

ROBSON CROSSING

3446 Winder Highway | Flowery Branch, GA 30542

RETAIL SPACE FOR LEASE

PROPERTY HIGHLIGHTS

- **AVAILABLE SPACES:** SPACE AVAILABLE: 900 SF | 1,200 SF | 17,000 SF
- **OUTPARCEL LOT FOR SALE OR LEASE:** 1.28 AC
- Robson Crossing is a 112,304 sf Publix anchored shopping center located 40 miles northeast of Atlanta in Flowery Branch, GA.
- Positioned at the southwest corner of Winder Hwy and Atlanta Hwy less than 0.5 mile off I-985.
- The center is located close to University of North Georgia Gainesville campus with an enrollment of 8,000 students
- Tenants include: Publix, Ace Hardware, and Hallmark.

DEMOGRAPHICS

POPULATION



1 Mile	4,768
3 Mile	26,269
5 Mile	69,870

HOUSEHOLDS



1 Mile	1,514
3 Mile	8,413
5 Mile	21,893

DAYTIME POPULATION



1 Mile	4,169
3 Mile	24,924
5 Mile	68,633

AVE. HOUSEHOLD INCOME



1 Mile	\$72,369
3 Mile	\$79,653
5 Mile	\$81,251

DAILY TRAFFIC COUNTS



Winder Hwy	26,800 AADT
Atlanta Hwy	19,100 AADT
I-985	58,600 AADT



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#TogetherOneTeam





Space	Tenant	SF
1010	Buffalo's Cafe-Oakwood	5,425
1030	Georgia Nails	900
1040	Available	1,200
2010	Happy Tea	1,050
2020	Available	900
2030	Auto Acceptance	1,050
2040	WASABI	1,950
3010	Publix Super Market	51,420
4010	Conley's Wine and Spirits	4,025
4040	The UPS Store	1,225
4050	Allstate	1,225

4060	La Parrilla Mexican Restaurant	4,000
4070-5010	Morningbrook Dental	3,500
5020	Langston's Salon	1,400
5030-5040	Saigon Corners	2,450
5050	Available	17,000
9000	O'Reilly Automotive	7,488
9888	SunTrust Bank	5,000

O/P-1	Available	1.28 AC
O/P-3A	Sliced Pizza	3,500
O/P-3B	Choices Pregnancy Center	1,620
O/P-4	Sonic	-
O/P-6	Chick-fil-A	-



VIRTUAL 360 TOUR
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