



## 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  |           |                                |       |        |                     |         |



