

For Sale or Lease

Commercial Building

\$420,000 | \$4,500/month (MG)



Winder Commercial Building

199 E Broad St
Winder, Georgia 30680

Property Description

Discover this beautifully remodeled 3,493 SF, two-story cottage-style commercial property at 199 E. Broad Street, Winder, GA. Zoned B-1 (Neighborhood Commercial), the property underwent extensive renovations in 2021/2022, including a new roof, HVAC systems, updated bathrooms, kitchen, fresh paint, new flooring and added parking lot. Situated on a 0.61-acre lot, the property features flexible layouts, allowing for single-tenant or multi-unit use, with private offices, meeting spaces, and outdoor areas such as a front porch, covered patio, and deck. The 12-space parking lot ensures ample convenience for employees and clients. Ideal for professional offices, retail shops, wellness centers, or art studios, this property blends historic charm with modern practicality in a prime location near downtown Winder.

Location Overview

Located just 50 miles northeast of Atlanta, Winder, GA, is a thriving community blending small-town charm with big-city accessibility. As the county seat of Barrow County, Winder features a bustling downtown filled with local shops, restaurants, and businesses. Nearby Fort Yargo State Park provides recreational opportunities, attracting residents and visitors alike. The area's strategic location and growing population make it an ideal setting for businesses, offering access to regional markets while maintaining a welcoming, community-focused atmosphere.

Property Highlights

- 3,493 SF two-story remodeled property
- Zoned B-1 for a variety of business uses
- Great parking with a new 12-space parking lot
- Charming outdoor porch and patio area
- Flexible layout for single or multi-tenant use

OFFERING SUMMARY

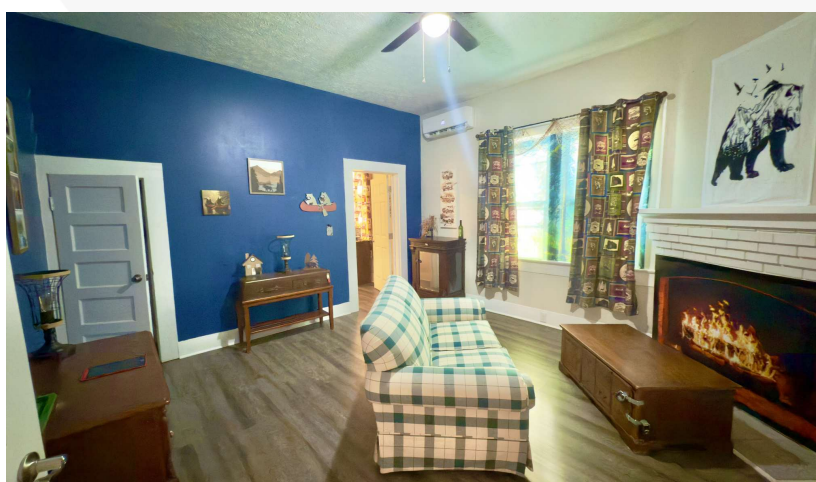
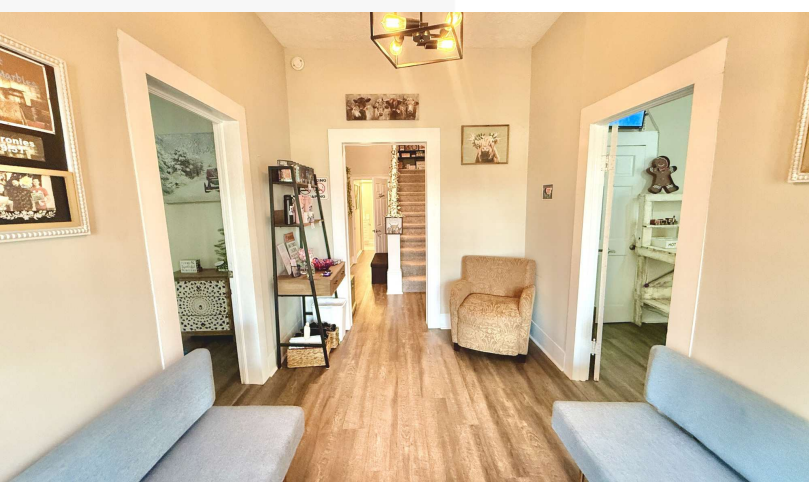
Sale Price	\$420,000
Lease Rate	\$4,500/mo (MG)
Lot Size	0.61 Acres
Building Size	3,493 SF

For more information

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Additional Photos



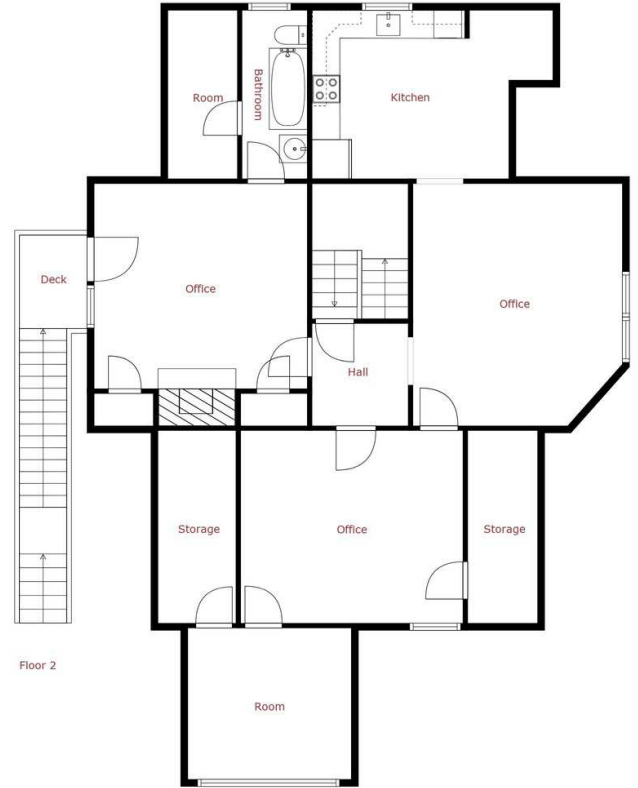
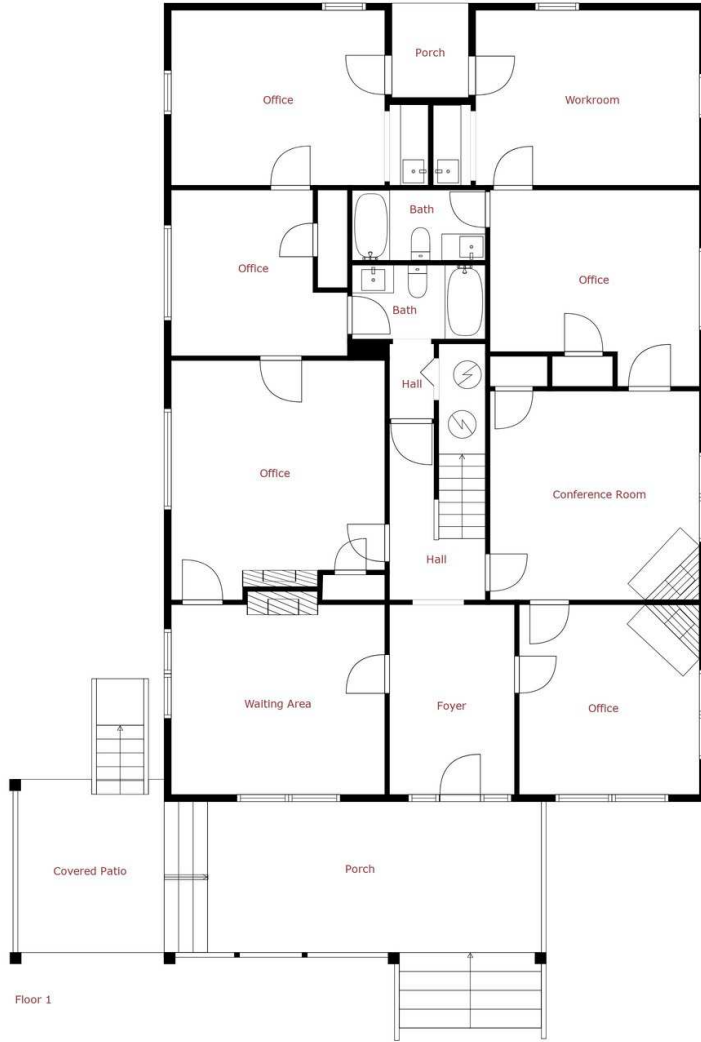
First Floor



Second Floor



Floor Plan



5 Mile Demographics

199 E Broad St, Winder, Georgia, 30680 (5 miles)
 199 E Broad St, Winder, Georgia, 30680
 Ring of 5 miles

Latitude: 33.99752
 Longitude: -83.71148

KEY FACTS

45,262

Population



2.8

Average Household Size

37.2

Median Age

\$79,443

Median Household Income

EDUCATION

10%

No High School Diploma



37%

High School Graduate



32%

Some College



21%

Bachelor's/Grad/Pr of Degree

BUSINESS



1,573

Total Businesses



15,801

Total Employees

EMPLOYMENT



58%

White Collar



29%

Blue Collar



13%

Services

3.7%

Unemployment Rate

INCOME



\$79,443

Median Household Income



\$31,915

Per Capita Income



\$234,962

Median Net Worth

2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (22.6%)

The smallest group: \$200,000+ (3.1%)

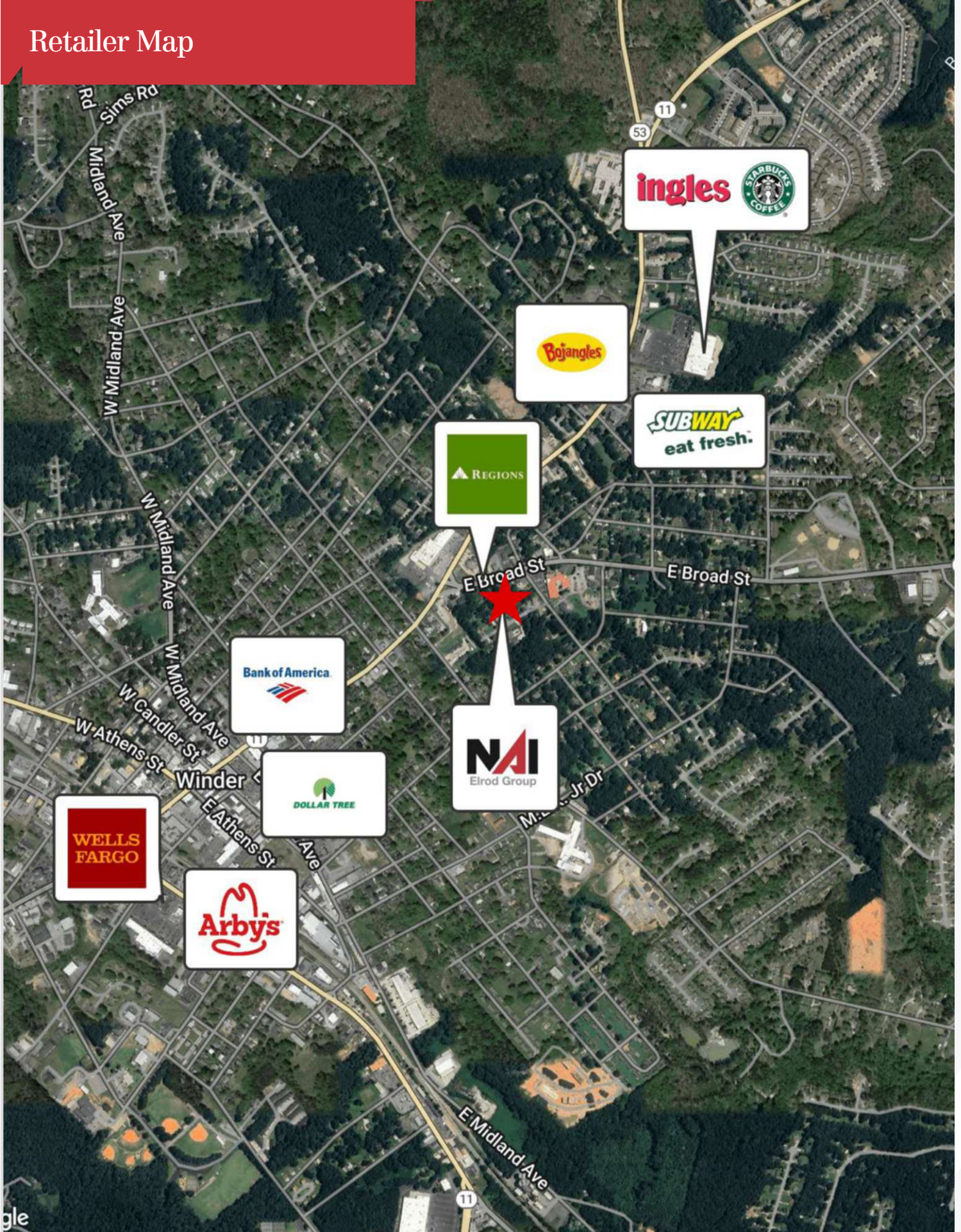
Indicator ▲	Value	Diff	
<\$15,000	7.3%	+1.3%	
\$15,000 - \$24,999	6.0%	+0.7%	
\$25,000 - \$34,999	6.3%	+0.8%	
\$35,000 - \$49,999	7.8%	+0.4%	
\$50,000 - \$74,999	18.9%	-0.5%	
\$75,000 - \$99,999	16.3%	-1.3%	
\$100,000 - \$149,999	22.6%	-1.0%	
\$150,000 - \$199,999	11.8%	+0.7%	
\$200,000+	3.1%	-1.0%	

Bars show deviation from Barrow County

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2023, 2028.

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Retailer Map



Location Maps

