

# ROYAL LAKES MARKETPLACE

4009 WINDER HIGHWAY | FLOWERY BRANCH, GA 30542

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## Property Details

### Owned GLA

119,493 SF

### Availability

5 Suites | 6,880 SF

### 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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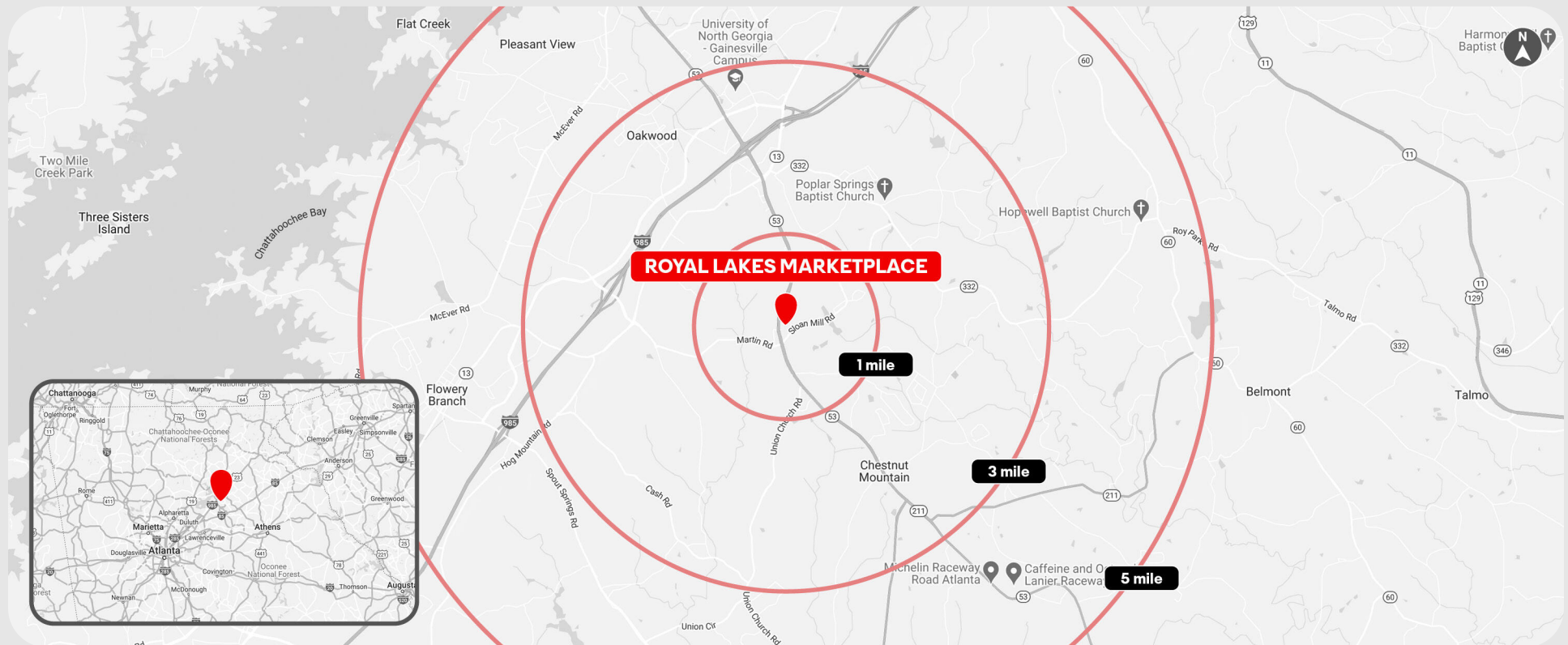
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## Demographics

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



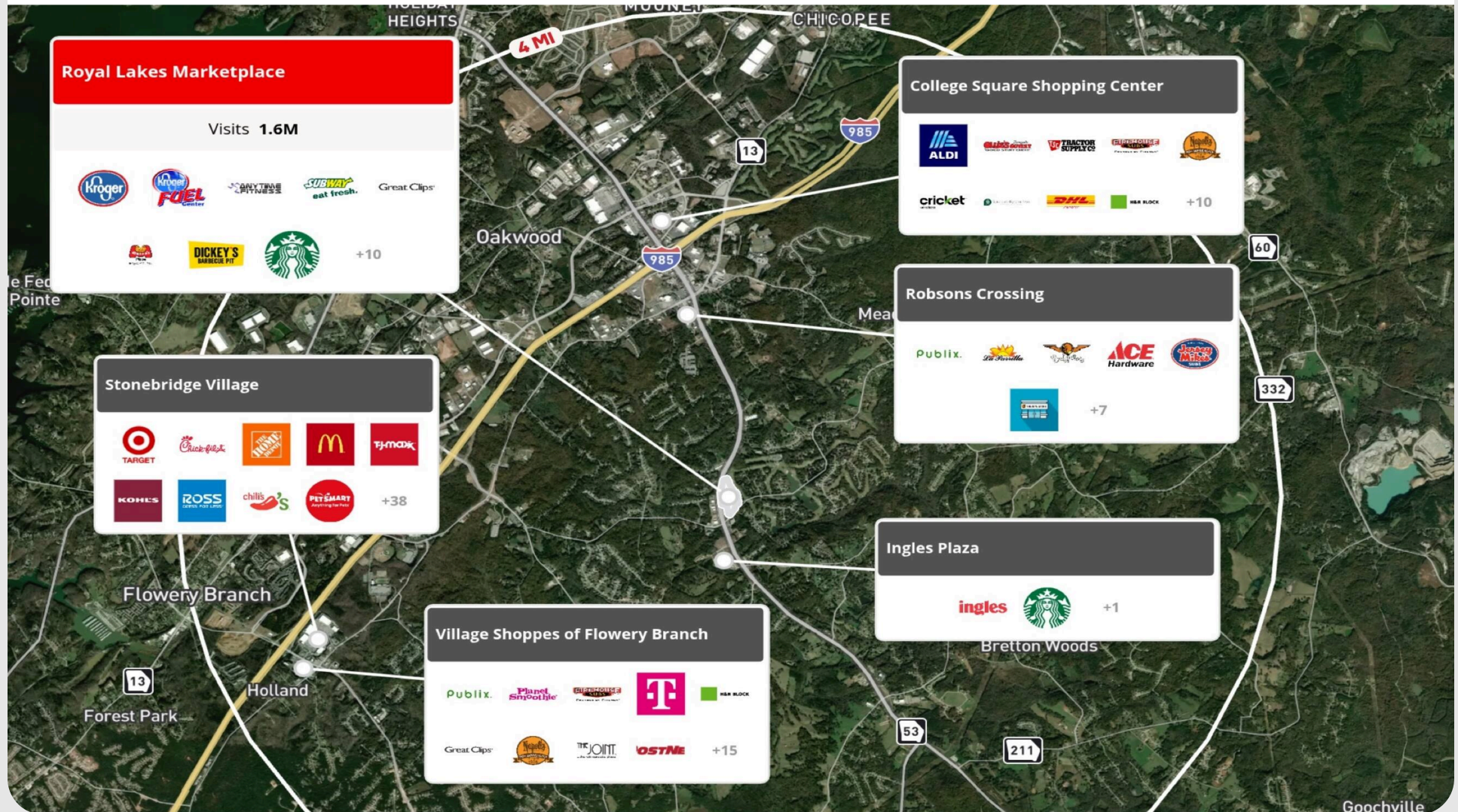


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## Market Aerial



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## Site Plan



Suite	Tenant	GLA (SF)
160	AVAILABLE	1,715
245	AVAILABLE	1,445
270	AVAILABLE	1,370
120	AVAILABLE	1,250
260	AVAILABLE	1,100
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
100	DIAMOND DENTAL CARE	1,750
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
265	IV NUTRITION	1,400
285	QWIK PACK & SHIP	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
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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## Get in Touch with Us

### Leasing

Catie Whorton

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### Pop-up & Short-term Leasing

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### Property Management

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