

±10,000 SF FOR LEASE

816 TUCKER CT

WINDER, GA 30680



NAI Brannen Goddard

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*Information is deemed from reliable sources.
No warranty is made as to its accuracy.*

THE OPPORTUNITY

NAI Brannen Goddard is pleased to present for your consideration an industrial building / warehouse FOR LEASE located at 816 Tucker Court in Winder, GA.

The property sits minutes away from three access ramps to GA 316 / University Parkway and is a great opportunity for a small business looking to locate to the area!

The building was constructed in 2005, was completely renovated in 2017 and has been well maintained. The $\pm 10,000$ SF building is available for lease in its entirety as a single-tenant offering and cannot be subdivided.

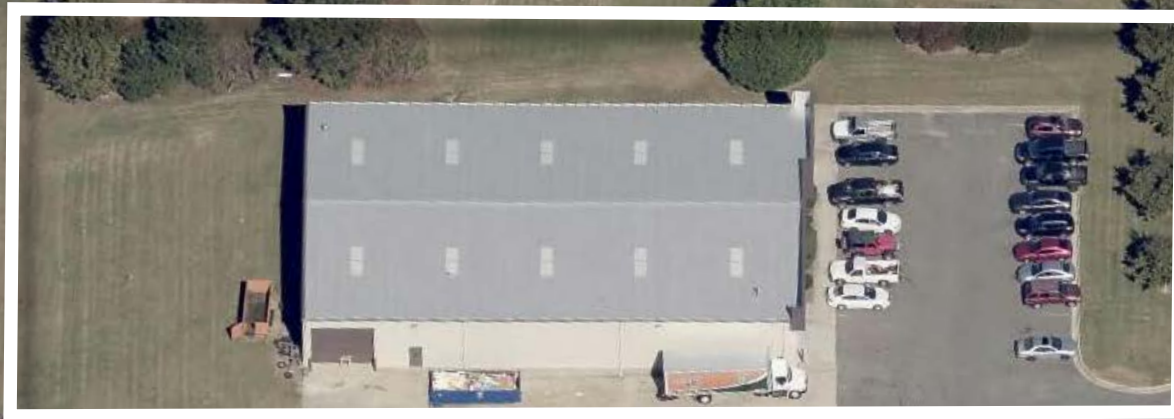
The building has $\pm 1,000$ SF of office area that features a large reception area, a pair of offices, a kitchenette area, and a bathroom. There is $\pm 1,000$ SF of mezzanine storage above the office area.

There is also a dedicated bathroom for the $\pm 9,000$ SF of warehouse space. There are two 16' x 16'

drive-in doors to access the warehouse area – one at the front of the building and one along the rear corner at the loading dock. Clears in the warehouse range from 16' to 22' and the property is clear span / column free in the warehouse area.

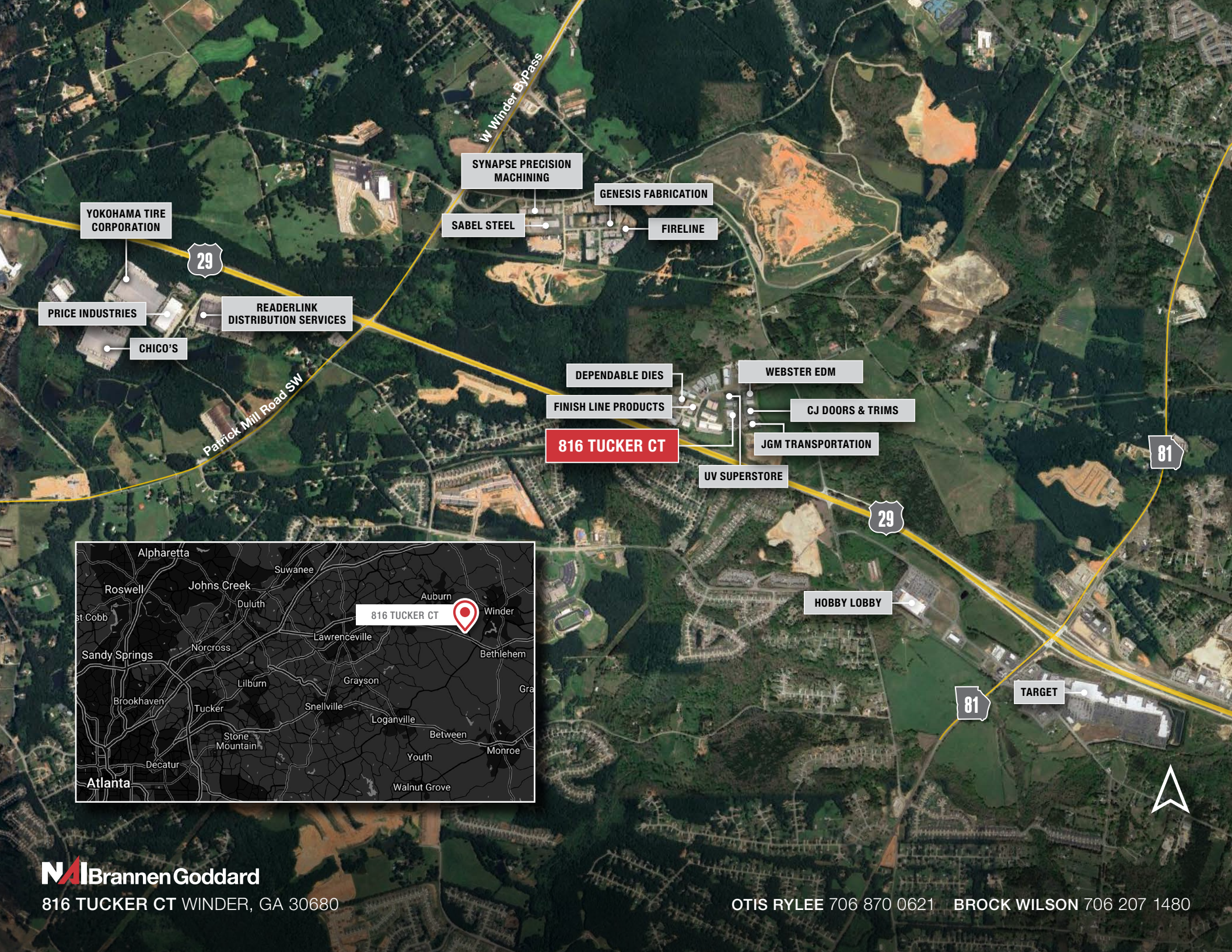
The building has 200A three-phase power and capacity to add more service if desired. The property is zoned M1 – Light Industrial allowing for a wide variety of uses within the property. The parking, loading and driving areas at the site are concrete and asphalt. There is a shared loading dock with two spaces dedicated to the building that leads into one of the roll-up doors.

New paint and carpet will be underway soon, and the building should be available for occupancy January / February 2025. Reach out to Otis Rylee at 404-812-4086 or Brock Wilson at 404-812-9667 for more information on this property.



PROPERTY HIGHLIGHTS

- ±10,000 SF single-tenant office/warehouse for lease
- M-1 Light Industrial zoning, Barrow County
- All utilities available including sewer
- ±1,000 SF of office with reception, two offices, bathroom and kitchenette
- ±1,000 SF mezzanine storage above office
- 16' – 22' clears
- 200 Amps, 3-phase power
- Two 16' x 16' roll-up doors
- Shared loading dock with two dedicated truck docks
- ±1.03 acre site
- New paint and carpet to be completed in coming weeks
- Occupancy January / February 2025 (current tenant relocating)





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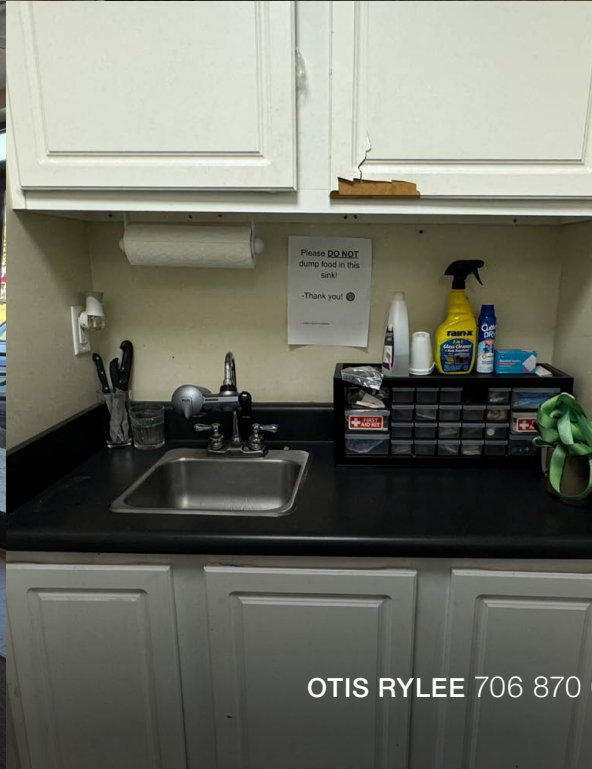
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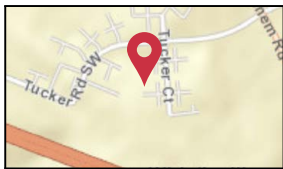
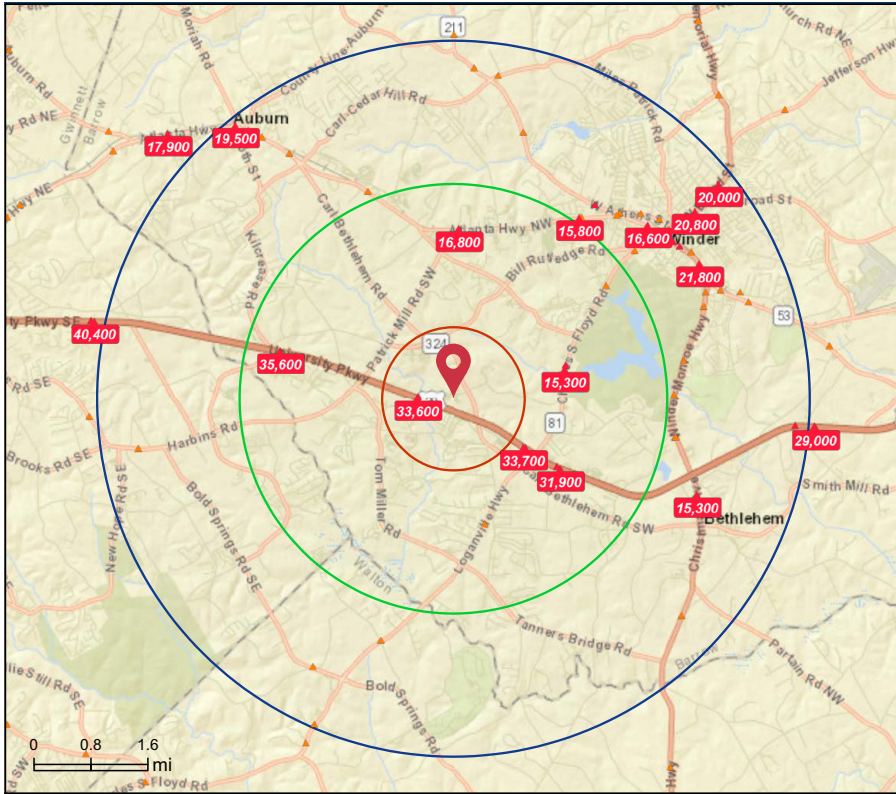


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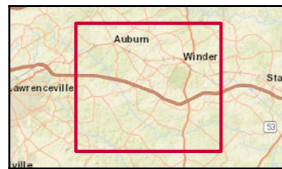
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AREA DEMOGRAPHICS



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



	1 mile	3 miles	5 miles
Census 2020 Summary			
Population	2,811	19,645	50,473
Households	880	6,403	16,861
Average Household Size	3.19	3.06	2.97

	1 mile	3 miles	5 miles
2024 Summary			
Population	3,181	21,161	55,493
Households	991	6,943	18,562
Families	781	5,389	13,895
Average Household Size	3.21	3.04	2.97
Owner Occupied Housing Units	840	5,837	14,550
Renter Occupied Housing Units	151	1,106	4,012
Median Age	32.2	34.1	35.9
Median Household Income	\$89,873	\$87,369	\$82,015
Average Household Income	\$102,364	\$101,092	\$97,692

	1 mile	3 miles	5 miles
2029 Summary			
Population	3,667	23,101	59,869
Households	1,153	7,678	20,285
Families	903	5,929	15,103
Average Household Size	3.18	3.00	2.93
Owner Occupied Housing Units	905	6,368	16,065
Renter Occupied Housing Units	248	1,310	4,219
Median Age	33.0	35.2	36.8
Median Household Income	\$99,554	\$97,022	\$91,700
Average Household Income	\$114,390	\$113,818	\$111,322

	1 mile	3 miles	5 miles
Trends: 2024-2029 Annual Rate			
Population	2.88%	1.77%	1.53%
Households	3.07%	2.03%	1.79%
Families	2.95%	1.93%	1.68%
Owner Households	1.50%	1.76%	2.00%
Median Household Income	2.07%	2.12%	2.26%

Source: ESRI 2024

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