

Publix
FOOD & PHARMACY

Winder Corners

17 Monroe Hwy, Winder

Whitney Spangler
Senior Vice President
+1 404 574 1046
whitney.spangler@colliers.com

David Martos
Associate Vice President
+1 404 574 1003
david.martos@colliers.com

Haley Lyons
Associate
+1 404 877 9248
haley.lyons@colliers.com

Winder Corners

Property Overview

Availabilities:

AA - 1,400 SF
FF - 1,365 SF
M - 1,400 SF

U - 37,514 SF (Demisable)
V - 3,675 SF (2nd Gen Restaurant)

- Situated on Monroe Highway (US 11) and Atlanta Hwy, the center benefits from high visibility and accessibility.
- Publix serves as the primary anchor, occupying 47,814 square feet. Other significant tenants include Beall's Outlet, Roses Express, Anytime Fitness, Cato Fashions, GNC, and Shoe Show.
- The center boasts a 95.2% occupancy rate, reflecting its strong tenant retention and appeal.

Demographics

1 MILE	3 MILES	5 MILES
5,025 TOTAL POPULATION	23,436 TOTAL POPULATION	47,782 TOTAL POPULATION
1,729 TOTAL HOUSEHOLDS	8,419 TOTAL HOUSEHOLDS	16,618 TOTAL HOUSEHOLDS
\$64,709 AVG. HH INCOME	\$82,062 AVG. HH INCOME	\$90,888 AVG. HH INCOME
6,496 DAYTIME POPULATION	22,585 DAYTIME POPULATION	43,646 DAYTIME POPULATION

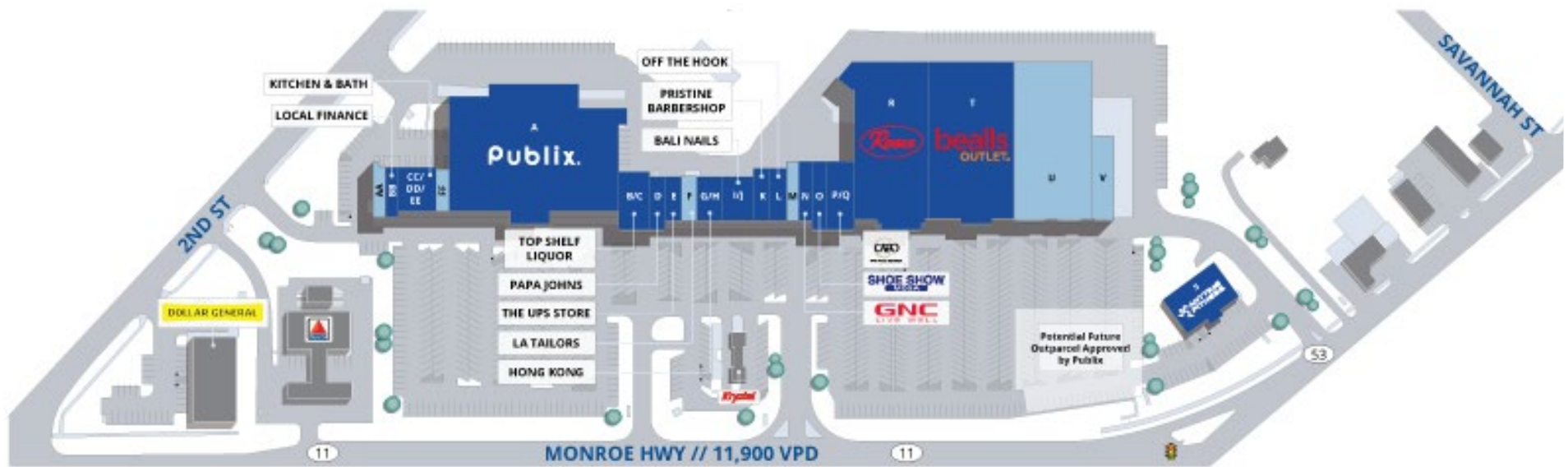
Traffic Counts

11,900 VPD MONROE HWY	21,900 VPD ATLANTA HWY
--------------------------	---------------------------



Winder Corners

Site Maps



UNIT	TENANT	SF
AA	AVAILABLE	1,400
BB	Local Finance	1,400
CC/DD	Kitchen & Bath	2,800
EE	Construction Office	1,400
FF	AVAILABLE	1,365
A	Publix	47,814
B/C	Top Shelf Liquor	3,500
D	Papa John's	1,200
E	The UPS Store	1,200
F	AVAILABLE	1,200

UNIT	TENANT	SF
G/H	Hong Kong	2,400
I/J	Bali Nails	2,400
K	Pristine Barber	1,200
L	Off The Hook	1,200
M	AVAILABLE	1,400
N	GNC	1,400
O	Shoe Show	2,800
P/Q	Cato	5,600
R	Roses Express	28,739
S	Anytime Fitness	6,500

UNIT	TENANT	SF
T	Beall's Outlet	26,646
U	AVAILABLE (Demisable)	37,514
V	AVAILABLE 2ND GEN RESTAURANT	3,675

Winder Corners

Trade Area



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.