

# ROYAL LAKES MARKETPLACE

4009 WINDER HIGHWAY | FLOWERY BRANCH, GA 30542

Perform Properties

## Property Details

### Owned GLA

123,354 SF

### Availability

4 Suites | 5,510 SF

## Overview

- 123,354 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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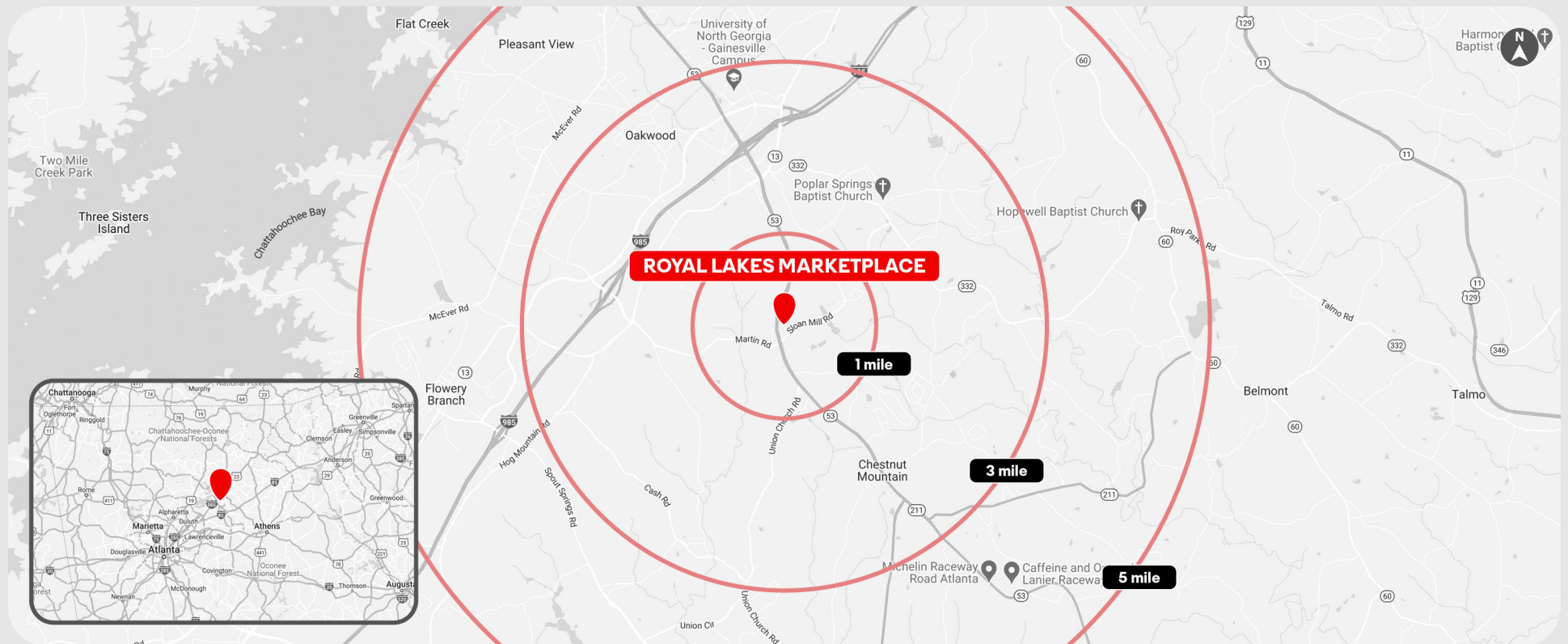
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## Demographics

Source: Advan, 2025.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1-MILE RADIUS	1,909	1,066	677	\$134,992	\$108,788
3-MILE RADIUS	18,121	27,919	6,248	\$115,619	\$93,268
5-MILE RADIUS	67,150	73,932	24,002	\$117,025	\$94,907

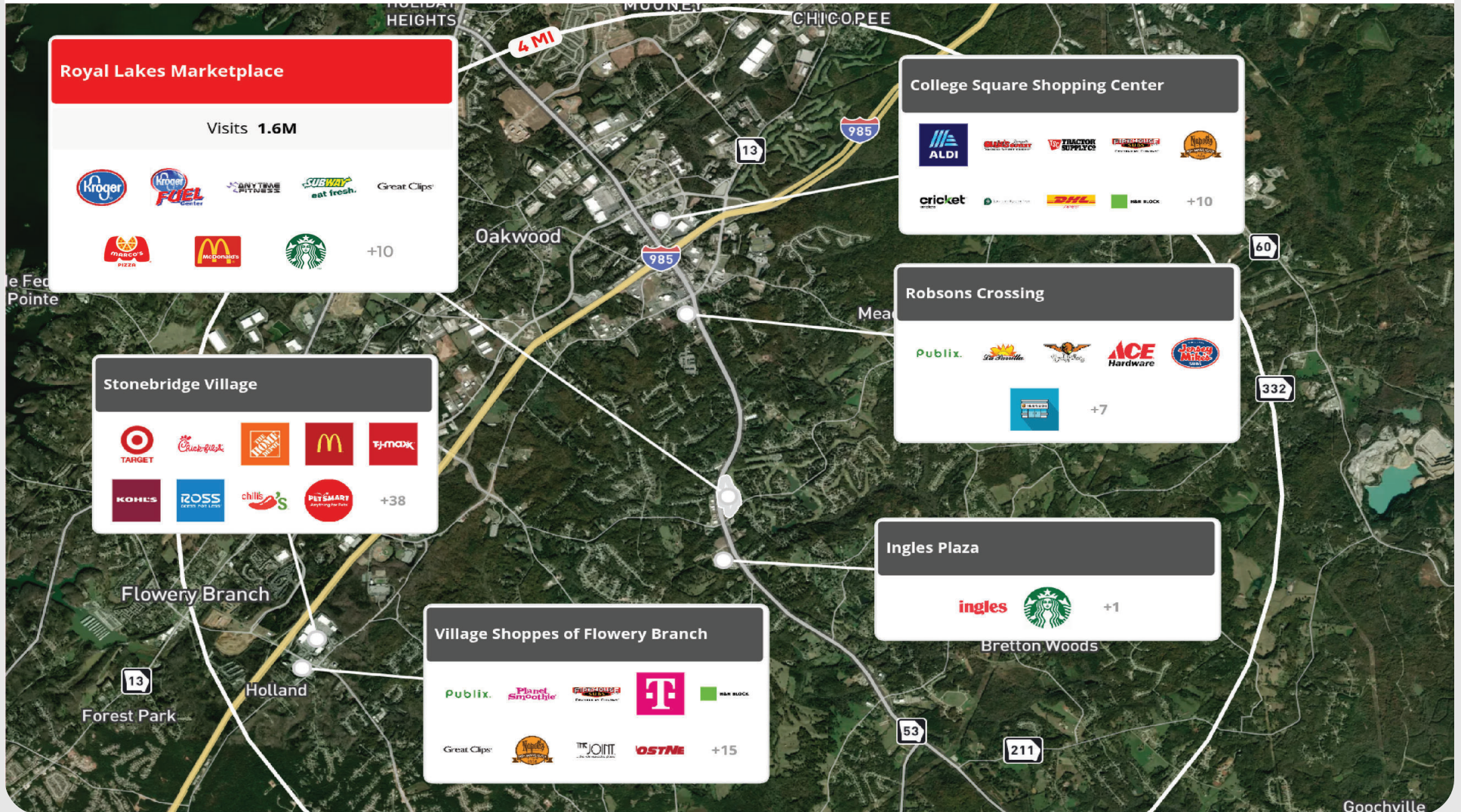


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## Market Aerial



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## Site Plan



Suite	Tenant	GLA (SF)
160	AVAILABLE	1,715
245	AVAILABLE	1,445
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
265	IV NUTRITION	2,770
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
285	QWIK PACK & SHIP	1,370
440	MARCOS PIZZA	1,300
430	RL Salon	1,300
250	BULLSEYE BURGER & CHICKEN	1,210
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
KRFUEL	KROGER FUEL	

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## Get in Touch with Us

### Leasing

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