

ROYAL LAKES MARKETPLACE

4009 WINDER HIGHWAY | FLOWERY BRANCH, GA 30542

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

Property Details

Owned GLA

119,493 SF

Availability

3 Suites | 4,065 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



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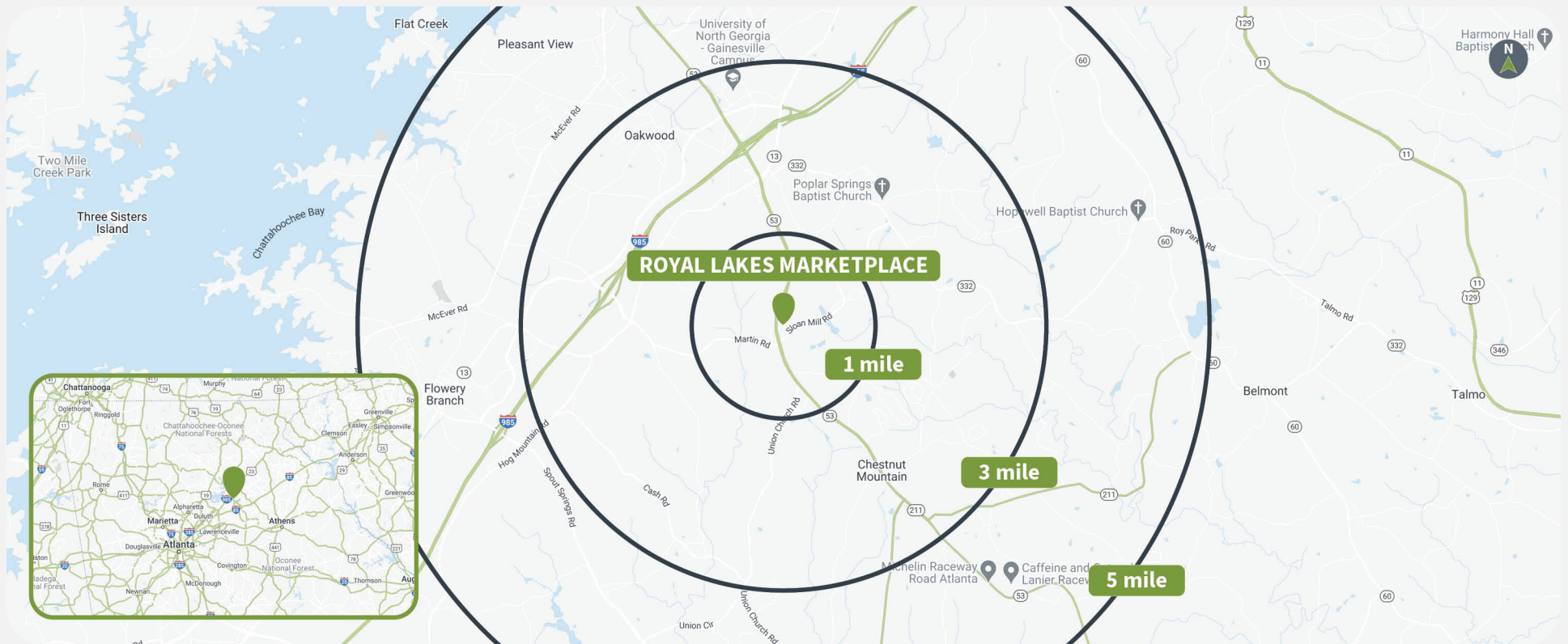
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Demographics

Source: Advan, 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



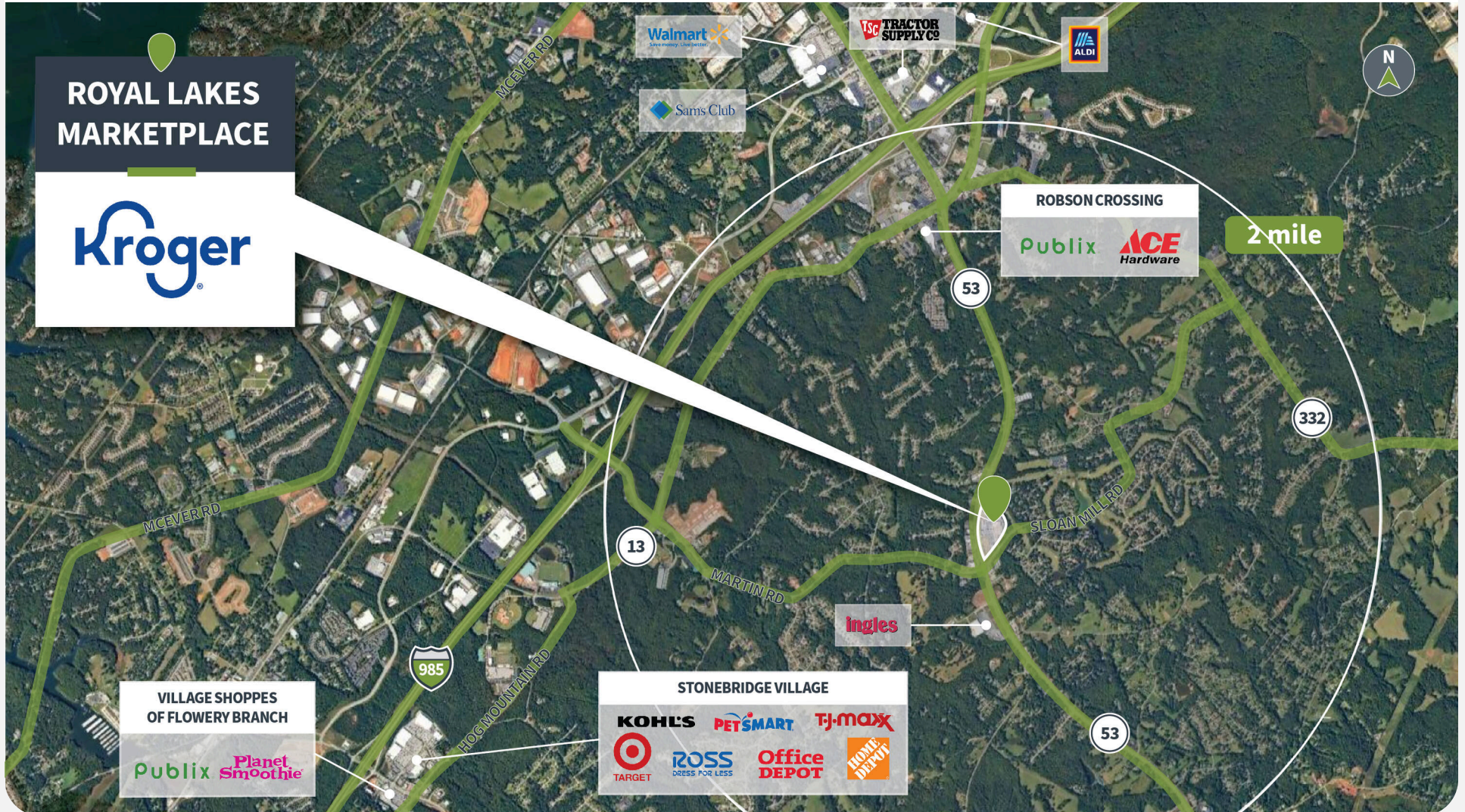
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Market Aerial



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Site Plan



Suite	Tenant	GLA (SF)
245	AVAILABLE	1,445
285	AVAILABLE	1,370
120	AVAILABLE	1,250
300	KROGER	70,225
215	US ARMED FORCES	5,780
410	ANYTIME FITNESS	5,625
460	LOSA CUATES MEXICAN TAQUERIA	4,185
PAD	MCDONALD'S	3,861
200	D4C DENTAL BRANDS	3,280
265	IV NUTRITION	2,770
100	DIAMOND DENTAL CARE	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
140	NORTHSIDE HOSPITAL INC	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	

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