

Publix
FOOD & PHARMACY

Winder Corners

17 Monroe Hwy, Winder, GA

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

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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 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

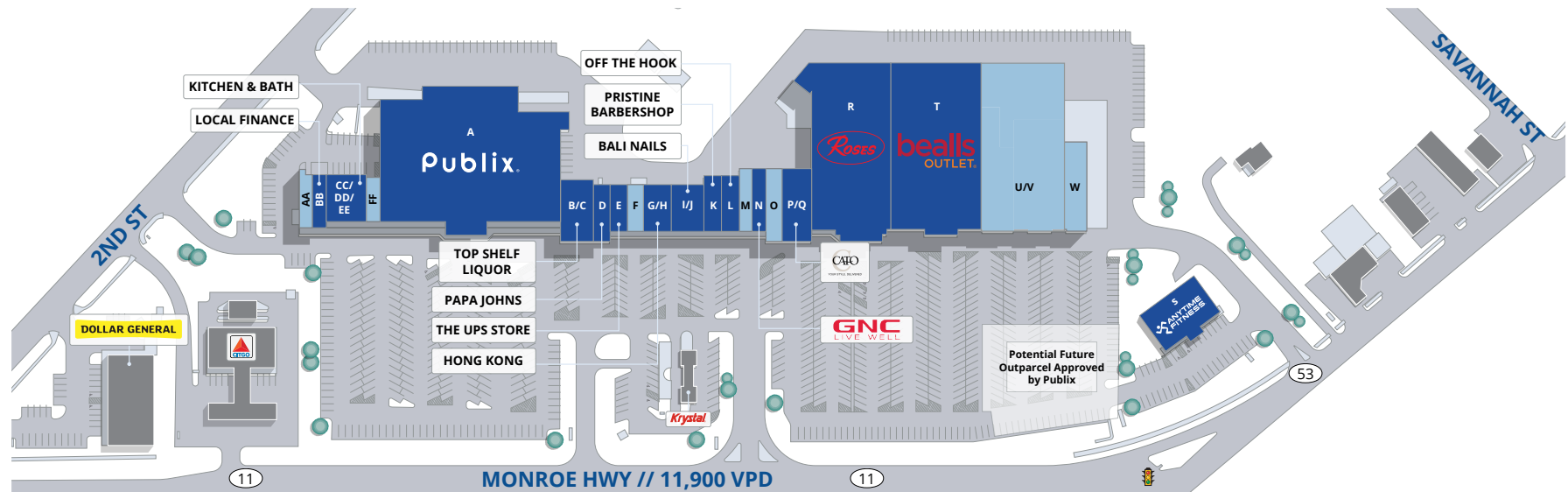
Traffic Counts

11,900 VPD MONROE HWY	21,900 VPD ATLANTA HWY
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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	Winder Home Furniture	6,388
U/V	AVAILABLE (Demisable)	29,647
W	AVAILABLE 2ND GEN RESTAURANT	3,675

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Trade Area



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