4009 WINDER HIGHWAY | FLOWERY BRANCH, GA 30542



Property Details

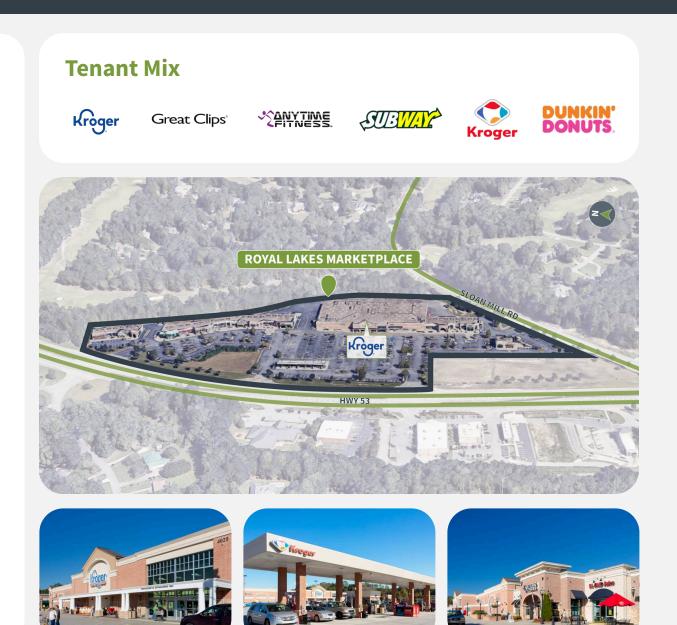
Owned GLA 119,493 SF Availability 5 Suites | 5,095 SF

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



4009 WINDER HIGHWAY | FLOWERY BRANCH, GA 30542



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



4009 WINDER HIGHWAY | FLOWERY BRANCH, GA 30542



Competition Aerial



4009 WINDER HIGHWAY | FLOWERY BRANCH, GA 30542



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	

4009 WINDER HIGHWAY | FLOWERY BRANCH, GA 30542

SHOPCORE PROPERTIES

Get in Touch with Us

Leasing

Catie Whorton <u>470.763.8951</u> <u>cwhorton@shopcore.com</u>

Pop-up & Short-term Leasing

MyShop by ShopCore 312.798.5210 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