4009 WINDER HIGHWAY | FLOWERY BRANCH, GA 30542



Property Details

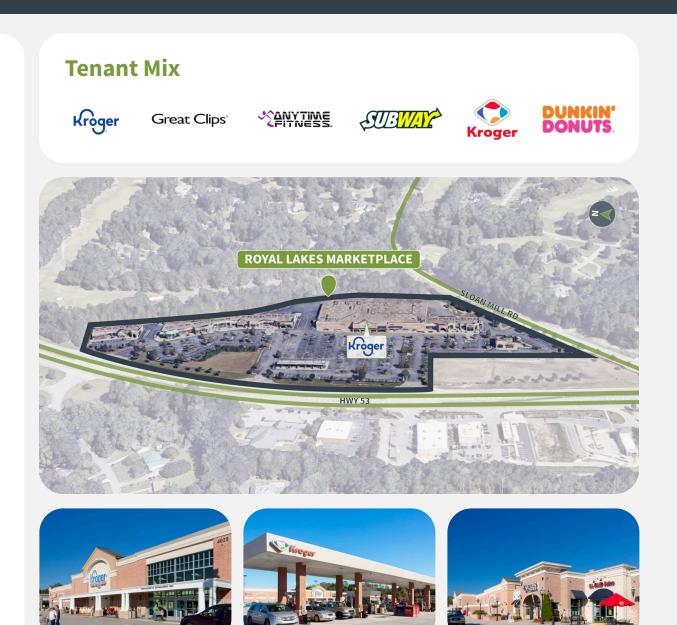
Owned GLA 119,493 SF Availability 5 Suites | 5,095 SF

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



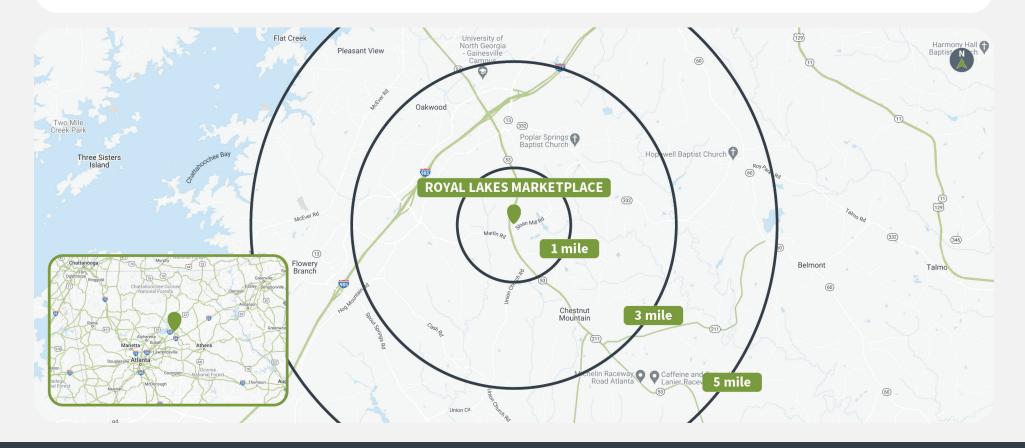
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Demographics

Source: Creditntell, 2024. View more demographics *here*

| | 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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Competition Aerial



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Site Plan



| 245 AVAILABLE 1,445 265 AVAILABLE 1,400 120 AVAILABLE 1,250 140 AVAILABLE 1,000 PAD AVAILABLE 1,000 PAD AVAILABLE 1,000 9AD ANYTIME FITNESS 5,625 410 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 1,600 206 KJ SALON 1,400 275 Royal Nails & Spa 1,400 | Suite | Tenant | GLA (SF) |
|---|--------|------------------------------|----------|
| 120 AVAILABLE 1,250 140 AVAILABLE 1,000 PAD AVAILABLE 1,000 300 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 1,400 295 Quality Dry Cleaners 1,400 295 Quality Dry Cleaners 1,400 280 KJ SALON 1,400 285 FANDOMIE 1,370 240 MARCOS PIZZA 1,300 430 RL Salon 1,200 255 BULLSEYE BURGER & CHICKEN 1,210 216 Army Recruiting 1,200 255 GREAT | 245 | AVAILABLE | 1,445 |
| 140 AVAILABLE 1,000 PAD AVAILABLE 70,225 300 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 1,400 285 FANDOMIE 1,370 240 MARCOS PIZZA 1,300 440 MACOS PIZZA 1,200 250 BULLSEYE BURGER & CHICKEN 1,210 216 Army Recruiting 1,200 255 GREAT CLIPS 1,100 255 | 265 | AVAILABLE | 1,400 |
| 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 1,400 285 FANDOMIE 1,370 270 ONEMAIN FINANCIAL 1,370 240 MARCOS PIZZA 1,300 250 BULLSEYE BURGER & CHICKEN 1,210 216 Army Recruiting 1,200 225 Air Force Recruiting 1,100 250 BULLSEYE BURGER & CHICKEN 1,200 250 American Family Insurance 1,100 | 120 | AVAILABLE | 1,250 |
| 300 KROGER 70,225 215 US ARMED FORCES 5,780 410 ANYTIME FITNESS 5,625 460 LOSA CUATES MEXICAN TAQUERIA 4,185 200 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 1,500 206 Quality Dry Cleaners 1,400 290 THE HAUS KOREAN JAPANESE 1,400 280 KJ SALON 1,400 285 FANDOMIE 1,370 270 ONEMAIN FINANCIAL 1,370 240 MARCOS PIZZA 1,300 250 BULLSEYE BURGER & CHICKEN 1,210 216 Army Recruiting 1,200 255 GREAT CLIPS 1,100 250 BULLSEYE BURGER & CHICKEN 1,200 250 Air Force Recruiting 1,100 < | 140 | AVAILABLE | 1,000 |
| 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 1,500 206 HASHTAG POKE 1,500 207 THE HAUS KOREAN JAPANESE 1,400 280 KJ SALON 1,400 280 KJ SALON 1,400 285 FANDOMIE 1,370 270 ONEMAIN FINANCIAL 1,370 240 MARCOS PIZZA 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 1,000 | PAD | AVAILABLE | |
| 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 1,600 290 THE HAUS KOREAN JAPANESE 1,400 290 THE HAUS KOREAN JAPANESE 1,400 280 KJ SALON 1,400 285 FANDOMIE 1,370 270 ONEMAIN FINANCIAL 1,370 270 ONEMAIN FINANCIAL 1,300 430 RL Salon 1,300 255 BULLSEYE BURGER & CHICKEN 1,210 216 Army Recruiting 1,160 260 American Family Insurance 1,100 255 GREAT CLIPS 1,100 256 DANNY'S DONUTS 988 240 Marines Recruiting 750 | 300 | KROGER | 70,225 |
| 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 1,400 290 THE HAUS KOREAN JAPANESE 1,400 280 KJ SALON 1,400 285 FANDOMIE 1,370 270 ONEMAIN FINANCIAL 1,370 270 ONEMAIN FINANCIAL 1,300 430 RL Salon 1,300 255 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 1,100 256 GREAT CLIPS 1,000 150 Rise Up Nutrition 1,000 150 Fix Hub 1,000 | 215 | US ARMED FORCES | 5,780 |
| 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 1,600 295 Quality Dry Cleaners 1,400 290 THE HAUS KOREAN JAPANESE 1,400 280 KJ SALON 1,400 285 FANDOMIE 1,370 270 ONEMAIN FINANCIAL 1,370 2440 MARCOS PIZZA 1,300 430 RL Salon 1,200 225 Air Force Recruiting 1,200 225 Air Force Recruiting 1,100 250 BULLSEYE BURGER & CHICKEN 1,210 216 Army Recruiting 1,200 255 GREAT CLIPS 1,100 250 BULLSEYE BURGER & CHICKEN 1,200 250 BULLSEYE BURGER & CHICKEN 1,200 255 GREAT CLIPS 1,100 < | 410 | ANYTIME FITNESS | 5,625 |
| 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 1,400 285 FANDOMIE 1,370 270 ONEMAIN FINANCIAL 1,370 270 ONEMAIN FINANCIAL 1,370 440 MARCOS PIZZA 1,300 430 RL Salon 1,200 225 BULLSEYE BURGER & CHICKEN 1,210 216 Army Recruiting 1,200 225 Air Force Recruiting 1,100 250 BULLSEYE BURGER & CHICKEN 1,210 216 Army Recruiting 1,200 255 GREAT CLIPS 1,100 250 Rise Up Nutrition 1,000 150 Rise Up Nutrition 1,000 150 DANNY'S DONUTS 988 2 | 460 | LOSA CUATES MEXICAN TAQUERIA | 4,185 |
| 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 1,400 285 FANDOMIE 1,370 270 ONEMAIN FINANCIAL 1,370 270 ONEMAIN FINANCIAL 1,3300 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 1,100 250 DNUTS 988 240 Marines Recruiting 750 235 Marines Recruiting 750 230 Navy Recruiting 720 | 200 | D4C DENTAL BRANDS | 3,280 |
| 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 1,400 285 FANDOMIE 1,370 270 ONEMAIN FINANCIAL 1,370 440 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 1,100 250 DANNY'S DONUTS 988 240 Marines Recruiting 750 235 Marines Recruiting 750 230 Navy Recruiting 720 | 100 | ROYAL LAKES DENTAL | 1,750 |
| 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 1,400 285 FANDOMIE 1,370 270 ONEMAIN FINANCIAL 1,370 440 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 1,000 150 Rise Up Nutrition 1,000 150 DANNY'S DONUTS 988 240 Marines Recruiting 750 235 Marines Recruiting 750 230 Navy Recruiting 720 | 160 | DICKEY'S BARBECUE PIT | 1,715 |
| 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 1,400 285 FANDOMIE 1,370 270 ONEMAIN FINANCIAL 1,370 440 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 1501 DANNY'S DONUTS 988 240 Marines Recruiting 750 235 Marines Recruiting 750 230 Navy Recruiting 720 | 500 | SUBWAY | 1,500 |
| 295 Quality Dry Cleaners 1,400 290 THE HAUS KOREAN JAPANESE 1,400 280 KJ SALON 1,400 275 Royal Nails & Spa 1,400 285 FANDOMIE 1,370 270 ONEMAIN FINANCIAL 1,370 440 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 1,000 130 Fix Hub 1,000 150 Rise Up Nutrition 1,000 501 DANNY'S DONUTS 988 240 Marines Recruiting 750 235 Marines Recruiting 750 230 Navy Recruiting 720 | 210 | Surge Staffing | 1,500 |
| 290 THE HAUS KOREAN JAPANESE 1,400 280 KJ SALON 1,400 275 Royal Nails & Spa 1,400 285 FANDOMIE 1,370 270 ONEMAIN FINANCIAL 1,370 440 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 1,000 150 Rise Up Nutrition 1,000 150 Fix Hub 1,000 501 DANNY'S DONUTS 988 240 Marines Recruiting 750 235 Marines Recruiting 750 230 Navy Recruiting 720 | 205 | HASHTAG POKE | 1,500 |
| 280 KJ SALON 1,400 275 Royal Nails & Spa 1,400 285 FANDOMIE 1,370 270 ONEMAIN FINANCIAL 1,370 440 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 1,000 150 DANNY'S DONUTS 988 240 Marines Recruiting 750 235 Marines Recruiting 750 230 Navy Recruiting 720 | 295 | Quality Dry Cleaners | 1,400 |
| 275 Royal Nails & Spa 1,400 285 FANDOMIE 1,370 270 ONEMAIN FINANCIAL 1,370 440 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 | 290 | THE HAUS KOREAN JAPANESE | 1,400 |
| 285 FANDOMIE 1,370 270 ONEMAIN FINANCIAL 1,370 440 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 | 280 | KJ SALON | 1,400 |
| 270 ONEMAIN FINANCIAL 1,370 440 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 | 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 1,000 150 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 | 285 | FANDOMIE | 1,370 |
| 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 1,000 150 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 | 270 | ONEMAIN FINANCIAL | 1,370 |
| 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 1,000 150 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 | 440 | MARCOS PIZZA | 1,300 |
| 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 | 430 | RL Salon | 1,300 |
| 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 | 250 | BULLSEYE BURGER & CHICKEN | 1,210 |
| 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 | 216 | Army Recruiting | 1,200 |
| 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 | 225 | Air Force Recruiting | 1,160 |
| 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 | 260 | American Family Insurance | 1,100 |
| 130 Fix Hub 1,000 501 DANNY'S DONUTS 988 240 Marines Recruiting 750 235 Marines Recruiting 750 230 Navy Recruiting 720 | 255 | GREAT CLIPS | 1,100 |
| 501DANNY'S DONUTS988240Marines Recruiting750235Marines Recruiting750230Navy Recruiting720 | 150 | Rise Up Nutrition | 1,000 |
| 240Marines Recruiting750235Marines Recruiting750230Navy Recruiting720 | 130 | Fix Hub | 1,000 |
| 235Marines Recruiting750230Navy Recruiting720 | 501 | DANNY'S DONUTS | 988 |
| 230 Navy Recruiting 720 | 240 | Marines Recruiting | 750 |
| , 0 | 235 | Marines Recruiting | 750 |
| KRFUEL KROGER FUEL | 230 | Navy Recruiting | 720 |
| | KRFUEL | KROGER FUEL | |

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