

# Publix #1685 - Publix at Winder Hill

401 Gainesville Highway  
Winder, GA 30680  
Lat 33.990, Long -83.723

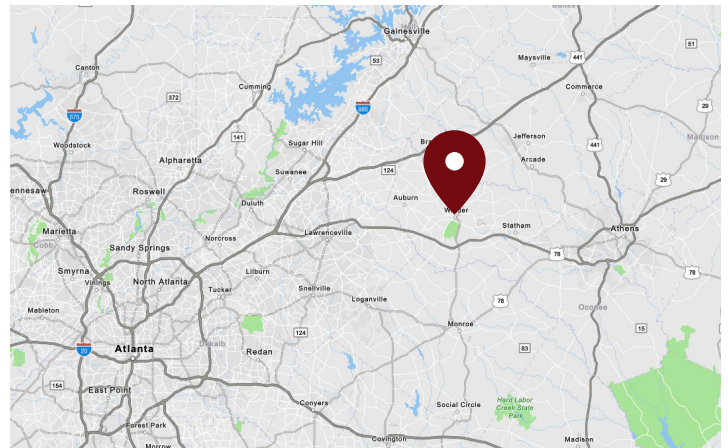
FOR LEASE



1,200 SF & ±0.98 - 1.55 ACRE OP AVAILABLE

## PROPERTY HIGHLIGHTS

- New Publix-Anchored Neighborhood Center Providing Convenient Access to Highway 11 and Highway 53
- Located in Winder which is Positioned in the Heart of Georgia's Innovation Crescent and Convenient to Highway 316 Connecting Atlanta to Athens
- Strategically Positioned Nearby Northeast Georgia Medical Center (56 beds) with a Medical Staff of More than 200 Physicians
- Just Three Miles to Fort Yargo State Park with over 1,800 Acres and Activities like Camping, Hiking/Biking Trails, Fishing, and Boating
- 1,200 SF Inline Spaces Available
- Three Outparcels Available for Ground Lease



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	5,736	23,995	45,297
Daytime Population	7,207	23,036	42,415
Total Households	2,202	8,582	15,660
Avg. HH Income	\$49,026	\$66,005	\$71,972

Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai)) & Esri

## Melody Holley

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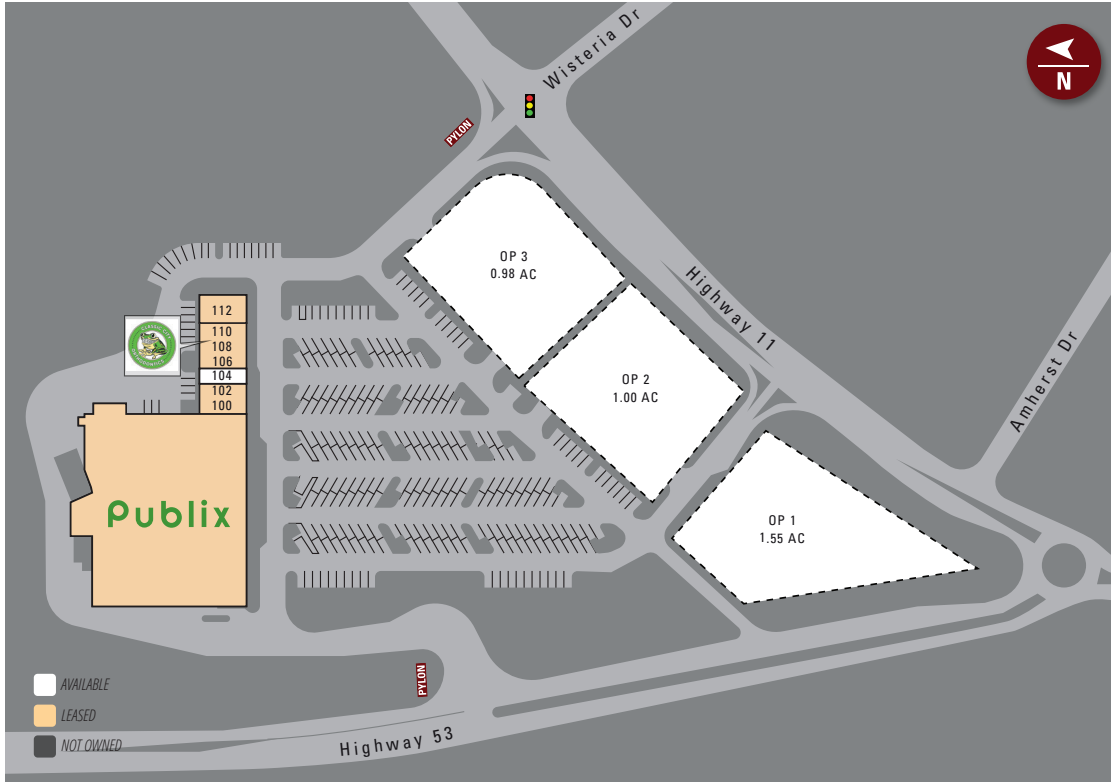


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## SITE PLAN



Suite	Tenant	Size
	Publix	48,387
100-102	B Nails & Spa	2,400
104	AVAILABLE	1,200
106 108 110	Classic City Orthodontics	3,600
112	WNB Factory	1,800
OP 1	AVAILABLE	1.55 AC
OP 2	AVAILABLE	1.00 AC
OP 3	AVAILABLE	0.98 AC

TOTAL 57,387



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