	5 Miles	10 Miles
2010 Total Population	9,696	19,151	33,409
2019 Total Population	10,104	19,833	34,773
2024 Total Population	10,256	20,086	35,364
2019-2024 Annual Rate	0.30%	0.25%	0.34%

## Average Household Income

2019	\$51,914	\$52,263	\$54,017
2024	\$58,946	\$60,205	\$61,998

## Average Home Value

2019	\$138,524	\$144,113	\$165,223
2024	\$159,229	\$165,894	\$190,746

## Major Employers in Stephens County

## # of Employees

ASI Southeast	400
Patterson Pump	400
Nifco KTW	400
Sage Automotive Interiors	220
Pruitt Health	200
Morgan Concrete	175
Eaton Aerospace	170
American Woodmark	130
Taylor Communications	120
Coats & Clark	90



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