

Barrow County Schools  
Admin Office

Hill's Ace Hardware Lumber  
and Building Supplies  
Garden Center

Enterprise  
Rent-A-Car

Aldi

Akins Motors

Parts Division

Bank of Ozarks

**SUBJECT**

**189 WEST  
ATHENS  
STREET**

WINDER, GA  
30680

Retail Outparcel For Sale  
0.90 +/- Acres

**GUY WATKINS**

Vice President

770.712.9100

gwatkins@kingindustrial.com

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Realty, Inc.

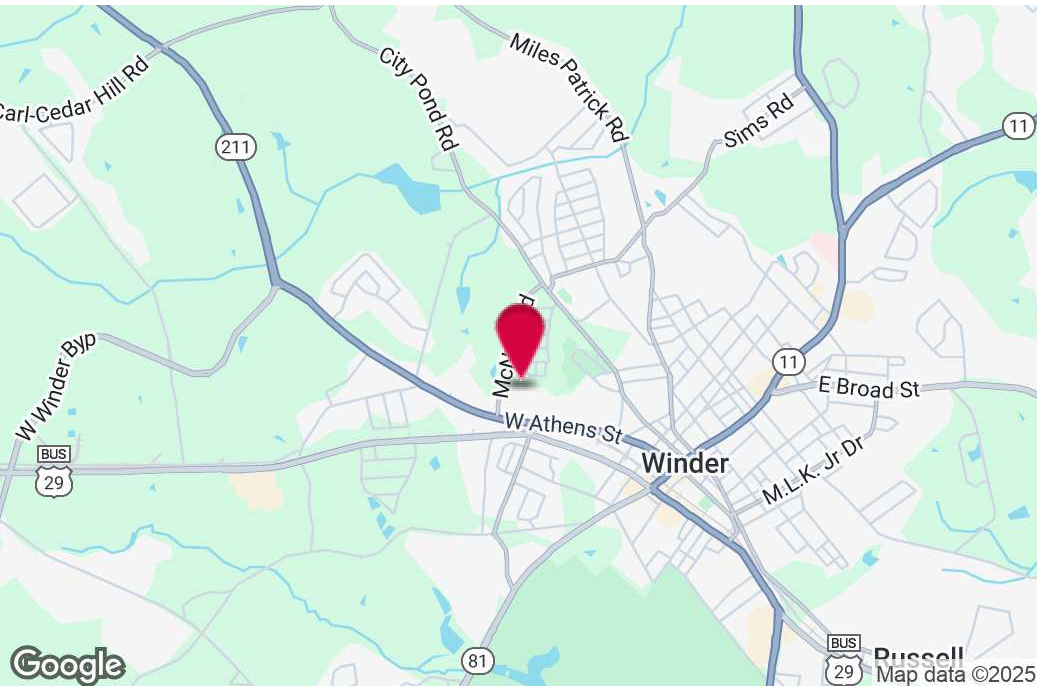
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FOR SALE  
0.90 +/- ACRES

SUBJECT  
0.90 +/- ACRES



## PROPERTY HIGHLIGHTS

- Location – Front Corner of 25 Acre Mega Ace Hardware Shopping Center
- On West Side of Winder Near Convergence of 3 Major GA State Highways
- Frontage – 295' on GA Hwy 211 (W. Athens Street)
- Signalized Stop Light, Traffic Count – 14,400 ADT
- Utilities – All Available
- Generous Parking Shared with Shopping Center
- Water Retention System in Place
- Site is Level and Pad Ready

## OFFERING SUMMARY

Price:	CONTACT AGENT
Zoning:	B1 (City of Winder)
Lot Size:	0.9 +/- Acres

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AERIAL

SUBJECT  
0.90 +/- ACRES

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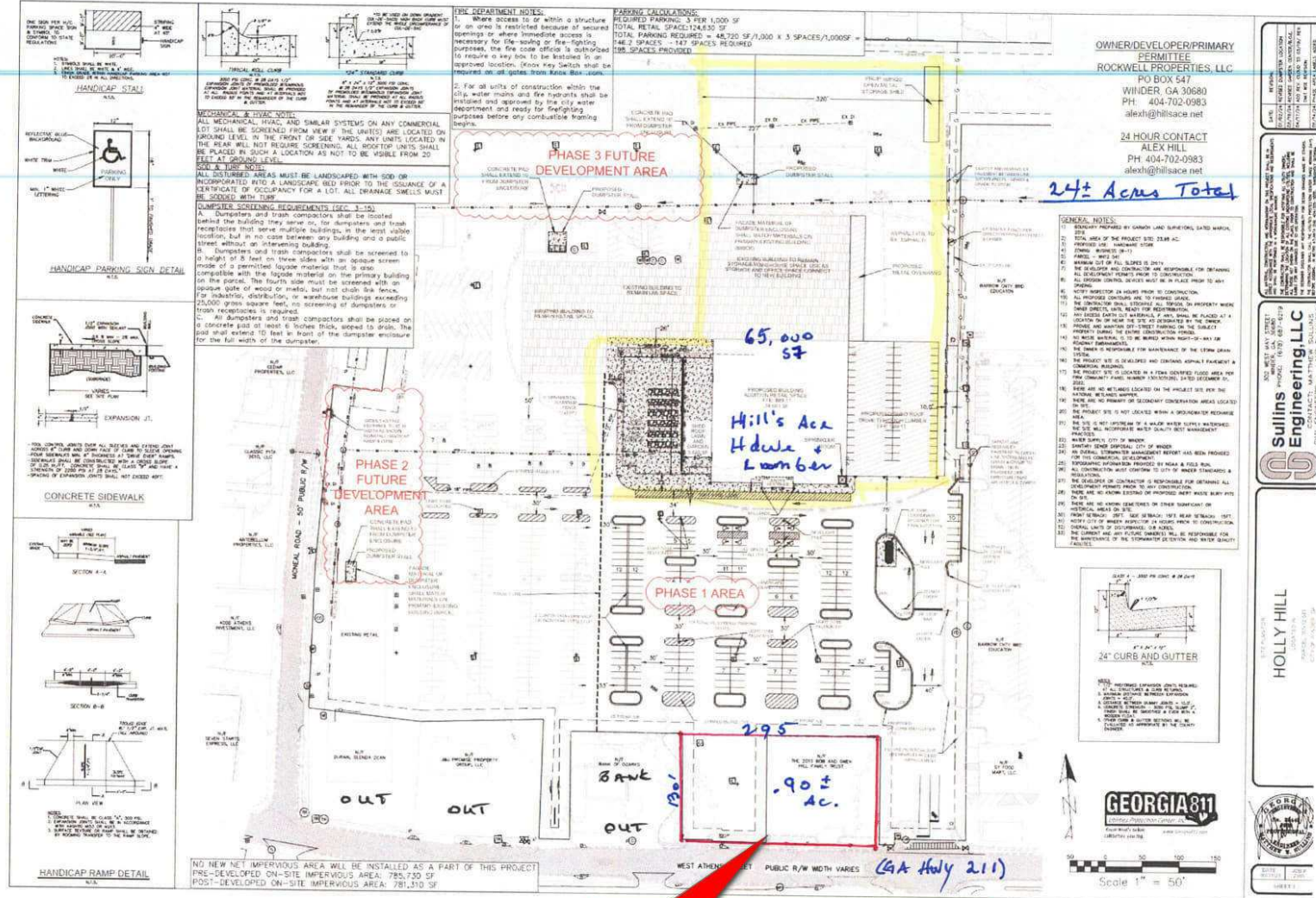
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# SURVEY



SUBJECT OUTPARCEL

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# GADOT TRAFFIC COUNT

0000013\_0141 - 013-0141

- CST 069611 L

County: Barrow

Route number: 00021100

LRS section: 0131021100

Functional class: 4U - Minor  
Arterial (Urban)

Site Data



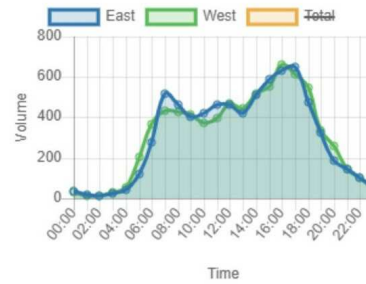
## Count History

Year	Month	Count type	Duration
2024	December	Class	48 hours
2023	July	Class	48 hours
2021	January	Class	48 hours
2019	January	Volume	48 hours
2017	March	Volume	48 hours
2015	June	Volume	48 hours
2013	May	Volume	48 hours

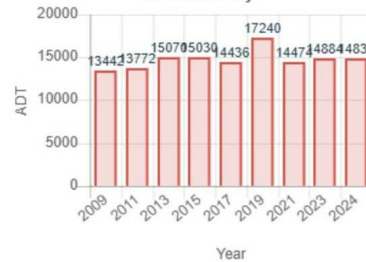
## Annual Statistics

Data Item	2014	2015	2016	2017	2018	2019	2021
Statistics - type	Actual	Estimated	Actual	Estimated	Actual	Estimated	Estimated
AADT	13,000	13,500	14,000	12,800	13,100	16,900	15,900
K-Factor	0.080	0.095	0.095	0.105	0.105	0.083	0.080
D-Factor	-	0.500	0.500	0.500	0.500	0.550	0.550
Future AADT	-	-	15,600	13,000	16,400	21,300	21,300

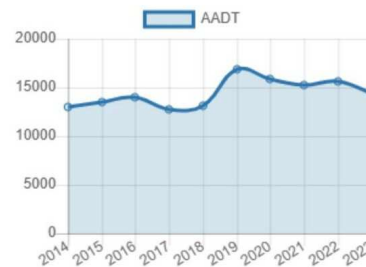
## Average Hourly Volume



## Count History



## AADT Trend



## Vehicle Classification 2024

- Motorcycles** 0.17%  
2 axes, 2 or 3 wheels.
- Passenger cars** 73.31%  
2 axes. Can have 1- or 2-axle trailers.
- Pickups, panels, vans** 19.72%  
2-axle, 4-tire single units. Can have 1- or 2-axle trailers.
- Buses** 0.84%  
2- or 3-axle, full length.
- Single-unit trucks** 3.99%  
2-axle, 6-tire, (dual rear tires), single-unit trucks.
- Single-unit trucks** 0.37%  
3-axle, single-unit trucks.
- Single-unit trucks** 0.03%  
4 or more axle, single-unit trucks.
- Single-trailer trucks** 0.73%  
3- or 4-axle,

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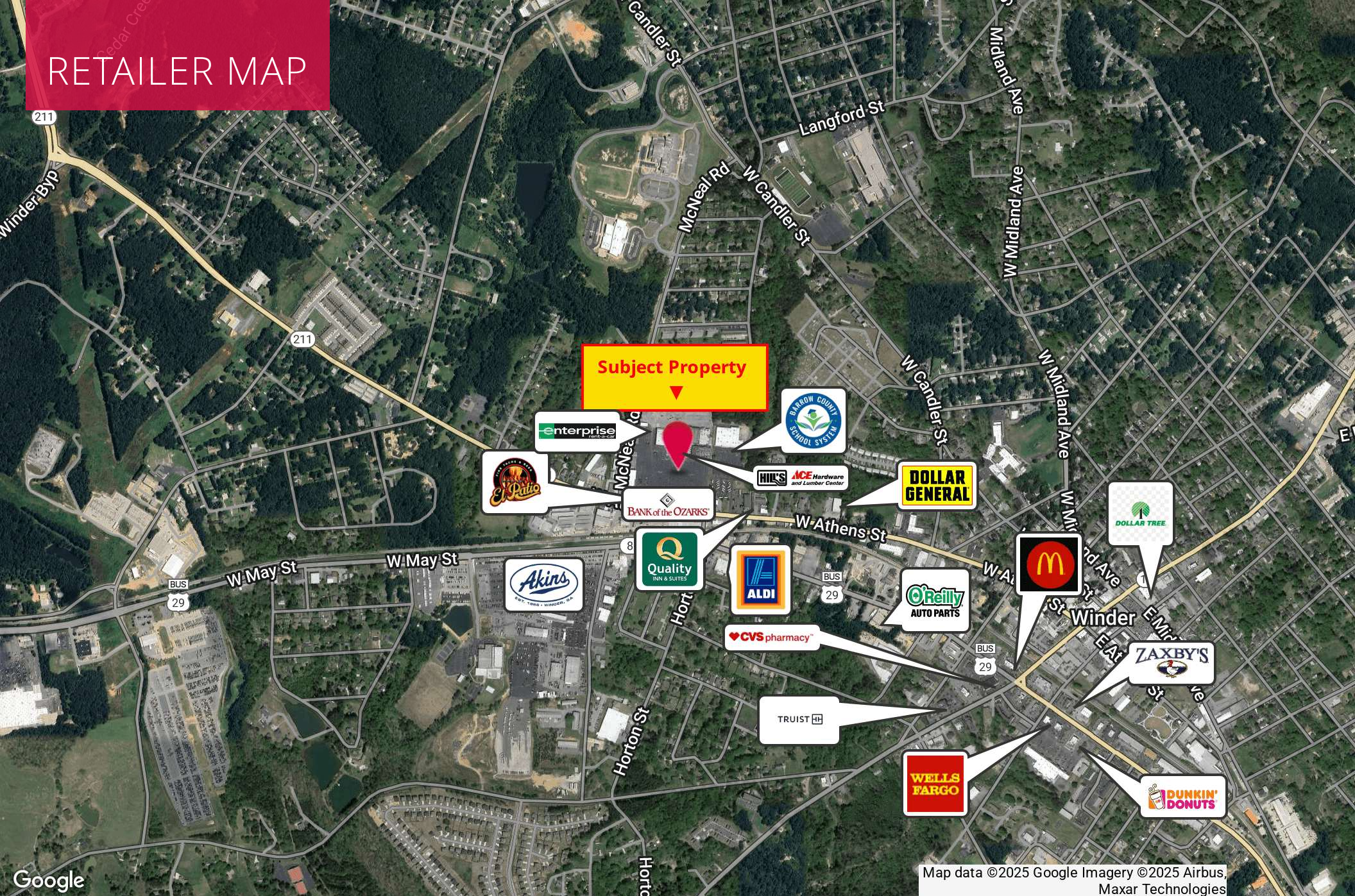
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# RETAILER MAP



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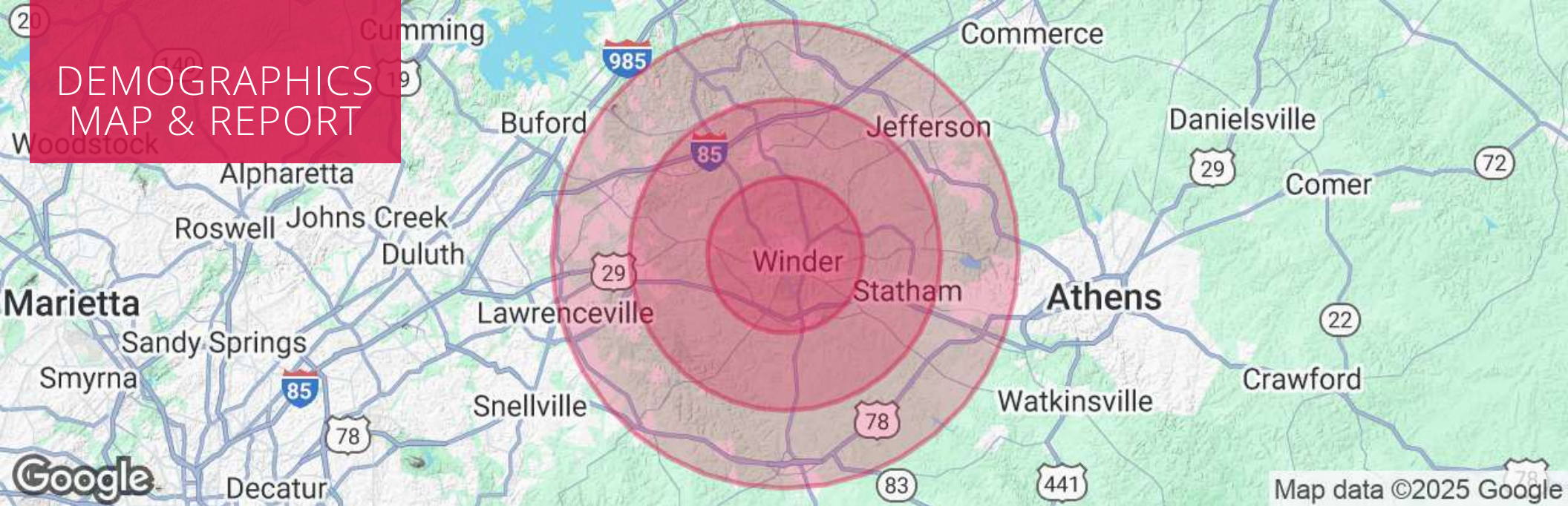
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	49,421	185,726	465,740
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	39	39	40

## HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	17,087	61,438	150,640
# of Persons per HH	2.9	3	3.1
Average HH Income	\$89,422	\$109,128	\$116,570
Average House Value	\$266,558	\$362,997	\$394,647

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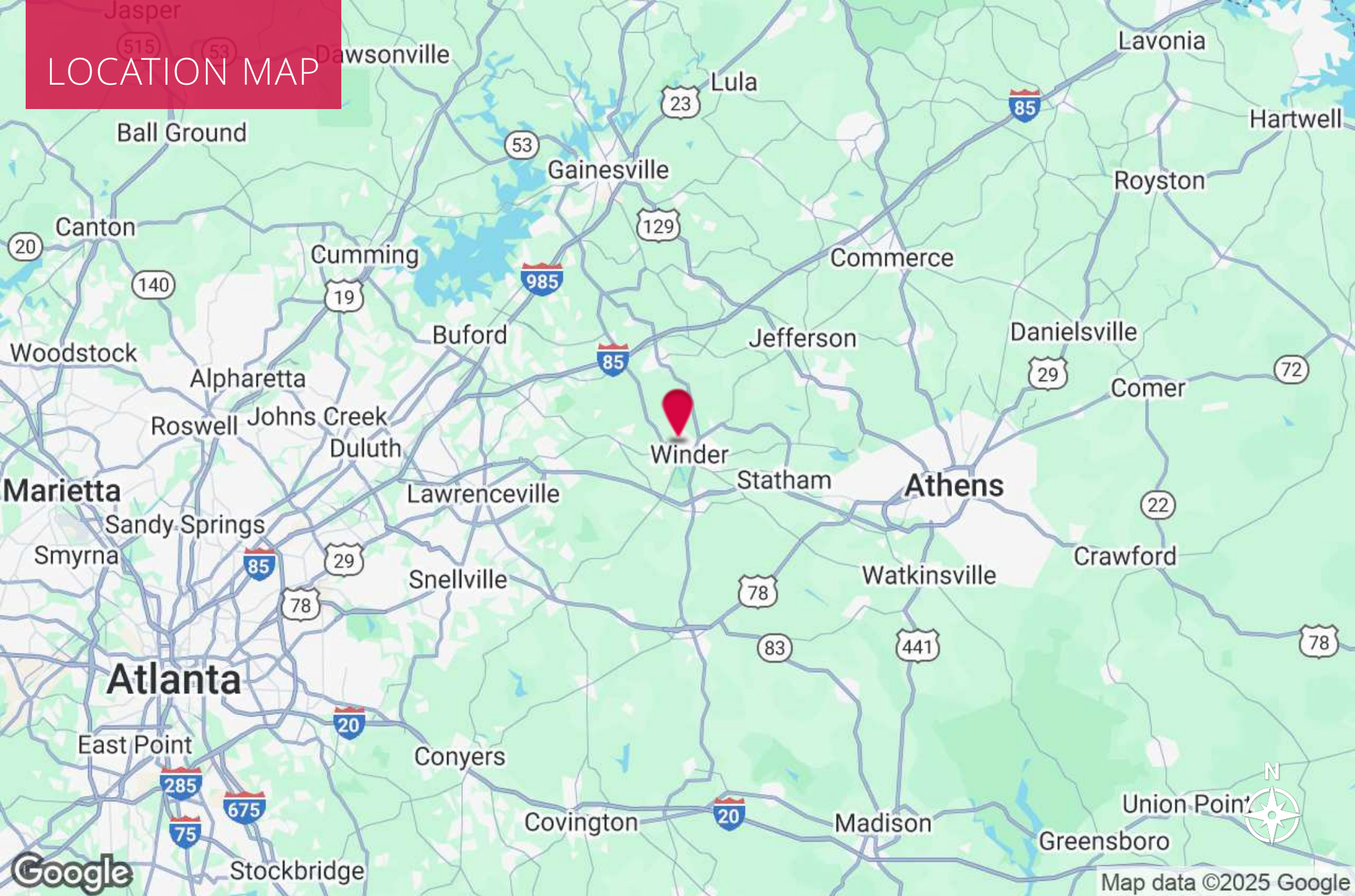
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# LOCATION MAP



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