

Publix
FOOD & PHARMACY

Winder Corners

17 Monroe Hwy, Winder, GA

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Property Overview

Availabilities:

AA - 1,400 SF
FF - 1,365 SF
F - 1,200 SF
M - 1,400 SF

O - 2,800 SF
U/V - 29,647 SF (Demisable)
W - 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	23,436	47,782
TOTAL POPULATION	TOTAL POPULATION	TOTAL POPULATION
1,729	8,419	16,618
TOTAL HOUSEHOLDS	TOTAL HOUSEHOLDS	TOTAL HOUSEHOLDS
\$64,709	\$82,062	\$90,888
AVG. HH INCOME	AVG. HH INCOME	AVG. HH INCOME
6,496	22,585	43,646
DAYTIME POPULATION	DAYTIME POPULATION	DAYTIME POPULATION

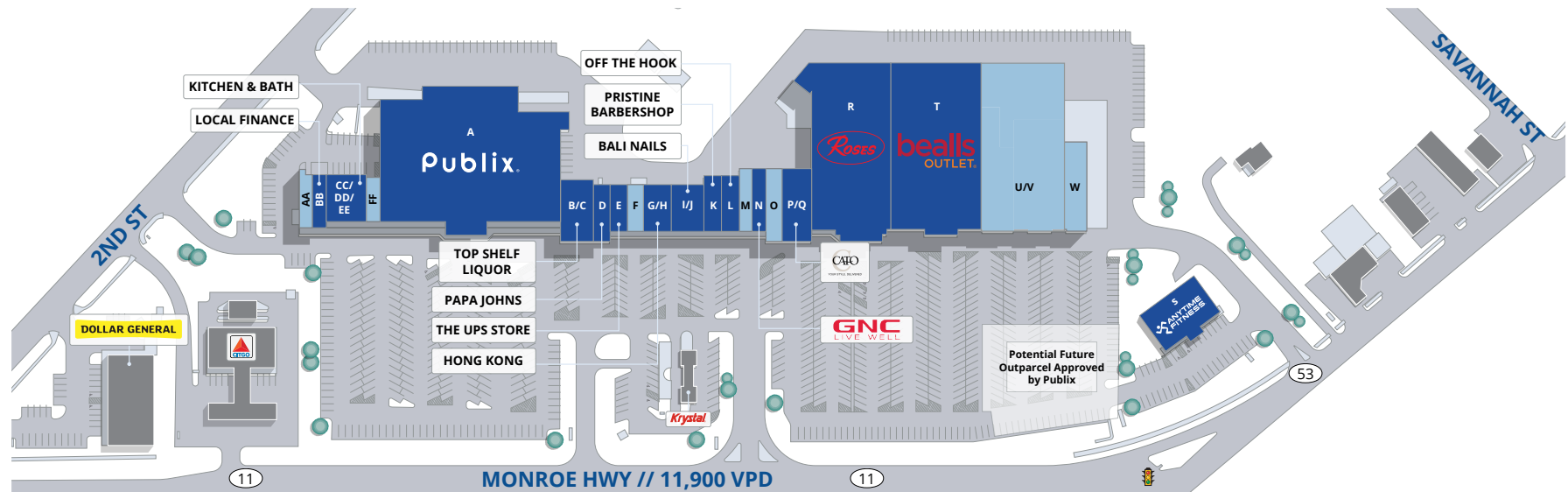
Traffic Counts

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



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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	AVAILABLE	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/V	AVAILABLE (Demisable)	29,647
W	AVAILABLE 2ND GEN RESTAURANT	3,675

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Trade Area



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