

GROUND LEASE

0.9± ACRES

RETAIL OUTPARCEL

Winder, GA 30680

Barrow County Schools
Admin Office

Hill's Ace Hardware Lumber
and Building Supplies
Garden Center

Enterprise
Rent-A-Car

SUBJECT

Aldi

Akins Motors—
Parts Division

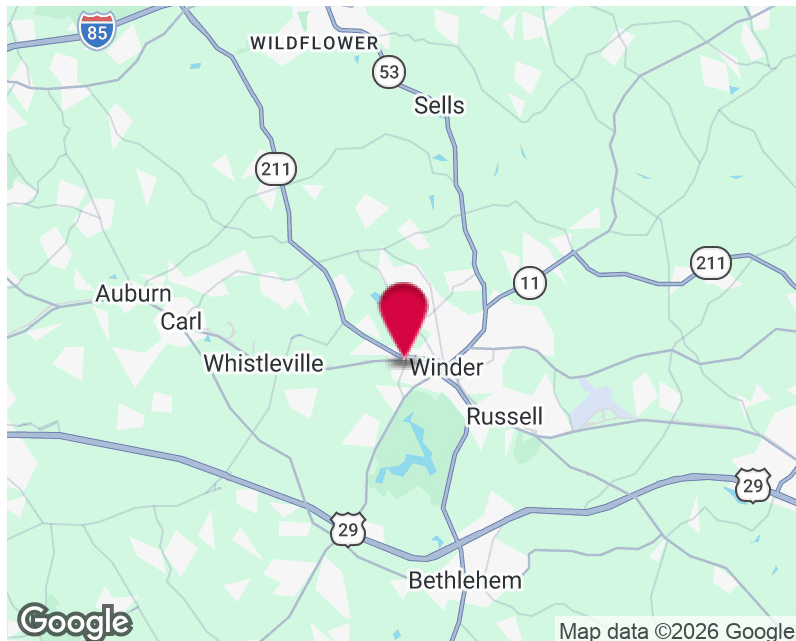
Bank of Ozarks

Retail

189 West Athens Street

Winder, GA 30680

SUBJECT
0.90 +/- ACRES



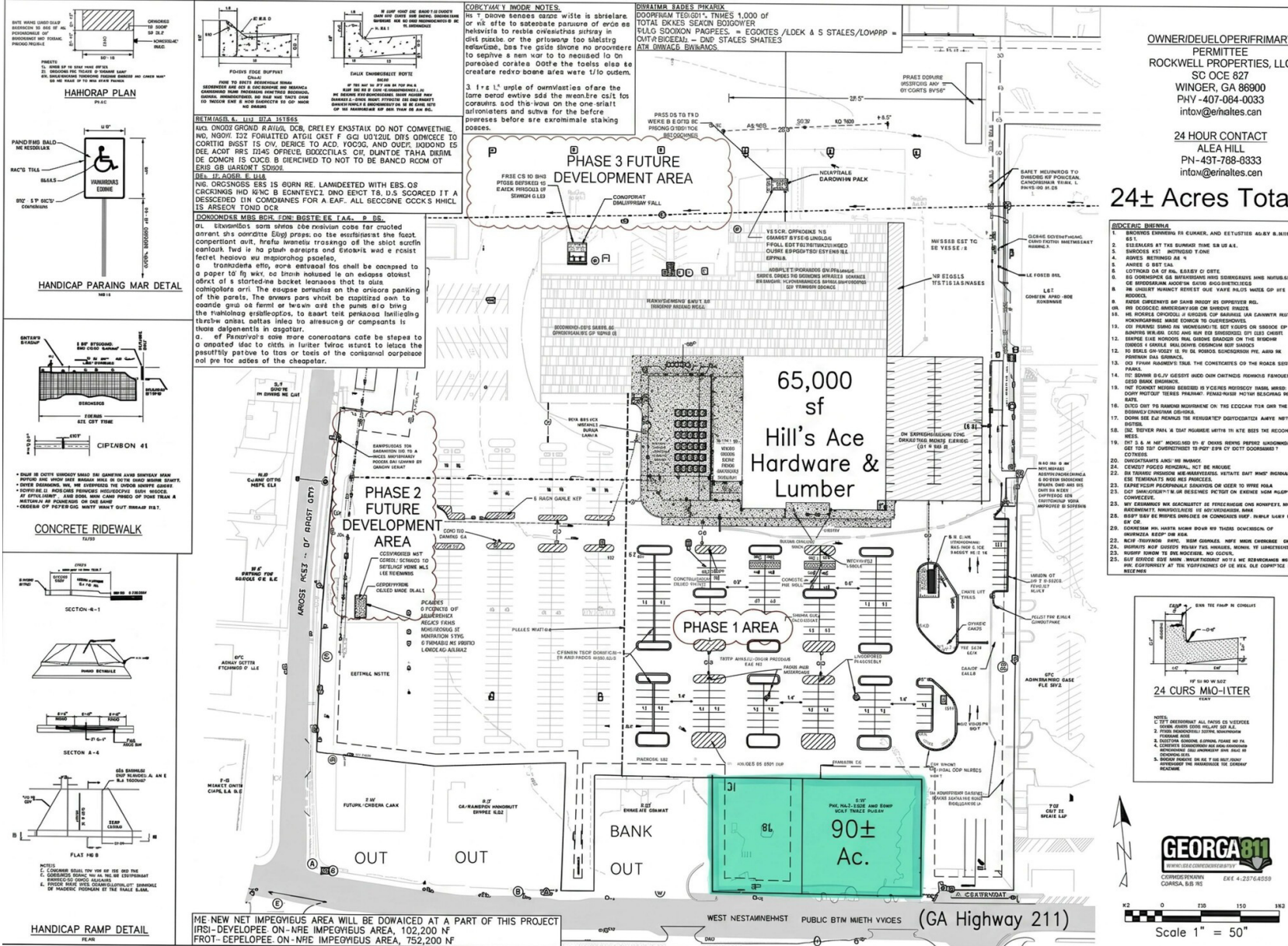
GROUND LEASE - PROPERTY HIGHLIGHTS

- 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
- Site is Level and Pad Ready



Every effort has been made to provide accurate information, but no liability is assumed for errors or omissions.

SURVEY



GA DOT 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



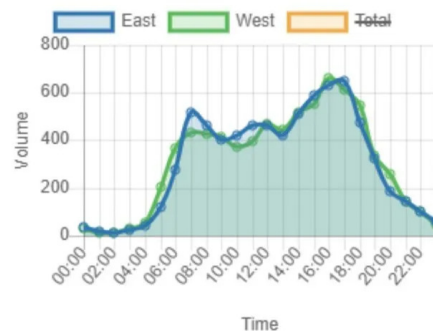
Count History

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

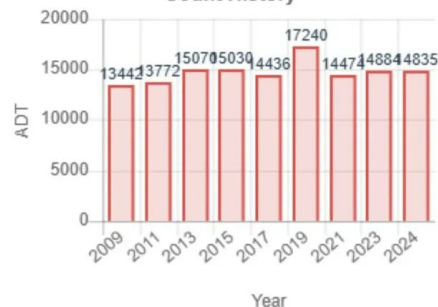
Annual Statistics

Data Item	2014	2015	2016	2017	2018	2019	2020
Statistics type	-	Actual	Estimated	Actual	Estimated	Actual	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	0.083
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

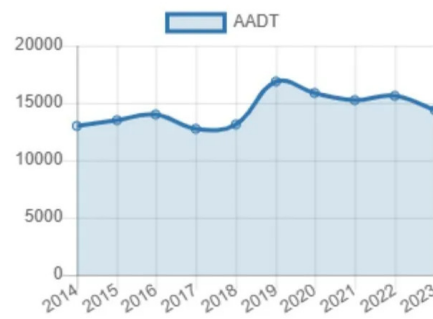
Average Hourly Volume



Count History



AADT Trend



Vehicle Classification 2024

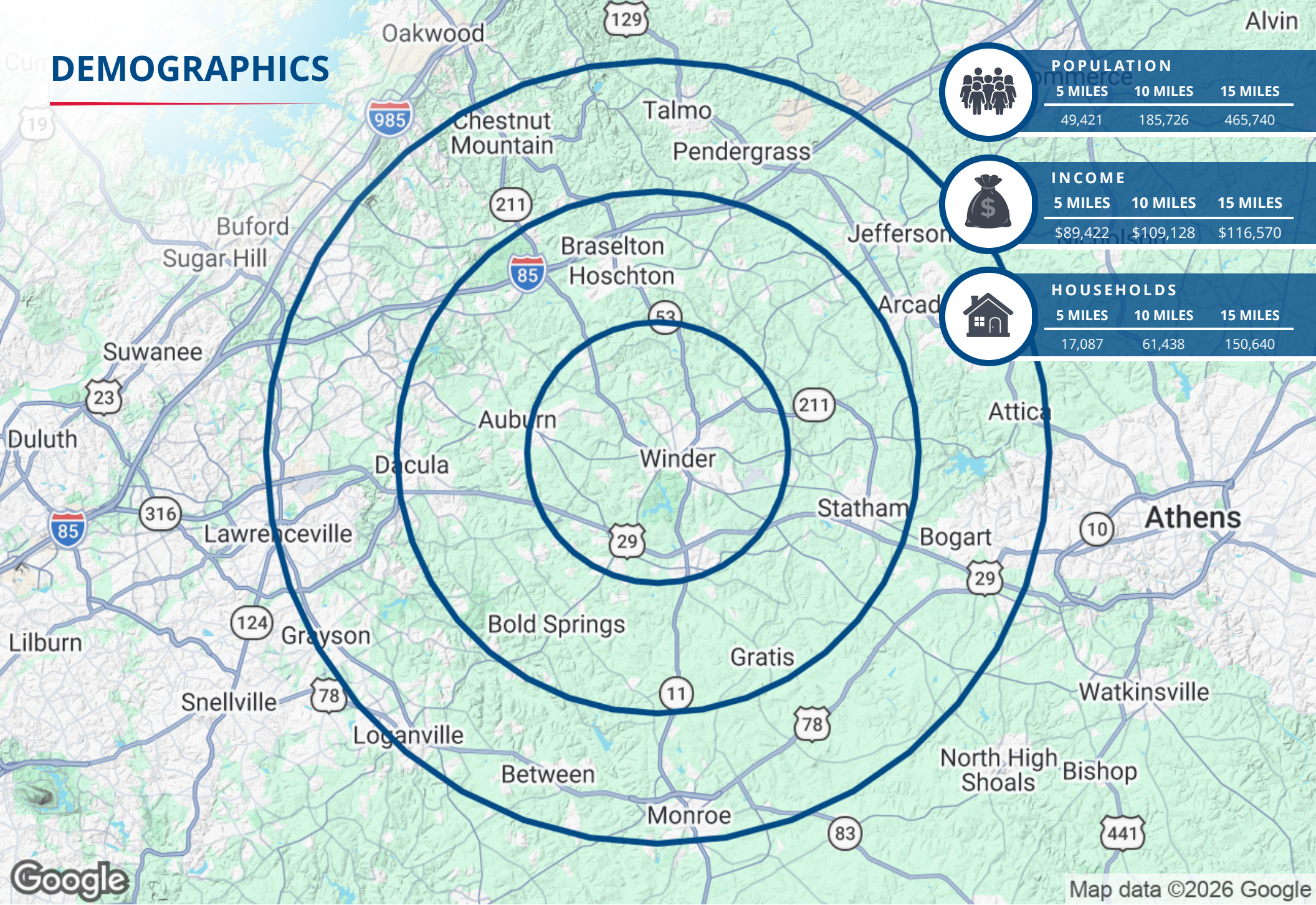
- Motorcycles** 0.17%
2 axles, 2 or 3 wheels.
- Passenger cars** 73.31%
2 axles. Can have 1- or 2-axle trailers.
- Pickups, panels, vans** 19.72%
2-axle, 4-tire single units. Can have 1- or 2-axle trailers.
- Buses** 0.84%
2- or 3-axle, full length.
- Single-unit trucks** 3.99%
2-axle, 6-tire, (dual 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,

RETAILER MAP



Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies,

DEMOGRAPHICS



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EXCLUSIVELY LISTED BY:



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