

ROYAL LAKES MARKETPLACE

4009 WINDER HIGHWAY | FLOWERY BRANCH, GA 30542



Property Details

Owned GLA

119,493 SF

Availability

7 Suites | 7,835 SF

Parking Spaces

575

Overview

- 119,493 SF Kroger-anchored shopping center
- Located at the signalized intersection of Winder Highway and Sloan Mill Road
- Within upscale area of Hall County with easy access to I-985 and I-85
- Adjacent to the Royal Lakes Golf and Country Club community
- Strong mix of national and local tenants
- Multiple access points and ample surface parking

Tenant Mix



ROYAL LAKES MARKETPLACE

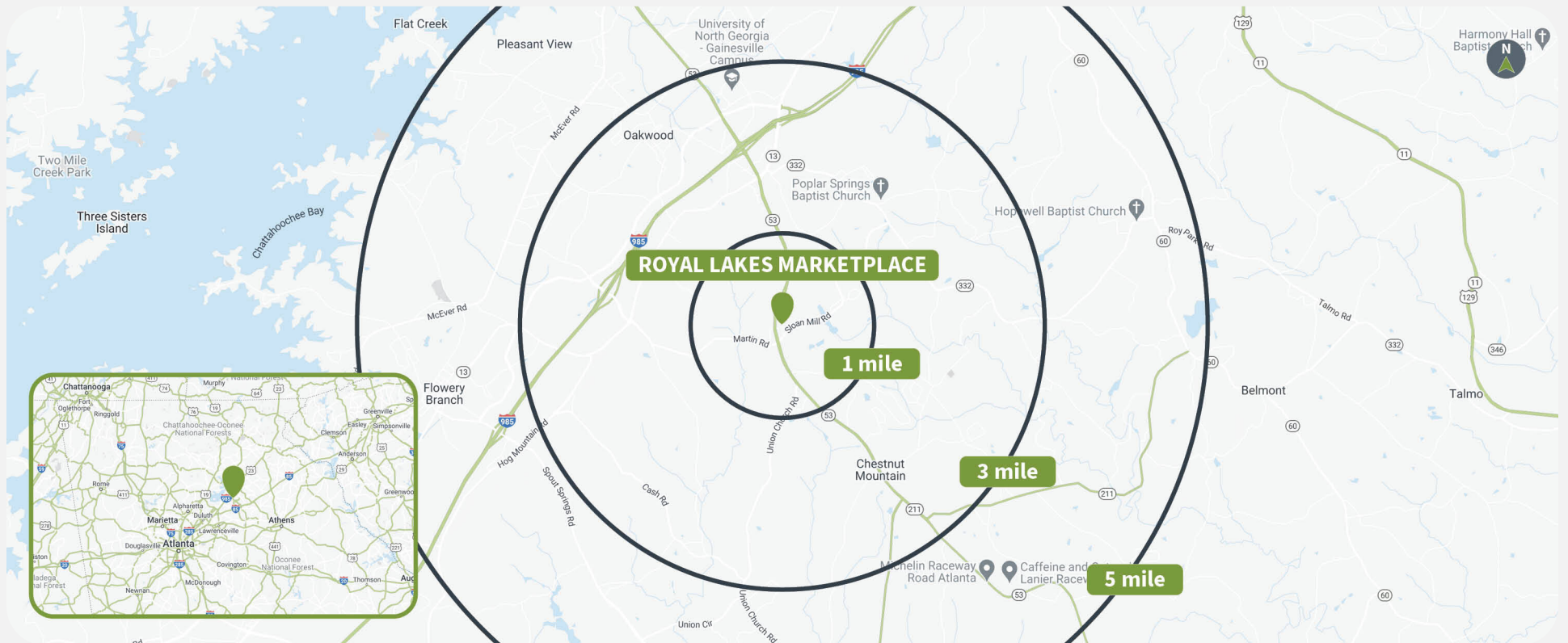
4009 WINDER HIGHWAY | FLOWERY BRANCH, GA 30542



Demographics

Source: Creditintell, 2024.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	4,216	1,681	1,276	\$84,753	\$79,888
3 MILES	23,103	33,841	7,891	\$94,690	\$75,653
5 MILES	73,326	83,854	24,447	\$91,405	\$73,971

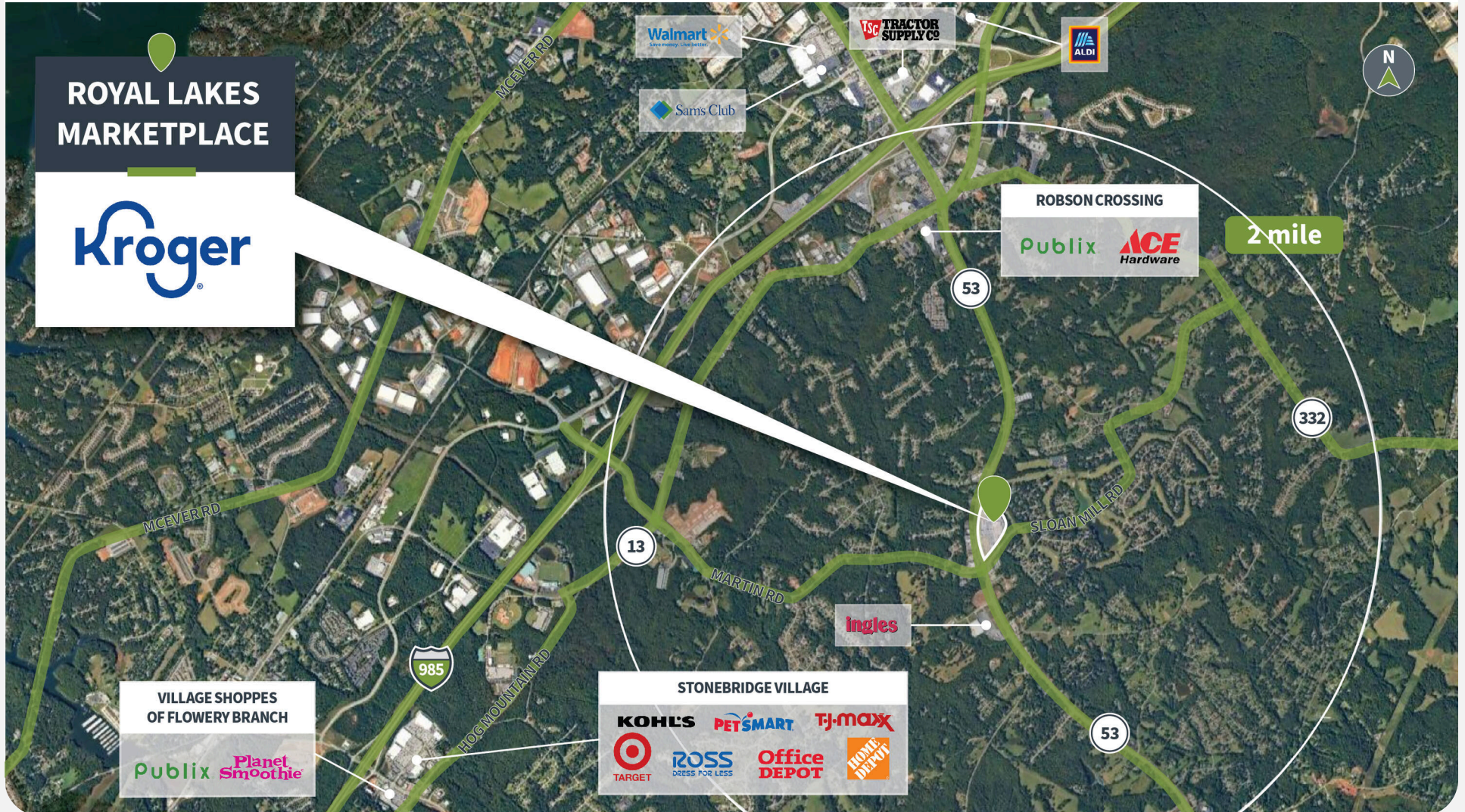


ROYAL LAKES MARKETPLACE

4009 WINDER HIGHWAY | FLOWERY BRANCH, GA 30542



Market Aerial



ROYAL LAKES MARKETPLACE

4009 WINDER HIGHWAY | FLOWERY BRANCH, GA 30542



Site Plan



Suite	Tenant	GLA (SF)
245	AVAILABLE	1,445
265	AVAILABLE	1,400
285	AVAILABLE	1,370
270	AVAILABLE	1,370
120	AVAILABLE	1,250
140	AVAILABLE	1,000
PAD	AVAILABLE	
300	KROGER	70,225
215	US ARMED FORCES	5,780
410	ANYTIME FITNESS	5,625
460	LOSA CUATES MEXICAN TAQUERIA	4,185
200	D4C DENTAL BRANDS	3,280
100	ROYAL LAKES DENTAL	1,750
160	DICKEY'S BARBECUE PIT	1,715
500	SUBWAY	1,500
210	Surge Staffing	1,500
205	HASHTAG POKE	1,500
295	Quality Dry Cleaners	1,400
290	THE HAUS KOREAN JAPANESE	1,400
280	KJ SALON	1,400
275	Royal Nails & Spa	1,400
440	MARCOS PIZZA	1,300
430	RL Salon	1,300
250	BULLSEYE BURGER & CHICKEN	1,210
216	Army Recruiting	1,200
225	Air Force Recruiting	1,160
260	American Family Insurance	1,100
255	GREAT CLIPS	1,100
150	Rise Up Nutrition	1,000
130	Fix Hub	1,000
501	DANNY'S DONUTS	988
240	Marines Recruiting	750
235	Marines Recruiting	750
230	Navy Recruiting	720
KRFUEL	KROGER FUEL	

ROYAL LAKES MARKETPLACE

4009 WINDER HIGHWAY | FLOWERY BRANCH, GA 30542



Get in Touch with Us

Leasing

Catie Whorton

678.257.3447

cwhorton@shopcore.com

Pop-up & Short-term Leasing

MyShop by ShopCore

678.688.3005

myshop@shopcore.com

Property Management

Elizabeth Evans

336.693.4539

eevans@shopcore.com



This document is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations or warranties as to any matter, including ownership of the real property depicted hereon or any part thereof, the size and nature of improvements (or that any improvements will be constructed or will continue to exist as depicted), or the identity or nature of any occupants thereof.

Learn more about Royal Lakes Marketplace at shopcore.com/property/royal-lakes-marketplace