

A GREAT PLACE TO DO BUSINESS

MAKE TOCCOA / STEPHENS COUNTY
YOUR NEXT RETAIL LOCATION



160 N. ALEXANDER STREET - P.O. BOX 577 TOCCOA, GA 30577

(706) 886-2132 | www.visittoccoa.com

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TOCCOA / STEPHENS COUNTY IS A GREAT PLACE TO DO BUSINESS!

WELCOME LETTER

GREAT **PEOPLE**

GREAT **LIVING**

GREAT **RESOURCES**

GREAT **SCHOOLS**

GREAT **INDUSTRY**

GREAT **BUSINESSES**

GREAT **INFRASTRUCTURE**

WE WANT YOU HERE



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Letter from our Chamber President

Why choose Toccoa / Stephens County as a location for your business? Fair question! Inside this booklet, we have assembled a few facts about our community to give you a glimpse of who we are and what we are all about. But you need more... we are available to respond to your interest and answer questions in any way you prefer: by email, by phone, or hopefully in person! We would love to have you come for a visit.

The most important thing for you to know is that we have identified your business as one we want in our community. We believe a business such as yours can thrive in Toccoa and be prosperous here.

We know that the decision as to where to locate your business is certainly yours, not ours, but we really do want to get to know you and have the chance to introduce our town to you and you to us. We want your business. Thank you for your consideration. Give us a call, won't you?

Toccoa / Stephens County is a great place to do business and an even greater place to do life!



Julie Paysen, President
Toccoa / Stephens County Chamber of Commerce

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Great People

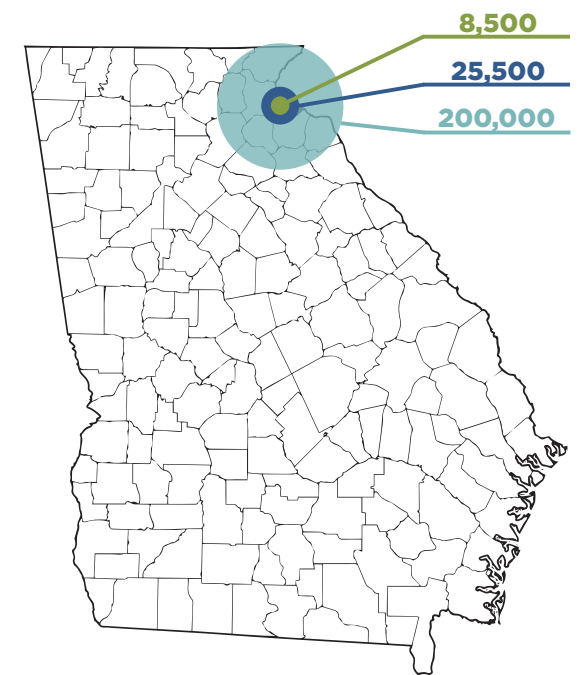
Toccoa / Stephens County has all the advantages of a small town. Spend some time with us, and you'll quickly feel a strong sense of community. We have great people!

The population of Toccoa is about 8,500, while Stephens County totals close to 25,500. The "area population" from which we draw commercially is much larger, with more than 200,000 people in surrounding counties within a 30-45 minute drive.

Great people make great customers!

Our demographics are typical of the Northeast Georgia and Upstate South Carolina regions, with good income levels, a propensity to spend, and a high percentage who are active in the community.

CITY / COUNTY / REGION POPULATION





Great Living

Great venues, beautiful outdoor activities, popular annual events, and our rich history work together to make Toccoa / Stephens County a great place to do life!

Great Venues & Events

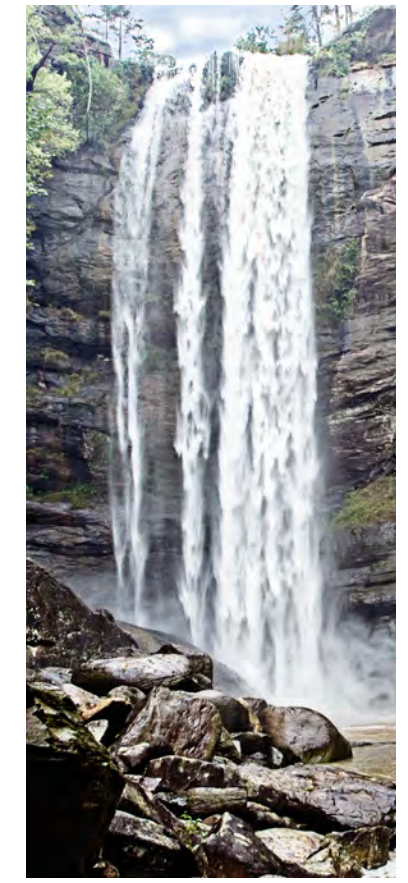
Visit the Ritz Theatre, the Currahee Military Museum, or any of our annual community events. Enjoy world-class music with the Toccoa Symphony, the Northeast Georgia Concert Series, and the Ida Cox Summer Music Series.

Great Outdoors & Activities

We boast a wealth of outdoor destinations like Toccoa Falls, Lake Hartwell, and Tugaloo River. Play a round of golf at The Links of Lake Toccoa, catch fish in Panther Creek, or hike to the top of Currahee and enjoy the view.

Great History & Tradition

Native Americans influenced our culture and heritage in the early 1800s, paratroopers trained at Camp Toccoa during WWII, and we continue to make history as we celebrate life together.





Great Resources

Our City Commission, County Commission, and Chamber of Commerce are strongly committed to continue working together in support of existing and new businesses.

The creation of an Economic Development Authority, Airport Authority, and Hospital Authority has fostered the opportunity for citizens of the community to be active in producing a welcoming environment for business here.

**When you start a business or open a new location in Toccoa / Stephens County,
*it means you are joining our family!***





Great Schools

The student population for Stephens County alone in grades K-12 is slightly over 4,200. The student population of the market area within Georgia is closer to 21,000.

Graduates of each of the school districts readily advance to the post-secondary level with increasing frequency. Many are accepted into ivy league institutions, and many are selected for admission to the nation's service academies.

There are three post-secondary institutions located in our market area:



PIEDMONT COLLEGE | www.piedmont.edu
Demorest, GA | (706) 778-3000



TOCCOA FALLS COLLEGE | www.tfc.edu
Toccoa Falls, GA | (706) 886-7299



NORTH GA TECHNICAL COLLEGE | www.northgatech.edu
Clarkesville, GA | (706) 754-7700
Toccoa, GA | (706) 779-8100



Great Industry

Industry is booming in Toccoa / Stephens County.

For nearly 150 years, people here have been making things. Our labor force can fill existing jobs and has the skill set needed for the future of industry. Our colleges and industrial areas speak to our long-term commitment in support of industry.

Our local manufacturers produce aerospace products, automotive parts, bathroom accessories, cabinets, cartons, copper and tin-coated wire, corrugated boxes, elevator components, fabricated steel products, fragrances, furniture, industrial coatings, insulation, machined parts, pallets, pharmaceuticals, plastics, pumps, storage buildings, textiles and textile products, wind chimes, and wood products.



For more information on industrial sites and opportunities, contact the Stephens County Development Authority: (706) 886-4242.



Great Businesses

We host a great blend of big box retail, local shops, and professional services.

While we enjoy the big box stores like Walmart and Home Depot, we are also home to a multitude of locally-owned retail shops and businesses. This blend creates a competitive balance that serves our community well.

Additionally, we are blessed scores of professional providers, doctors and lawyers, accountants, and others who provide quality services to our citizens.



Great Infrastructure

We have move-in ready buildings waiting for businesses just like yours!



We currently have buildings of various sizes suitable for retail, industrial, and office use. Additionally, there are **build-ready sites available** for construction of your own facility. Let us help you find what you need.



With Lake Hartwell, Lake Yonah, and the Tugaloo River all bordering Stephens County, we have an abundance of **water for both recreational and industrial purposes.**



Our county is becoming increasingly accessible. Interstate 85, I-985/US441, and 4-lane Georgia Highway 17, Norfolk Southern Railroad, Amtrak, and LeTourneau Field all make for **easy travel to and from the area.**



Our great community leadership has attended to **vital infrastructure** needs such as water, wastewater, natural gas electricity, and broadband connectivity. Whatever you need, we have it for you.



We Want You Here

You've received this booklet because our Chamber of Commerce has identified your business as one we need in our community. We want you here!

We would love to have a conversation with you about the potential of your business opening a location in Toccoa / Stephens County.

Chamber of Commerce

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