

OFFICE / COMMERCIAL OPPORTUNITY

**224 E Broad Street**
WINDER, GEORGIA 30680

DOWNTOWN WINDER / BARROW COUNTY

224 E Broad Street

Visibility. Flexibility. Future Potential.

A freestanding commercial office opportunity near Downtown Winder combining an existing professional building, on-site parking, strong street presence and multiple paths for owner occupancy, adaptive reuse or future redevelopment.

\$549,000

OFFERING PRICE

1,924 SF

BUILDING

±0.29 AC

SITE

B-1NEIGHBORHOOD
COMMERCIAL**±\$285**

PRICE / SF

A flexible commercial asset

near Downtown Winder.

EXECUTIVE SUMMARY

224 E Broad Street offers owner-users, investors and entrepreneurs the opportunity to acquire a freestanding commercial property positioned just east of Downtown Winder. The existing approximately **1,924-square-foot** single-story building sits on approximately **0.29 acres** with on-site surface parking, convenient street access and a recognizable standalone identity.

The current layout is well suited to professional office and service-oriented occupancy, while the site's **B-1 Neighborhood Commercial** designation supports a broader neighborhood-scale commercial framework that buyers may explore through the City of Winder. The property can be evaluated for continued office use, medical or wellness-oriented adaptation, personal service, boutique retail, studio/showroom concepts, adaptive reuse or longer-term redevelopment - all subject to independent zoning and permitting verification.

OFFERING PRICE

\$549,000

ACQUISITION BASIS

±\$285 / SF

Based on approximately 1,924 SF of existing building area. Buyer to independently verify all measurements.

PROPERTY TYPE Office / Commercial Freestanding building	BUILDING AREA ±1,924 SF Single-story	SITE AREA ±0.29 AC Approx. 12,600 SF	ZONING B-1 Neighborhood Commercial
PARKING On-Site Surface parking	PARCEL ID WN20-392 Barrow County	PRIOR MARKETING Office / Medical Current use to be verified	STREET PRESENCE E Broad St Approx. 100' shown on marketing aerial

One property. Multiple paths to value.

An owner-user may be able to occupy the existing building with targeted adaptation, while an investor or developer can evaluate repositioning, expansion or redevelopment strategies that take advantage of the property's street visibility, downtown proximity and commercial zoning framework.

Professional office today. *Adaptable tomorrow.*



CONFERENCE / MEETING ROOM



PRIVATE OFFICE - VIRTUALLY STAGED

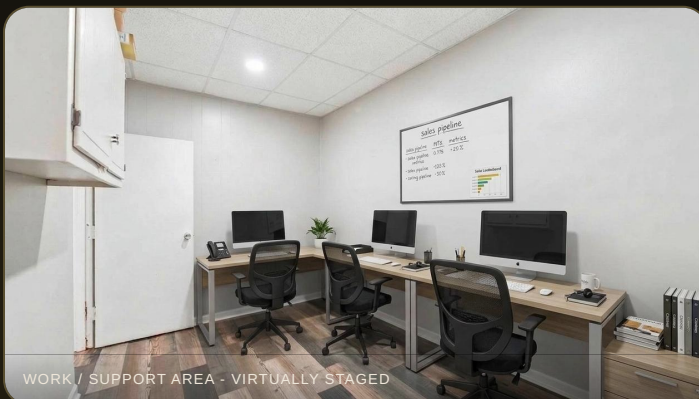
EXISTING LAYOUT ADVANTAGES

- › **Freestanding identity** rather than a multi-tenant office setting.
- › Existing professional-office configuration with multiple work areas and meeting space.
- › On-site surface parking for customers, patients, clients and staff.
- › Single-story configuration supports straightforward circulation and owner-user adaptation.
- › Brick exterior and established landscaping provide a professional, recognizable presence.

POTENTIAL USER PROFILES

- PROFESSIONAL OFFICE
- MEDICAL / DENTAL*
- LEGAL
- FINANCIAL SERVICES
- INSURANCE
- REAL ESTATE
- CONSULTING
- WELLNESS*
- PERSONAL SERVICE*
- STUDIO / SHOWROOM*

*Potential concepts only. This OM does not represent that any specific use is permitted or approved. Buyer should confirm intended use with the City of Winder before reliance.



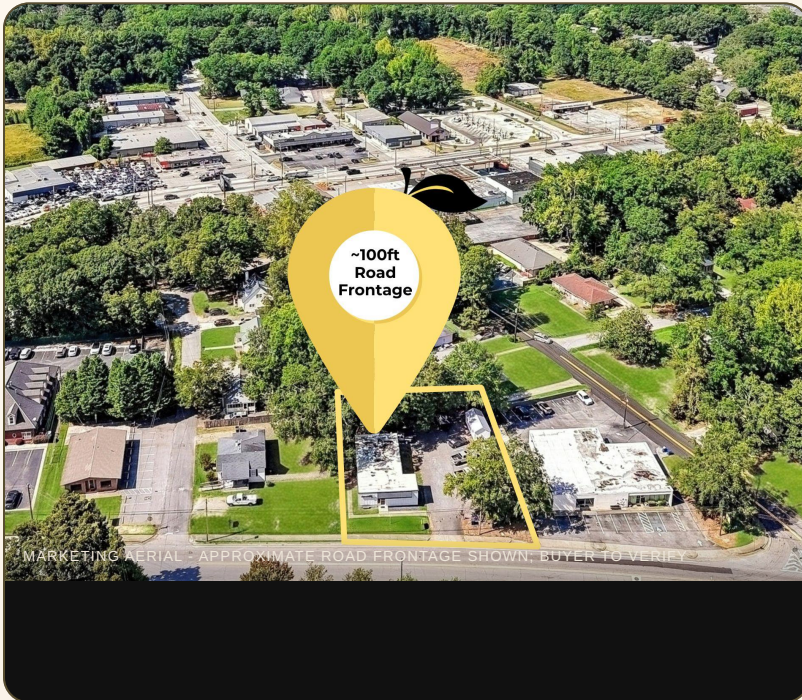
WORK / SUPPORT AREA - VIRTUALLY STAGED



REAR PARKING / SERVICE AREA

Photography has been professionally edited for marketing presentation. The private-office and work/support-area images on this page are virtually staged to illustrate potential furniture and workspace configurations. Other images may include digital cleanup, removed vehicles or clutter, improved landscaping, or twilight conversion. Building structure has not been intentionally altered. Buyer should rely on physical inspection.

Neighborhood-scale commercial *with repositioning potential.*



B-1 DISTRICT PURPOSE

The City of Winder describes B-1 Neighborhood Commercial as a district intended for **commercial uses compatible with a neighborhood scale.**

DIMENSIONAL STANDARDS

Minimum Lot Area	10,000 SF
Minimum Lot Width	None
Maximum Building Coverage	50%
Front Setback	10'
Side / Side Street	15' / 15'
Rear Setback	15'
Maximum Height	35'

ILLUSTRATIVE SITE MATH - NOT AN ENTITLEMENT

APPROX. SITE

12,600 SF

CURRENT COVERAGE

~15%

EXISTING BUILDING

1,924 SF

B-1 COVERAGE CAP

50%

The 50% zoning coverage cap is a dimensional standard, not a representation of additional buildable area. Parking, setbacks, access, stormwater, utilities, landscaping, fire access and other requirements may materially limit redevelopment.

POTENTIAL STRATEGIES TO INVESTIGATE

- › Continued professional or service-office occupancy.
- › Medical, dental, wellness or personal-service adaptation.
- › Boutique retail, studio or showroom-oriented reuse.
- › Facade / signage repositioning to strengthen retail-oriented identity.
- › Expansion or redevelopment concept subject to full site-plan and code review.

All strategies are conceptual. No zoning approval, building permit, site-plan approval or development right is represented.

Sources: City of Winder Zoning Ordinance, Sec. 6-3 (B-1 Neighborhood Commercial); property and site area per public commercial property records. Buyer to independently verify current ordinance, official zoning map and development standards.

A growing Northeast Georgia commercial hub.



21,252

WINDER 2025 POPULATION
U.S. Census estimate

+16.1%

WINDER GROWTH
2020 base to 2025 estimate

99,773

BARROW CO. 2025 POPULATION
U.S. Census estimate

+19.4%

BARROW CO. GROWTH
2020 base to 2025 estimate

WHY THE LOCATION MATTERS

- › Positioned just east of **Downtown Winder** and its established commercial core.
- › Convenient to local government, restaurants, retail, medical services and professional businesses.
- › Winder serves as a commercial center for Barrow County and the broader Northeast Georgia corridor.
- › Regional positioning between the Athens market and Atlanta's northeastern suburbs expands the potential customer and workforce base.

IMMEDIATE TRADE AREA SNAPSHOT

RADIUS	2025 POPULATION	2030 POPULATION	PROJECTED GROWTH	MEDIAN HH INCOME
1 Mile	8,076	9,127	+13.01%	\$53,339
3 Miles	28,175	31,811	+12.91%	\$58,630
5 Miles	48,646	55,101	+13.27%	\$62,743

Trade-area demographics are third-party estimates and projections and should not be relied upon as guarantees of future performance.

Sources: U.S. Census Bureau QuickFacts (2025 estimates); LoopNet/CoStar property record demographic estimates for the 1-, 3- and 5-mile trade areas.

Built for optionality - *not a single outcome.*

Owner-User

Acquire a freestanding location, establish a branded business identity and control occupancy costs rather than remaining in a traditional leased office environment.

STRONG FITS

Professional services, insurance, legal, financial, consulting, real estate, wellness and similar service businesses, subject to use approval.

Adaptive Reuse

Leverage the existing structure and parking while exploring targeted interior, facade, signage or merchandising changes for a different neighborhood-scale commercial concept.

CONCEPT EXAMPLES

Boutique retail, salon/personal service, studio, showroom or medical/wellness adaptation - all subject to city confirmation.

Redevelopment

Evaluate longer-term expansion or redevelopment strategies that capitalize on E Broad Street visibility, a commercial zoning framework and proximity to Downtown Winder.

KEY CONSTRAINT

Any redevelopment requires independent site planning, zoning, parking, stormwater, access and permitting analysis.



TWILIGHT EXTERIOR - PROFESSIONALLY ENHANCED MARKETING IMAGE

ACQUISITION SNAPSHOT

OFFERING PRICE

\$549,000

PRICE / EXISTING SF

±\$285

SITE

±0.29 AC

The offering is presented as an existing commercial asset with multiple potential paths. No future rent, NOI, development yield or redevelopment density is represented or guaranteed in this OM.

Existing improvements create a head start.

For a buyer whose use fits the existing building, the opportunity may provide a substantially shorter path to occupancy than ground-up development. For a longer-term investor, the existing building creates optionality while future site strategies are evaluated.

Who should take a closer look?

OWNER-USER / OPERATING PROFILES

01

Professional Office User

Legal, insurance, real estate, consulting, accounting, financial services and similar professional businesses.

02

Medical / Wellness User

Medical, dental, therapy or wellness concepts may find the existing professional layout adaptable, subject to zoning, building and use approval.

03

Retail / Personal Service

Boutique retail, salon, studio, showroom or service-oriented concepts may evaluate adaptive reuse within the neighborhood-commercial framework.

04

Owner-User Headquarters

Freestanding identity, parking and street presence can support a small-company headquarters or client-facing location.

INVESTMENT / REPOSITIONING PROFILES

05

Commercial Investor

Acquire an improved commercial property in a growing city and county market and evaluate future leasing or repositioning strategies.

06

Adaptive-Reuse Buyer

Retain the core structure while refreshing the brand, interior experience, facade, signage or operating layout.

07

Redevelopment Buyer

Study the site for an alternative commercial configuration subject to all development standards and approvals.

08

1031 / Long-Term Hold

A purchaser seeking a smaller freestanding commercial asset may evaluate the property as part of a long-term real estate strategy.



Important use disclaimer

The buyer profiles and concepts above are marketing examples only. Gold Peach Realty is not representing that any listed use is currently permitted, conditionally permitted, code-compliant or approved. Prospective purchasers should confirm the exact intended use, parking requirements, change-of-use requirements and any necessary approvals directly with the City of Winder.

Everything needed to move *from interest to offer.*

PROPERTY REFERENCE

Property	224 E Broad Street
City / County	Winder / Barrow County
Parcel ID	WN20-392
Building	Approx. 1,924 SF
Site	Approx. 0.29 AC
Zoning	B-1 Neighborhood Commercial
Offering Price	\$549,000

RECOMMENDED BUYER VERIFICATION

- ✓ Survey / boundary
- ✓ Parking requirements
- ✓ Building condition
- ✓ ADA / life safety
- ✓ Access / curb cuts
- ✓ Environmental review
- ✓ Change-of-use requirements
- ✓ Zoning & intended use
- ✓ Utilities / service capacity
- ✓ Roof / HVAC / systems
- ✓ Signage regulations
- ✓ Stormwater / drainage
- ✓ Flood mapping
- ✓ Redevelopment feasibility

Offer Submission Checklist

- ✓ Purchaser name / entity
- ✓ Earnest money amount
- ✓ Financing or cash terms
- ✓ Requested closing date
- ✓ Broker contact / license info
- ✓ Offer expiration
- ✓ Purchase price
- ✓ Due-diligence period
- ✓ Proof of funds / lender letter
- ✓ Closing attorney preference
- ✓ Material contingencies
- ✓ Any requested inclusions

Submit offers or request additional information: info@goldpeachrealty.com | 770-283-1223



AVAILABLE MARKETING MATERIALS

- > Professional property photography.
- > Annotated marketing aerial / frontage exhibit.
- > This Offering Memorandum.
- > Public zoning and property reference information.
- > Additional materials supplied by seller/listing broker as available.

If conceptual renderings or future improvement illustrations are circulated, they are for visualization only and do not constitute approved plans or guaranteed development rights.

Street presence, parking *and commercial context.*



MARKETING PHOTO DISCLOSURE

Certain marketing images were digitally enhanced to improve presentation, including removal of vehicles or visual clutter, floor or lawn cleanup, ceiling-tile cleanup, screen-image enhancement and/or conversion from daylight to twilight. Conceptual images or renderings, if provided, are intended solely to help buyers visualize potential. Buyers should inspect the property in person and independently verify all physical conditions.



EXCLUSIVELY PRESENTED BY

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224 E Broad Street - Winder, Georgia

Freestanding commercial office opportunity near Downtown Winder with on-site parking, B-1 Neighborhood Commercial zoning and multiple potential paths for owner occupancy, adaptive reuse or redevelopment.

Disclaimer: All information deemed reliable but not guaranteed and should be independently verified. Photos, renderings, conceptual improvements and lot lines may be virtually staged, digitally enhanced or digitally created to assist buyers in visualizing the property's potential. Any proposed use, expansion, redevelopment, signage, parking configuration or change of use is subject to applicable zoning, permitting, code and approval requirements. No representation is made that any conceptual use or redevelopment can be approved or constructed. Prospective purchasers should conduct their own due diligence. For questions or to schedule a private showing, please contact the listing broker at Gold Peach Realty.

