



PROPERTY OVERVIEW

- » Retail space for lease: 1,620 SF | 3,500 SF | 2,450 SF
- » Robson Crossing is a 103,840 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, Smoothie King, Buffalo's Cafe, Jersey Mike's, ACE Hardware, O'Reilly, Firestone, Sonic, UPS

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,850	26,616	70,755
Households	1,540	8,580	22,306
Daytime Pop.	4,511	25,418	68,319
Ave. HH Income	\$72,624	\$81,997	\$81,576



ROBSON CROSSING | 3446 Winder Highway | Flowery Branch, GA 30542

SITE PLAN

UNIT	TENANT	SF	4040	The UPS Store	1,225	5050	Ace Hardware	17,000
1030-1040	Ivy Spring Nails	2,100	4050	B&D Tax Services	1,225	9000	O'Reilly Auto Parts	7,488
2010	Happy Tea	1,050	4060	La Parrilla Mexican Restaurant	4,000	O/P-1	Firestone	1.28 AC
2020	Back 2 Life Barbershop	900	4070-5010	Morningbrook Dental	3,500	O/P-3A	Coming Available	3,500
2030	Smoothie King	1,050	5020	Jersey Mike's	1,400	O/P-3B	Available	1,620
2040	WASABI	1,950	5030-5040	Available	2,450			
3010	Publix Super Market	51,420						
4010	Conley's Wine and Spirits	4,025						



