

# ROYAL LAKES MARKETPLACE

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

## Tenant Mix



Great Clips®



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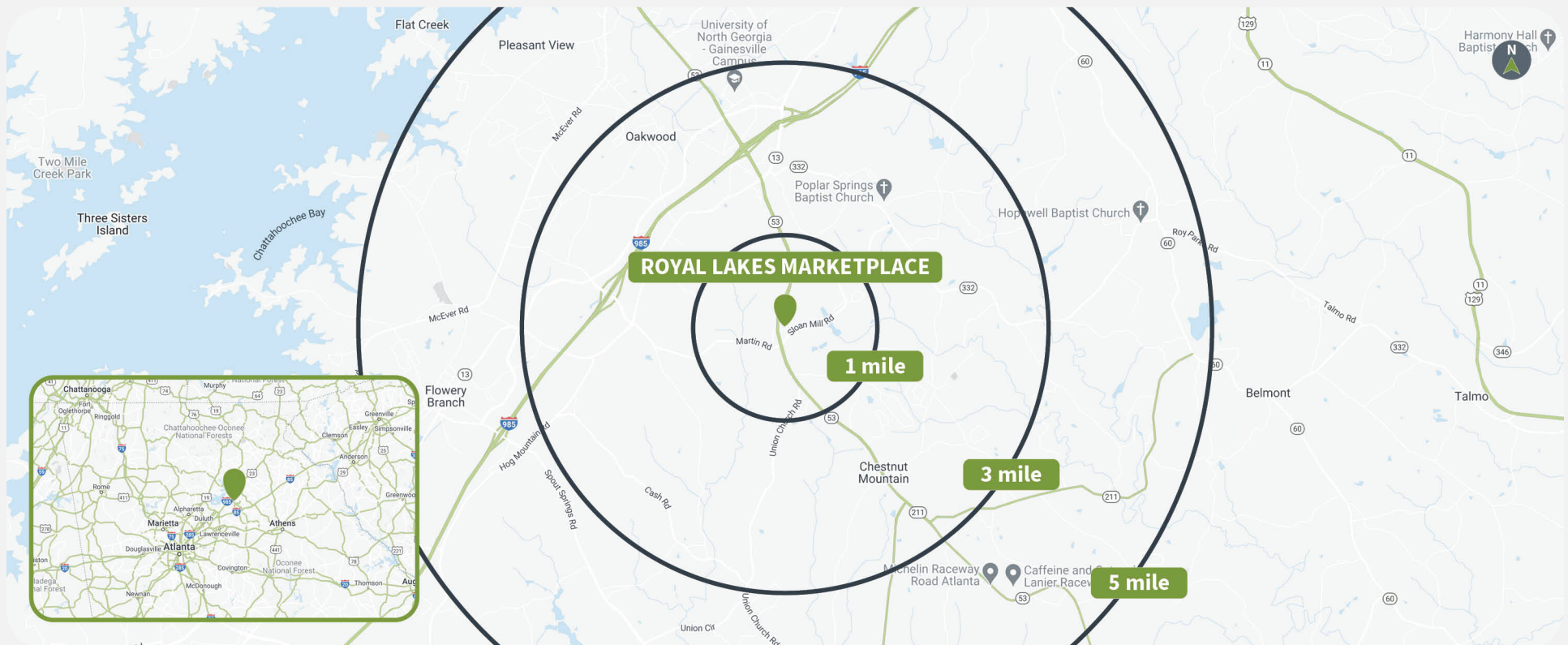
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## Demographics

Source: Creditintell, 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       |



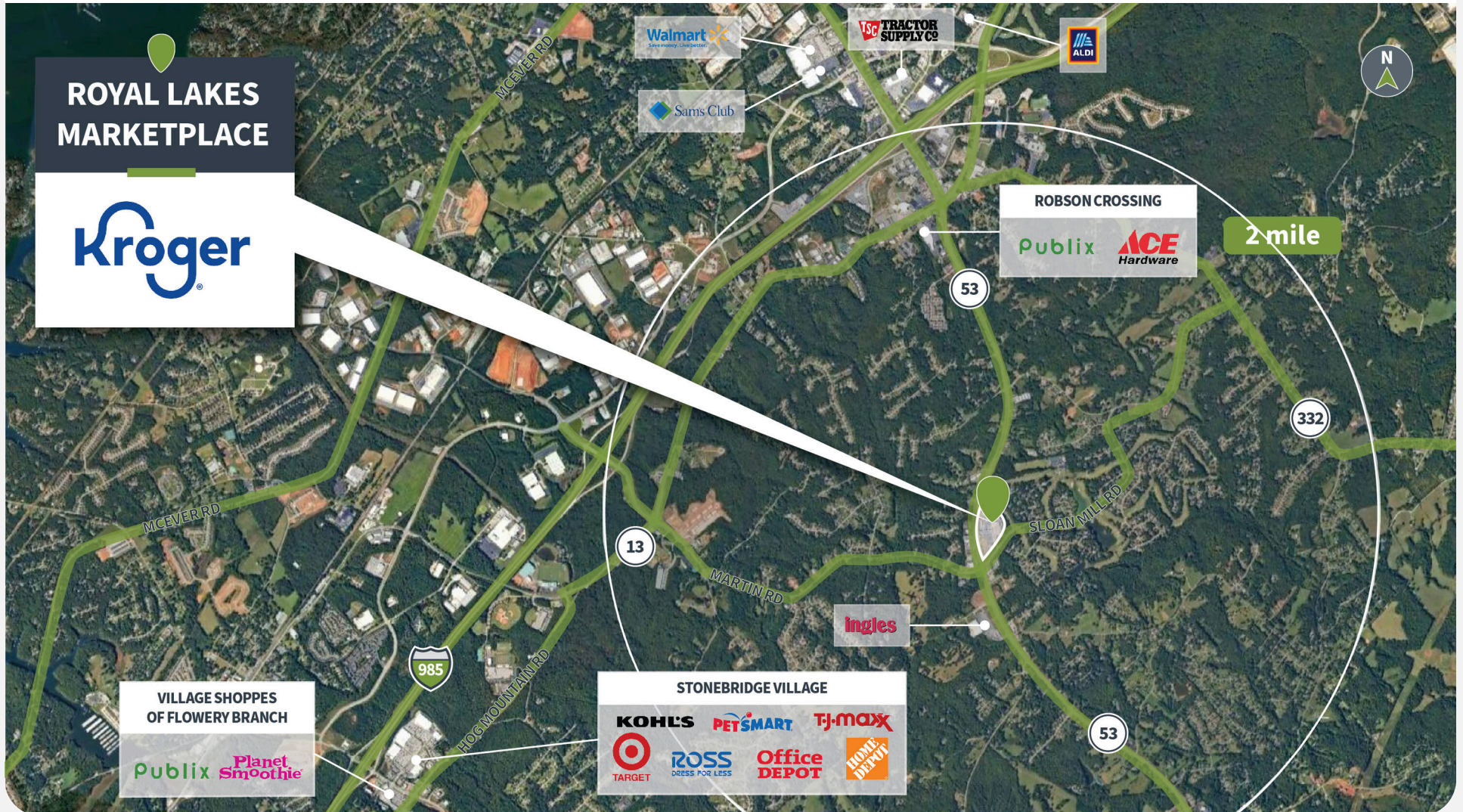


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## Competition Aerial



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## Site Plan



| Suite  | Tenant                       | GLA (SF) |
|--------|------------------------------|----------|
| 245    | AVAILABLE                    | 1,445    |
| 265    | AVAILABLE                    | 1,400    |
| 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    |
| 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      |
| KRFUEL | KROGER FUEL                  |          |



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## Get in Touch with Us

### Leasing

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### Pop-up & Short-term Leasing

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