OFFERING MEMORANDUM



ONEGUARD SELF STORAGE

62 RAMSEY ROAD | TOCCOA, GA 30577
489 OAK VALLEY ROAD | TOCCOA, GA 30577



Marcus & Millichap
THE GORMAN
SELF-STORAGE GROUP

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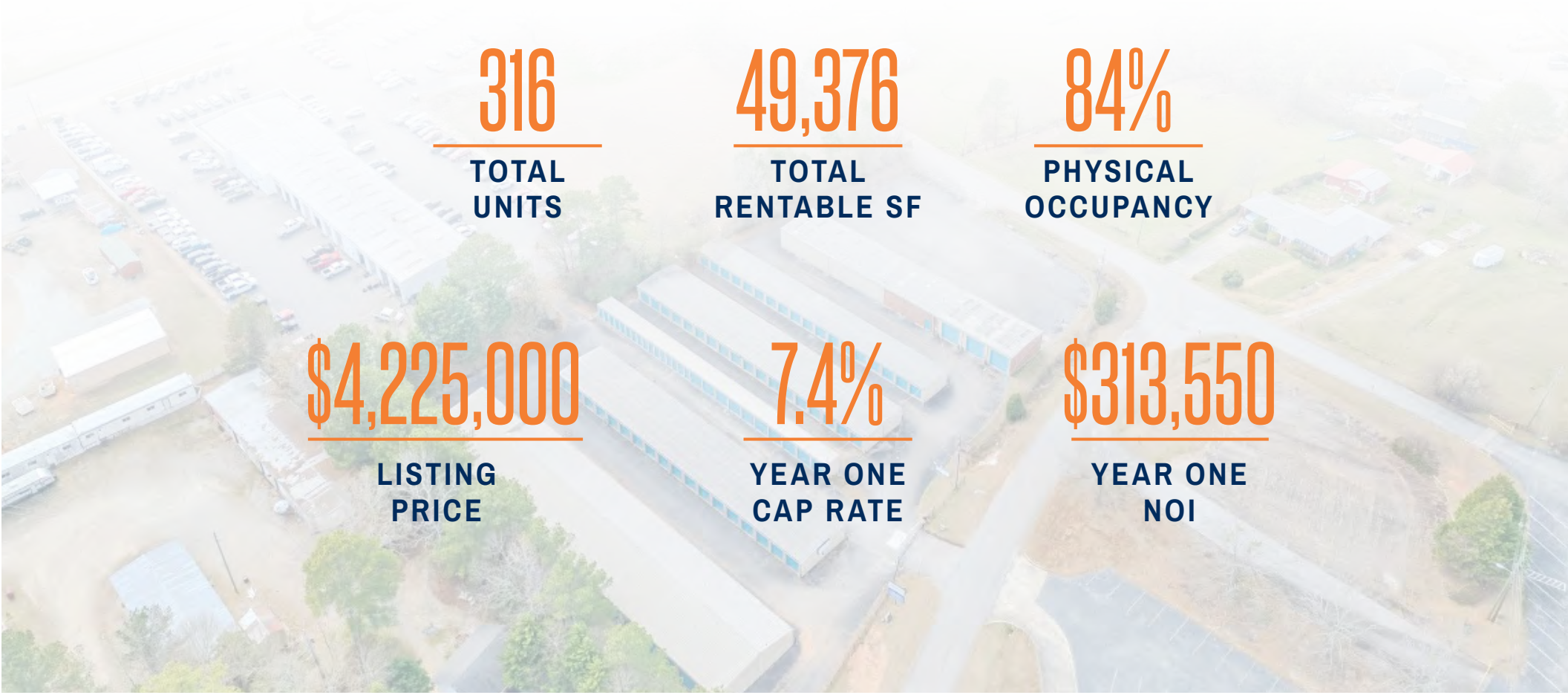
REGIONAL MAP

INVESTMENT SUMMARY

ONEGUARD SELF STORAGE

62 RAMSEY ROAD & 489 OAK VALLEY ROAD
TOCCOA, GA 30577

STEPHENS COUNTY



316
TOTAL UNITS

49,376
TOTAL RENTABLE SF

84%
PHYSICAL OCCUPANCY

$4,225,000
LISTING PRICE

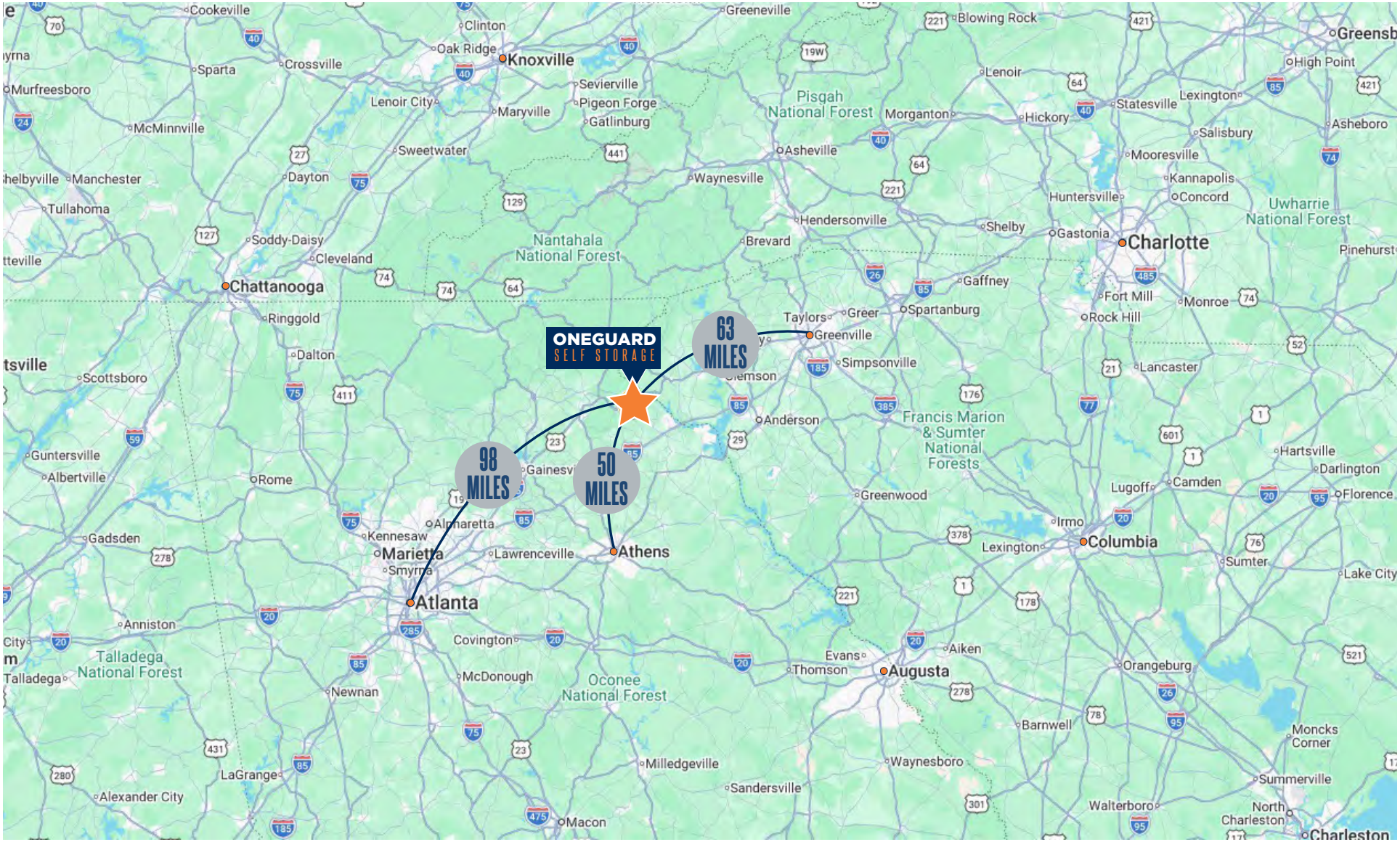
7.4%
YEAR ONE CAP RATE

$313,550
YEAR ONE NOI

INVESTMENT HIGHLIGHTS

- Ability to Expand at Oak Valley Lcoation
- Two Locations Within 0.5 Miles
- Growing Population & Housing (5-Miles)
- Fully-Fenced with Keypad Entry Gate
- 84% Physically Occupied
- Recent Exterior Painting Completed

REGIONAL MAP



PROPERTY OVERVIEW

PROPERTY DETAILS
PROPERTY PHOTOS
SITE PLAN / UNIT MAP

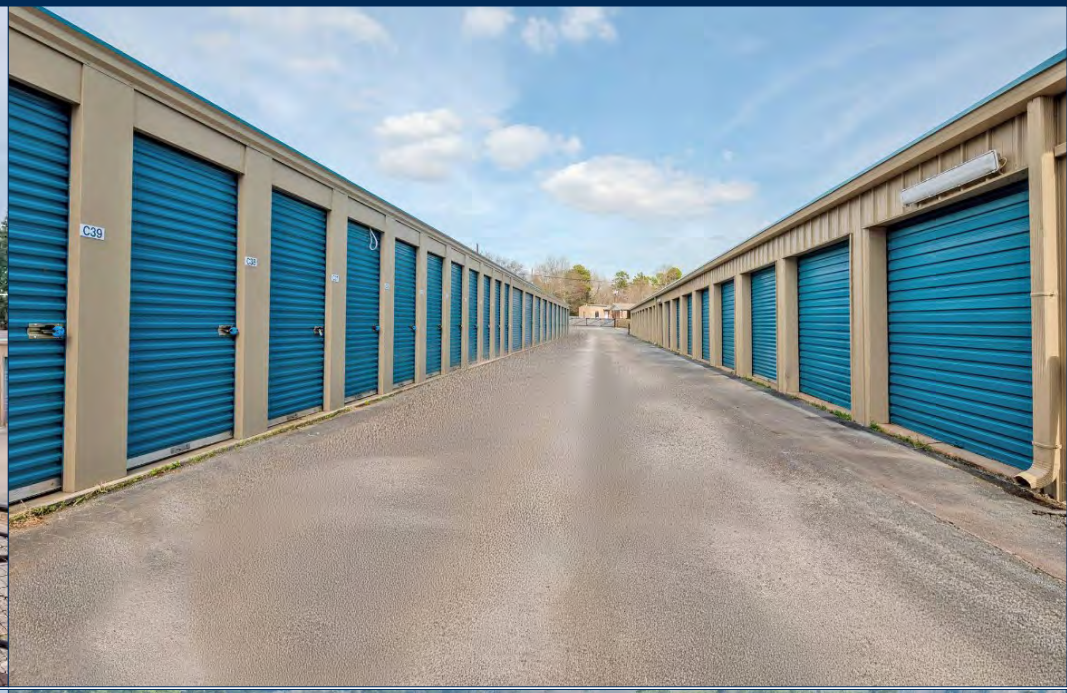
PROPERTY OVERVIEW

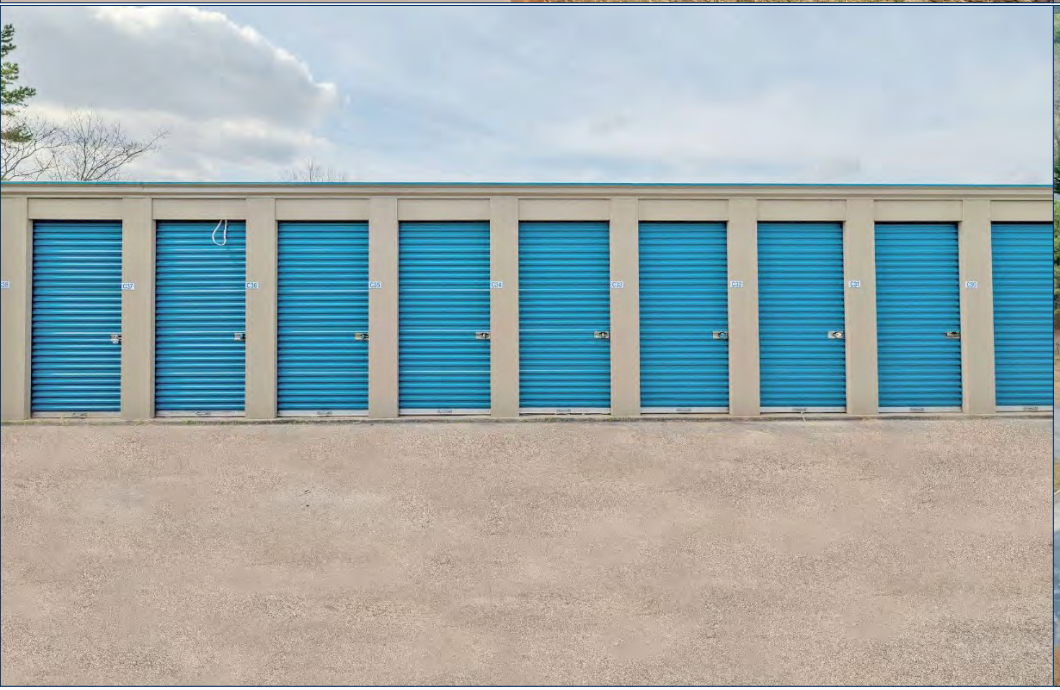
ONEGUARD SELF STORAGE - 62 RAMSEY ROAD



177	30,376	2.48	2001	177	82%
TOTAL UNITS	TOTAL RENTABLE SF	TOTAL ACRES	YEAR BUILT	DRIVE UP UNITS	OCCUPIED SF


ONEGUARD
NEED SOME
EXTRA SPACE?
706-204-1447


C39





ONEGUARD SELF STORAGE - 489 OAK VALLEY ROAD



139	19,000	3.26	2006/2009/2017	139	88%
TOTAL UNITS	TOTAL RENTABLE SF	TOTAL ACRES	YEARS BUILT	DRIVE UP UNITS	OCCUPIED SF


ONEGUARD







FINANCIAL ANALYSIS

FINANCIAL SUMMARY
UNIT MIX
INCOME & EXPENSES
CASH FLOW

FINANCIAL SUMMARY

LIST PRICE: $4,225,000

$85.57
PRICE/ SF

7.1%
CURRENT CAP RATE

$298,485
CURRENT NOI

Property Summary (Current)	
Number of Units	316
NRSF	49,376
Lot Size	5.74 Acres
Effective Gross Income	$422,506
Expenses	$124,021
Net Operating Income (Current)	$298,485

Acquisition Summary (Year One)	
Sales Price	Request for Offer
Effective Gross Income	$452,907
Expenses	$139,357
Net Operating Income	$313,550

Summary Operating Statistics	Current	Year 1	Year 2	Year 3	Year 4	Year 5
Effective Gross Income (Income After Vacancy)	$422,506	$452,907	$475,552	$499,330	$524,297	$550,511
Net Operating Income	$298,485	$313,550	$332,457	$352,374	$373,353	$395,448

UNIT MIX

One Guard - Ramsey Rd - Drive Up

	Units		Rent/Unit/Mo		Area (SqFt)			Rent/Mo			Rent/Yr	Rent/SF/Mo	Occupancy		
Size	Total	Rented	Street	Actual	/ Unit	Total	Rented	Gross Pot	Occupied Pot	Occupied Act	Gross Pot	Street	% Units	% SqFt	Economic
5 x 10	–	–	$50.00	$50.00	50	–	–	–	–	–	–	$1.00	–	–	–
5 x 10	16	14	$50.00	$65.72	50	800	700	$800	$700	$920	$9,600	$1.00	87.5%	87.5%	115.0%
10 x 10	71	43	$79.00	$94.58	100	7,100	4,300	$5,609	$3,397	$4,067	$67,308	$0.79	60.6%	60.6%	72.5%
10 x 15	22	18	$89.00	$127.34	150	3,300	2,700	$1,958	$1,602	$2,292	$23,496	$0.59	81.8%	81.8%	117.1%
10 x 20	39	31	$119.00	$147.13	200	7,800	6,200	$4,641	$3,689	$4,561	$55,692	$0.60	79.5%	79.5%	98.3%
10 x 30	2	2	$169.00	$227.00	300	600	600	$338	$338	$454	$4,056	$0.56	100.0%	100.0%	134.3%
12 x 26	15	15	$129.00	$160.41	312	4,680	4,680	$1,935	$1,935	$2,406	$23,220	$0.41	100.0%	100.0%	124.3%
12 x 36	3	2	$169.00	$184.00	432	1,296	864	$507	$338	$368	$6,084	$0.39	66.7%	66.7%	72.6%
15 x 30	7	7	$209.00	$229.17	450	3,150	3,150	$1,463	$1,463	$1,604	$17,556	$0.46	100.0%	100.0%	109.6%
25 x 30	1	1	$299.00	$324.00	750	750	750	$299	$299	$324	$3,588	$0.40	100.0%	100.0%	108.4%
30 x 30	1	1	$440.00	$580.80	900	900	900	$440	$440	$581	$5,280	$0.49	100.0%	100.0%	132.0%
Total / Wtd Avg	**177**	**134**	**$101.64**	**$131.17**	**172**	**30,376**	**24,844**	**$17,990**	**$14,201**	**$17,577**	**$215,880**	**$0.59**	**75.7%**	**81.8%**	**97.7%**
One Guard - Ramsey Rd	**177**	**134**	**$101.64**	**$131.17**	**172**	**30,376**	**24,844**	**$17,990**	**$14,201**	**$17,577**	**$215,880**	**$0.59**	**75.7%**	**81.8%**	**97.7%**

One Guard- Oak Valley - Drive Up

	Units		Rent/Unit/Mo		Area (SqFt)			Rent/Mo			Rent/Yr	Rent/SF/Mo	Occupancy		
Size	Total	Rented	Street	Actual	/ Unit	Total	Rented	Gross Pot	Occupied Pot	Occupied Act	Gross Pot	Street	% Units	% SqFt	Economic
5 x 10	21	18	$55.00	$72.14	50	1,050	900	$1,155	$990	$1,299	$13,860	$1.10	85.7%	85.7%	112.4%
10 x 10	52	41	$85.00	$107.24	100	5,200	4,100	$4,420	$3,485	$4,397	$53,040	$0.85	78.8%	78.8%	99.5%
10 x 15	24	19	$109.00	$153.17	150	3,600	2,850	$2,616	$2,071	$2,910	$31,392	$0.73	79.2%	79.2%	111.3%
10 x 20	32	31	$139.00	$170.23	200	6,400	6,200	$4,448	$4,309	$5,277	$53,376	$0.70	96.9%	96.9%	118.6%
10 x 25	5	5	$159.00	$199.00	250	1,250	1,250	$795	$795	$995	$9,540	$0.64	100.0%	100.0%	125.2%
10 x 30	5	5	$189.00	$250.00	300	1,500	1,500	$945	$945	$1,250	$11,340	$0.63	100.0%	100.0%	132.3%
Total / Wtd Avg	**139**	**119**	**$103.45**	**$135.53**	**137**	**19,000**	**16,800**	**$14,379**	**$12,595**	**$16,128**	**$172,548**	**$0.76**	**85.6%**	**88.4%**	**112.2%**
One Guard- Oak Valley	**139**	**119**	**$103.45**	**$135.53**	**137**	**19,000**	**16,800**	**$14,379**	**$12,595**	**$16,128**	**$172,548**	**$0.76**	**85.6%**	**88.4%**	**112.2%**

INCOME & EXPENSES

INCOME	Note	Underwriting T8M as of Aug 2026			Year 1		
Gross Potential Rent		$388,428	$7.87		$388,428	$7.87	–
Physical Vacancy		($66,876)		17.2%	($46,611)		12.0%
In-Place Discounts		$82,909		(21.3%)	$77,686		(20.0%)
Churn & Delinquency		($23,515)		6.1%	($7,769)		2.0%
Effective Rental Income		$380,947	$9.15		$411,734	$9.48	
Tenant Insurance Income		$24,015		6.3%	$24,015		5.8%
Other		$17,544		4.6%	$17,159		4.2%
Total Other Income		$41,559		10.9%	$41,173		10.0%
Effective Gross Income		$422,506	$10.15		$452,907	$10.42	
OPERATING EXPENSES		T12M as of May 2026					
Real Estate Taxes		$16,945	$0.34		$30,154	$0.61	
On-Site Management		$15,715	$0.32		$15,715	$0.32	
Off-Site Management		$21,125	$0.43	5.0%	$22,645	$0.46	5.0%
Credit Card Fees		$8,450	$0.17	2.0%	$9,058	$0.18	2.0%
Insurance		$9,424	$0.19		$9,424	$0.19	
Utilities		$6,827	$0.14		$6,827	$0.14	
Repairs & Maintenance		$12,344	$0.25		$12,344	$0.25	
Administration		$9,248	$0.19		$9,248	$0.19	
Marketing & Advertising		$14,834	$0.30		$14,834	$0.30	
Call Center		$6,000	$0.12		$6,000	$0.12	
Telephone & Internet		$3,108	$0.06		$3,108	$0.06	
Operating Expenses		$124,021	$2.51	29.4%	$139,357	$2.82	30.8%
Net Operating Income		**$298,485**	**$6.05**		**$313,550**	**$6.35**	

INCOME AND OPERATING EXPENSES NOTES

* Income and expense figures are based on current untrended rents and cost estimates

CASH FLOW

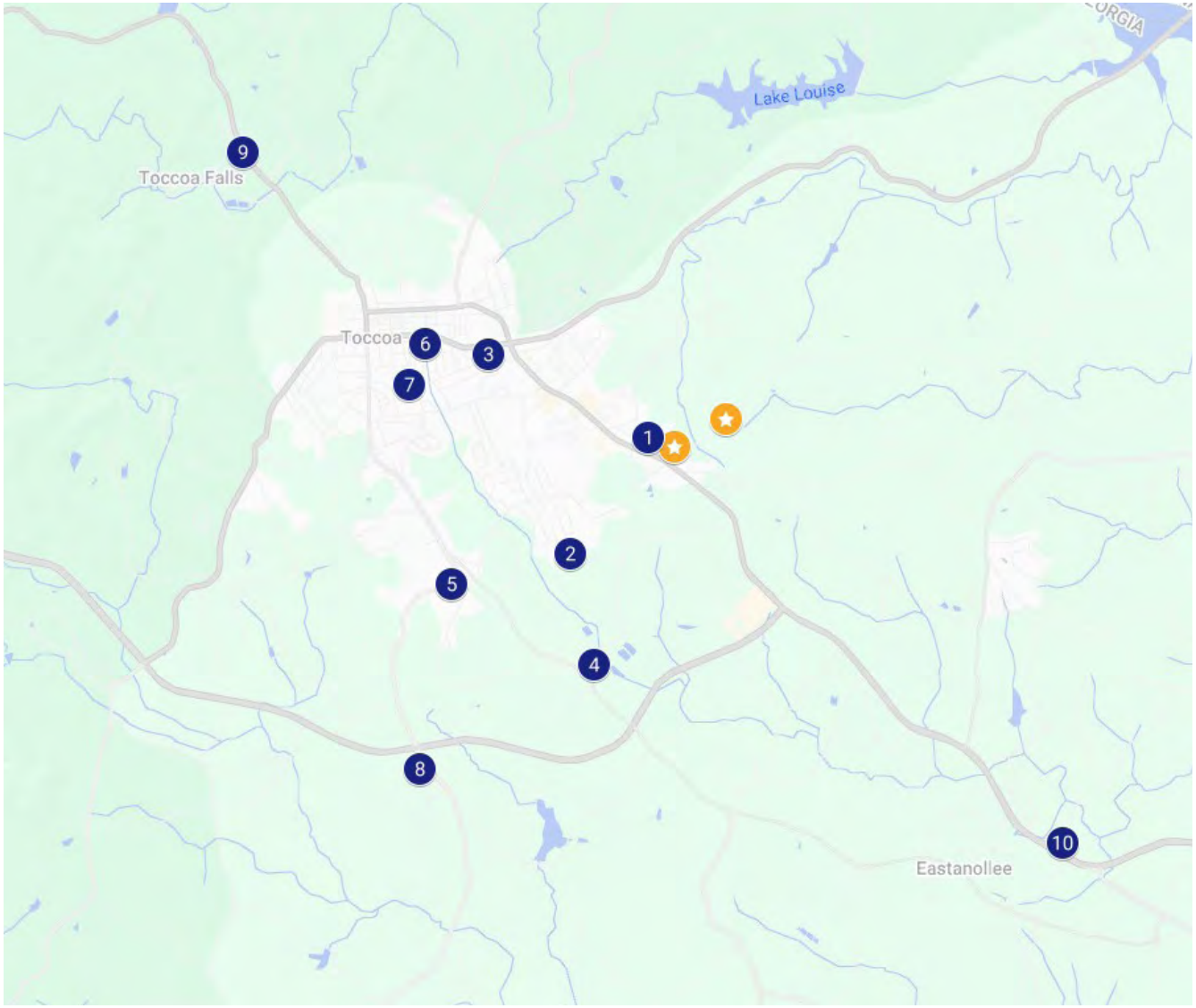
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Net Operating Income							
Gross Potential Rent	$388,428	$407,849	$428,242	$449,654	$472,137	$495,743	$520,531
Physical Vacancy	($46,611)	($48,942)	($51,389)	($53,958)	($56,656)	($59,489)	($62,464)
In-Place Discounts	$77,686	$81,570	$85,648	$89,931	$94,427	$99,149	$104,106
Churn & Delinquency	($7,769)	($8,157)	($8,565)	($8,993)	($9,443)	($9,915)	($10,411)
Effective Rental Income	$411,734	$432,320	$453,936	$476,633	$500,465	$525,488	$551,763
Tenant Insurance Income	$24,015	$25,216	$26,476	$27,800	$29,190	$30,650	$32,182
Other	$17,159	$18,017	$18,917	$19,863	$20,856	$21,899	$22,994
Total Other Income	$41,173	$43,232	$45,394	$47,663	$50,046	$52,549	$55,176
Effective Gross Income	$452,907	$475,552	$499,330	$524,297	$550,511	$578,037	$606,939
Operating Expenses							
Real Estate Taxes	$30,154	$30,757	$31,372	$31,999	$32,639	$33,292	$33,958
On-Site Management	$15,715	$16,029	$16,350	$16,677	$17,010	$17,350	$17,697
Off-Site Management	$22,645	$23,778	$24,967	$26,215	$27,526	$28,902	$30,347
Credit Card Fees	$9,058	$9,511	$9,987	$10,486	$11,010	$11,561	$12,139
Insurance	$9,424	$9,612	$9,805	$10,001	$10,201	$10,405	$10,613
Utilities	$6,827	$6,963	$7,103	$7,245	$7,390	$7,537	$7,688
Repairs & Maintenance	$12,344	$12,591	$12,843	$13,100	$13,362	$13,629	$13,901
Administration	$9,248	$9,433	$9,622	$9,815	$10,011	$10,211	$10,415
Marketing & Advertising	$14,834	$15,131	$15,434	$15,742	$16,057	$16,378	$16,706
Call Center	$6,000	$6,120	$6,242	$6,367	$6,495	$6,624	$6,757
Telephone & Internet	$3,108	$3,170	$3,233	$3,298	$3,364	$3,431	$3,500
Operating Expenses	$139,357	$143,096	$146,956	$150,944	$155,064	$159,321	$163,721
Net Operating Income	$313,550	$332,457	$352,374	$373,353	$395,448	$418,716	$443,217
Assumptions:							
Income YoY Inflation		5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Expense YoY Inflation		2.00%	2.00%	2.00%	2.00%	2.00%	2.00%

MARKET COMPARABLES

RENT COMP SURVEY MAP
RENT SURVEY & SATURATION
RENT COMPS

RENT COMPARABLES

	Property Name
★	OneGuard Self Storage
1	Smith's Self Storage Mini Warehouse Rentals
2	Skyline Self Storage
3	Family Pride Mini Storage
4	Roselane Storage
5	My Attic Storage
6	Toccoa Self Storage
7	My Attic Storage
8	Currahee Self Storage
9	My Attic Storage
10	Midgard Self Storage



RENT SURVEY & SATURATION

Property List

	Property	Address	Proximity (Miles)	Drive Time (Minutes)	Area (SqFt)	Year Built
S	OneGuard Self Storage - Ramsey Rd	62 Ramsey Rd, Toccoa, GA	0.0	0.2	19,000	2001
1	Smith's Self Storage Mini Warehouse Rentals	78 Colonial Dr, Toccoa, GA	0.2	1.4	30,426	2001
S	OneGuard Self Storage - Oak Valley Rd	489 Oak Valley Rd, Toccoa, GA	0.4	1.2	14,440	1971
2	Skyline Self Storage	1465 Skyline Dr, Toccoa, GA	1.1	4.1	13,604	1994
3	Family Pride Mini Storage	734 E Currahee St, Toccoa, GA	1.5	4.3	10,298	2020
4	Roselane Storage	164 Design Point, Toccoa, GA	1.9	4.4	8,693	1984
5	My Attic Storage	1139 Mize Rd, Toccoa, GA	1.9	5.5	3,878	1980
6	Toccoa Self Storage	242 E Franklin St, Toccoa, GA	2.0	5.6	12,179	1970
7	My Attic Storage	368 S Pond St, Toccoa, GA	2.0	5.8	42,076	1999
8	Currahee Self Storage	2700 Mize Rd, Toccoa, GA	3.0	8.4	1,938	1995
9	My Attic Storage	1525 Falls Rd, Toccoa, GA	3.9	10.4	107,559	2004
10	Midgard Self Storage	63 Scott Rd, Eastanollee, GA	4.2	6.3	50,000	2000

Data as of 23-Jun-2026 provided by StorTrack

Saturation Estimate*

Target Market Radius (Miles)	1	3	5
Current SqFt in Market**	63,866	154,594	314,091
Current Residents as of 2025	2,062	13,281	20,556
Current Saturation (SqFt / Resident)	30.97	11.64	15.28
Estimated SqFt in Market**	63,866	154,594	314,091
Estimated Residents for 2030	2,089	13,320	20,566
Estimated Saturation (SqFt / Resident)	30.57	11.61	15.27

RENT COMPARISONS

Rates Comparison: Non-Climate Control

	Property	5x10 Reg	10x10 Reg	10x15 Reg	10x20 Reg	10x30 Reg	
S	OneGuard Self Storage - Ramsey Rd	$50.00	$79.00-91.00	$89.00-102.00	$119.00-137.00	–	–
S	OneGuard Self Storage - Oak Valley Rd	$55.00-60.00	$85.00-98.00	$109.00-125.00	$139.00-153.00	–	–
2	Skyline Self Storage	–	–	–	–	$295.00	–
3	Family Pride Mini Storage	–	$64.00	–	–	$235.00	–
4	Roselane Storage	$50.00	$75.00	$85.00	$110.00	–	–
5	My Attic Storage	–	$60.00	–	–	$213.00	–
6	Toccoa Self Storage	$55.00	$75.00	$90.00	–	–	–
7	My Attic Storage	$50.00	$65.00	$70.00	–	–	–
8	Currahee Self Storage	$55.00	$85.00	$110.00	$140.00	–	–
9	My Attic Storage	$50.00	$65.00	–	–	–	–
10	Midgard Self Storage	$36.00-60.00	$41.00-68.00	$56.00-93.00	$61.00-101.00	–	–
Competitor Average		$51.33	$67.94	$85.90	$110.33	$247.67	–
Competitor Rate / SqFt		$1.03	$0.68	$0.57	$0.55	$0.83	–
Subject Rate / SqFt		$1.08	$0.88	$0.71	$0.69	–	–
Rate / SqFt Variance		4.7%	29.9%	23.7%	24.2%	–	–

Rates Comparison: Climate Control

	Property	5x5 CC	5x10 CC	10x10 CC	10x15 CC	10x20 CC	10x30 CC
2	Skyline Self Storage	$39.00	$65.00	$99.00	$139.00	–	–
3	Family Pride Mini Storage	–	–	–	–	$230.00	$223.00
4	Roselane Storage	–	$60.00	$110.00	–	–	–
8	Currahee Self Storage	$50.00	$70.00	$110.00	$150.00	–	–
10	Midgard Self Storage	–	$50.00-158.00	$73.00-121.00	$94.00-157.00	–	–
Competitor Average		$44.50	$74.75	$104.00	$138.17	$230.00	$223.00
Competitor Rate / SqFt		$1.78	$1.50	$1.04	$0.92	$1.15	$0.74
Subject Rate / SqFt		–	–	–	–	–	–
Rate / SqFt Variance		–	–	–	–	–	–

Only includes rental rates available as of 23-Jun-2026

MARKET OVERVIEW

LOCAL MAP
DEMOGRAPHICS
LOCATION OVERVIEW
AREA RETAIL CENTERS
AREAS OF INTEREST
NEW DEVELOPMENT LANDSCAPE

LOCATION OVERVIEW

LOCAL MAP



DEMOGRAPHICS SUMMARY



POPULATION

In 2025, the population in your selected geography is 20,555. The population has changed by 5.64 percent since 2010. It is estimated that the population in your area will be 20,566 five years from now, which represents a change of 0.1 percent from the current year. The current population is 48.0 percent male and 52.0 percent female. The median age of the population in your area is 40.0, compared with the U.S. average, which is 40.0. The population density in your area is 262 people per square mile.



HOUSEHOLDS

There are currently 8,038 households in your selected geography. The number of households has changed by 6.03 percent since 2010. It is estimated that the number of households in your area will be 8,103 five years from now, which represents a change of 0.8 percent from the current year. The average household size in your area is 2.4 people.



INCOME

In 2025, the median household income for your selected geography is $52,999, compared with the U.S. average, which is currently $78,171.The median household income for your area has changed by 67.79 percent since 2010. It is estimated that the median household income in your area will be $59,677 five years from now, which represents a change of 12.6 percent from the current year.

The current year per capita income in your area is $26,601, compared with the U.S. average, which is $41,680. The current year's average household income in your area is $66,354, compared with the U.S. average, which is $103,571.



EMPLOYMENT

In 2025, 9,126 people in your selected area were employed. The 2010 Census revealed that 59.2 percent of employees are in white-collar occupations in this geography, and 23.3 percent are in blue-collar occupations. In 2025, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 22.00 minutes.



HOUSING

The median housing value in your area was $188,077 in 2025, compared with the U.S. median of $333,538. In 2010, there were 5,075.00 owner-occupied housing units and 2,505.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S averages. 16.6 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 5.8 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 13.8 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.4 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 46.7 percent in the selected area compared with the 19.6 percent in the U.S.

1, 3 & 5 MILE DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	2,089	13,320	20,566
2025 Estimate			
Total Population	2,062	13,281	20,555
2020 Census			
Total Population	1,952	13,007	20,202
2010 Census			
Total Population	1,752	12,325	19,457
Daytime Population			
2025 Estimate	2,292	13,680	19,240
HOUSEHOLDS	**1 Mile**	**3 Miles**	**5 Miles**
2030 Projection			
Total Households	860	5,502	8,103
2025 Estimate			
Total Households	844	5,446	8,038
Average (Mean) Household Size	2.4	2.4	2.4
2020 Census			
Total Households	812	5,336	7,912
2010 Census			
Total Households	742	5,009	7,581

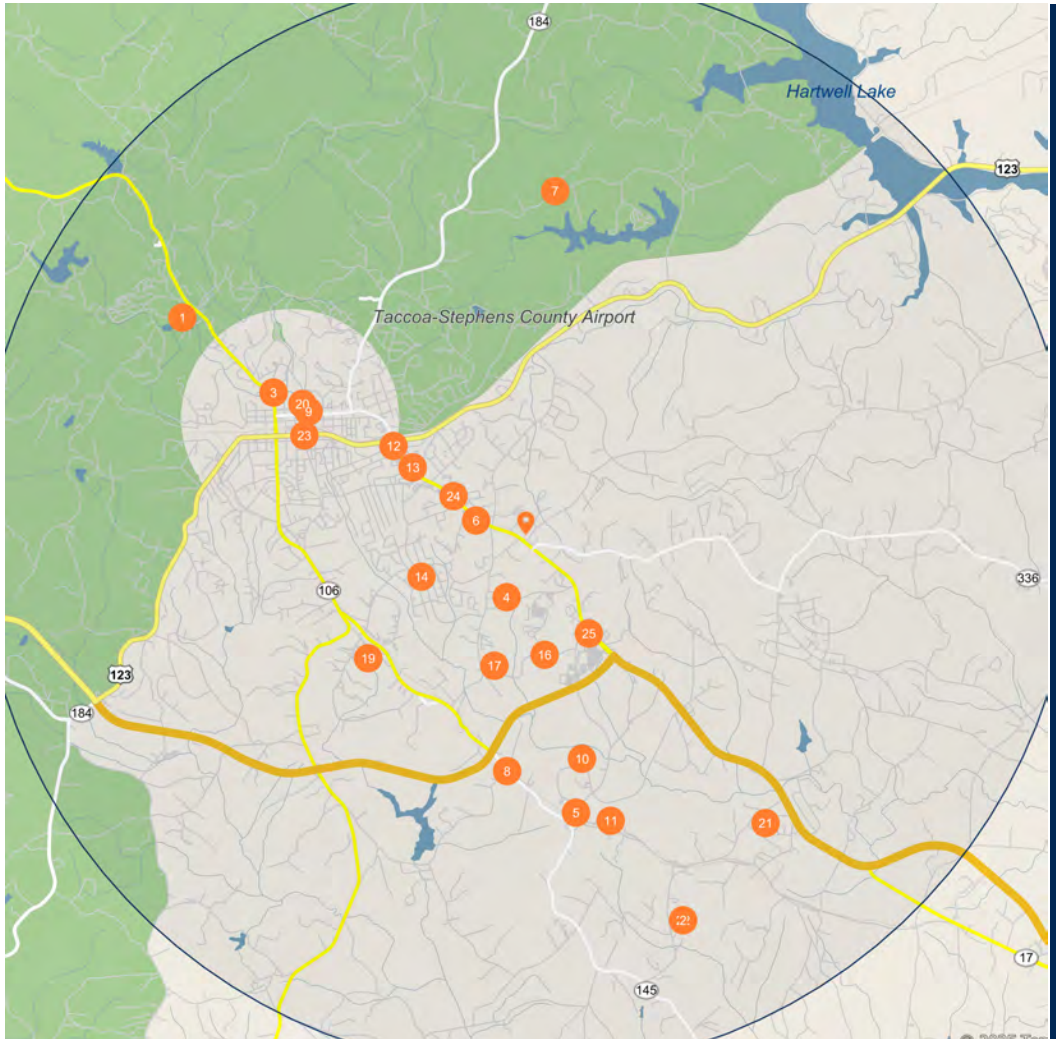
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
$250,000 or More	1.3%	1.3%	1.4%
$200,000-$249,999	1.1%	1.0%	1.1%
$150,000-$199,999	4.8%	4.3%	4.7%
$125,000-$149,999	5.2%	3.3%	5.0%
$100,000-$124,999	7.6%	7.8%	7.6%
$75,000-$99,999	13.0%	12.3%	11.6%
$50,000-$74,999	22.0%	19.8%	20.4%
$35,000-$49,999	13.8%	14.8%	14.7%
$25,000-$34,999	10.3%	9.6%	9.7%
$15,000-$24,999	12.5%	12.0%	11.8%
Under $15,000	8.4%	13.9%	12.2%
Average Household Income	$68,234	$64,130	$66,354
Median Household Income	$52,221	$51,666	$52,999
Per Capita Income	$28,656	$26,164	$26,601

1, 3 & 5 MILE DEMOGRAPHICS

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate	2,062	13,281	20,555
0 to 4 Years	5.8%	6.0%	5.6%
5 to 14 Years	11.9%	13.0%	12.4%
15 to 17 Years	3.8%	4.2%	4.0%
18 to 19 Years	2.2%	2.5%	3.0%
20 to 24 Years	5.5%	5.9%	6.7%
25 to 29 Years	6.9%	6.5%	6.2%
30 to 34 Years	6.1%	6.3%	6.3%
35 to 39 Years	5.7%	5.6%	5.4%
40 to 49 Years	10.3%	11.1%	11.2%
50 to 59 Years	11.4%	12.1%	12.3%
60 to 64 Years	6.3%	6.1%	6.2%
65 to 69 Years	7.2%	6.6%	6.6%
70 to 74 Years	6.0%	5.5%	5.6%
75 to 79 Years	4.8%	3.9%	4.1%
80 to 84 Years	3.2%	2.6%	2.6%
Age 85+	2.8%	2.0%	2.0%
Median Age	41.0	40.0	40.0

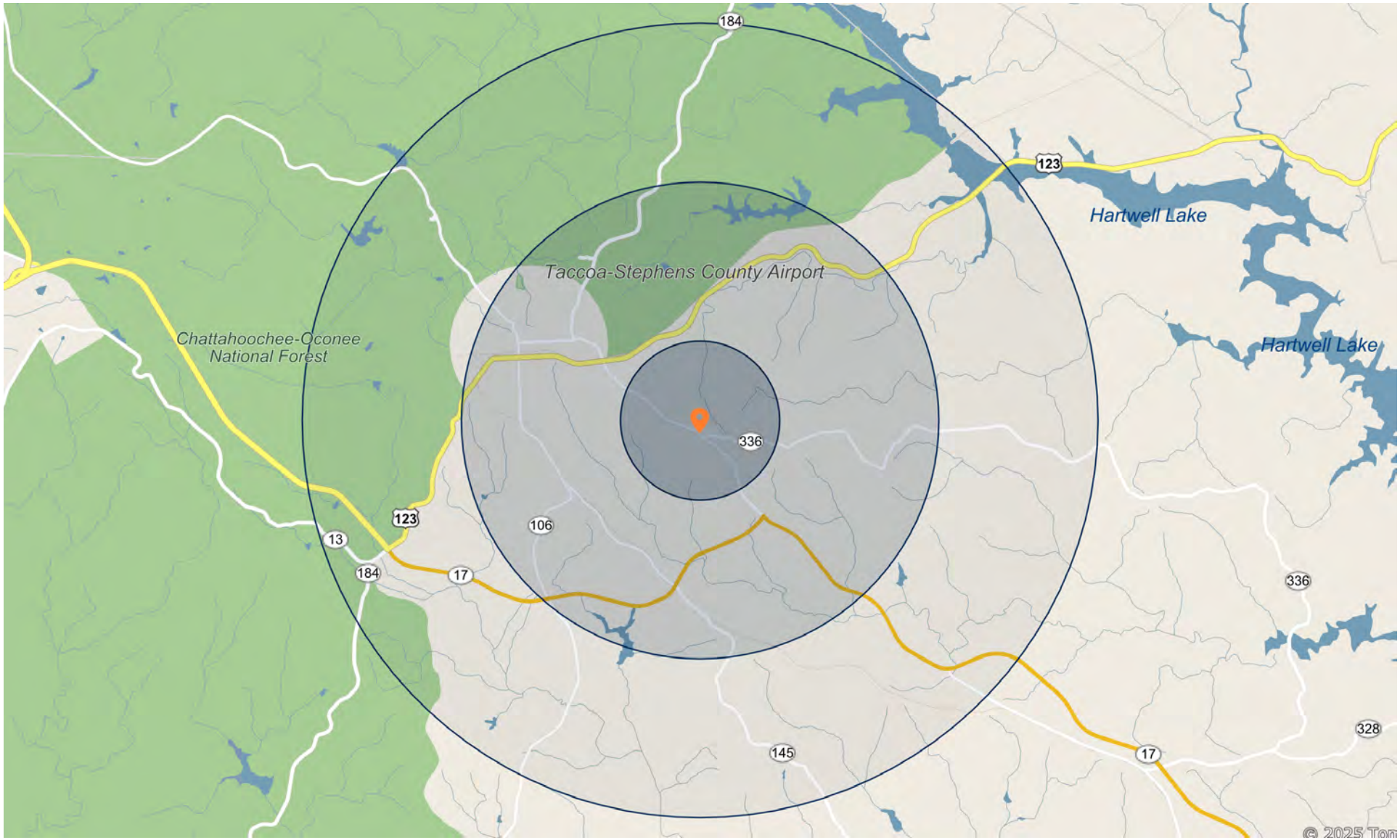
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2025 Estimate Population Age 25+	1,460	9,086	14,050
Elementary (0-8)	3.7%	5.0%	5.6%
Some High School (9-11)	12.8%	11.0%	10.9%
High School Graduate (12)	36.7%	41.1%	40.3%
Some College (13-15)	22.5%	19.2%	20.1%
Associate Degree Only	3.5%	5.6%	5.8%
Bachelor's Degree Only	13.0%	11.3%	10.8%
Graduate Degree	7.7%	6.8%	6.5%
HOUSING UNITS	**1 Mile**	**3 Miles**	**5 Miles**
Occupied Units			
2030 Projection	927	6,125	9,041
2025 Estimate	909	6,062	8,968
Owner Occupied	537	3,309	5,297
Renter Occupied	319	2,128	2,778
Vacant	65	616	930
Persons in Units			
2025 Estimate Total Occupied Units	844	5,446	8,038
1 Person Units	30.8%	30.4%	28.8%
2 Person Units	34.8%	34.9%	36.0%
3 Person Units	14.9%	14.4%	14.4%
4 Person Units	11.0%	10.8%	11.0%
5 Person Units	5.5%	5.7%	6.1%
6+ Person Units	3.1%	3.8%	3.7%

DEMOGRAPHICS - EMPLOYERS SUMMARY & MAP



	Major Employers	Employees
1	Stephens County Hospital Auth-Stephens County Hospital	674
2	Fieldale Farms Corporation-Stevens County Hatchery	524
3	Stephens County Board Educatn-Crossroads Alternative School	344
4	Stephens County Board Educatn-Transportation Department	344
5	Gem Industries Inc-	326
6	Calhoun Management Corporation-Wendys	291
7	Executive Cmmttee of The Bptst-Gerogia Baptist Conference Ctr	221
8	Asi Southeast Inc-	200
9	1st Franklin Financial Corp-	197
10	Sark Wire Corporation-	183
11	American Woodmark Corporation-	174
12	Toccoa Clinic Med Assoc LLC-	160
13	Belk Inc-Belk	155
14	Gem Industries Inc-	130
15	Ingles Markets Incorporated-Ingles	123
16	Stephens County School System-Big A Elementary School	122
17	Stephens County School System-Stephens County Middle School	122
18	Stephens County School System-Fifth Grade Academy	122
19	Stephens County School System-Liberty Elementary School	122
20	Stephens County School System-Toccoa Elementary School	122
21	Stephens County School System-Stephens County High School	122
22	Eaton Aeroquip LLC-	100
23	Hayes Chrysler-Dodge-Jeep Inc-Hayes Chrysler Dodge	100
24	Ingles Markets Incorporated-Starbucks Licensed Store	88
25	Walmart Inc-Walmart	83

1, 3 & 5 MILE DEMOGRAPHICS MAP





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