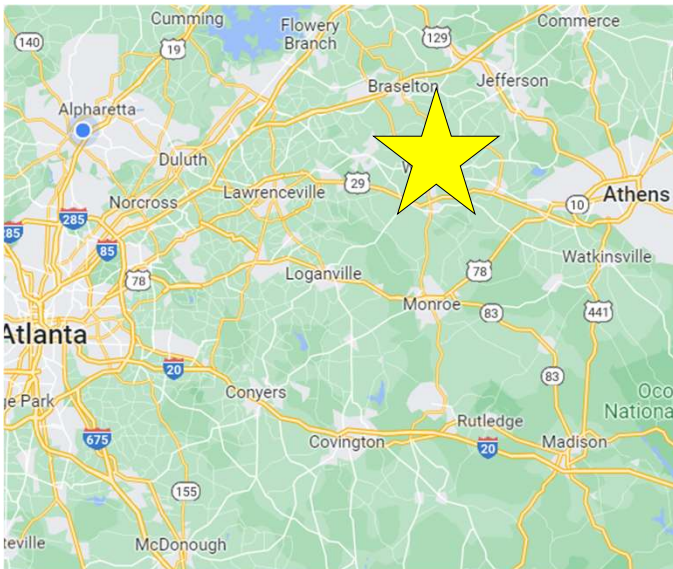


NEW DEVELOPMENT



Property Information...

FOR LEASE: 5,950 SF New Strip Center development located at the intersection of Highway 11 (Jefferson Hwy) and Wisteria Drive in Winder, Georgia.

The property is located across the street from the new Publix-anchored development, consisting of 9,000 square feet of small shop space that is fully leased.

On the other side of Publix will be 101 Single-Family Homes, Mavis Discount Tire, Self Storage, and Tidal Wave Car Wash.

Property is within walking distance from Northeast Georgia Medical Center, consisting of 200 doctors and staff.

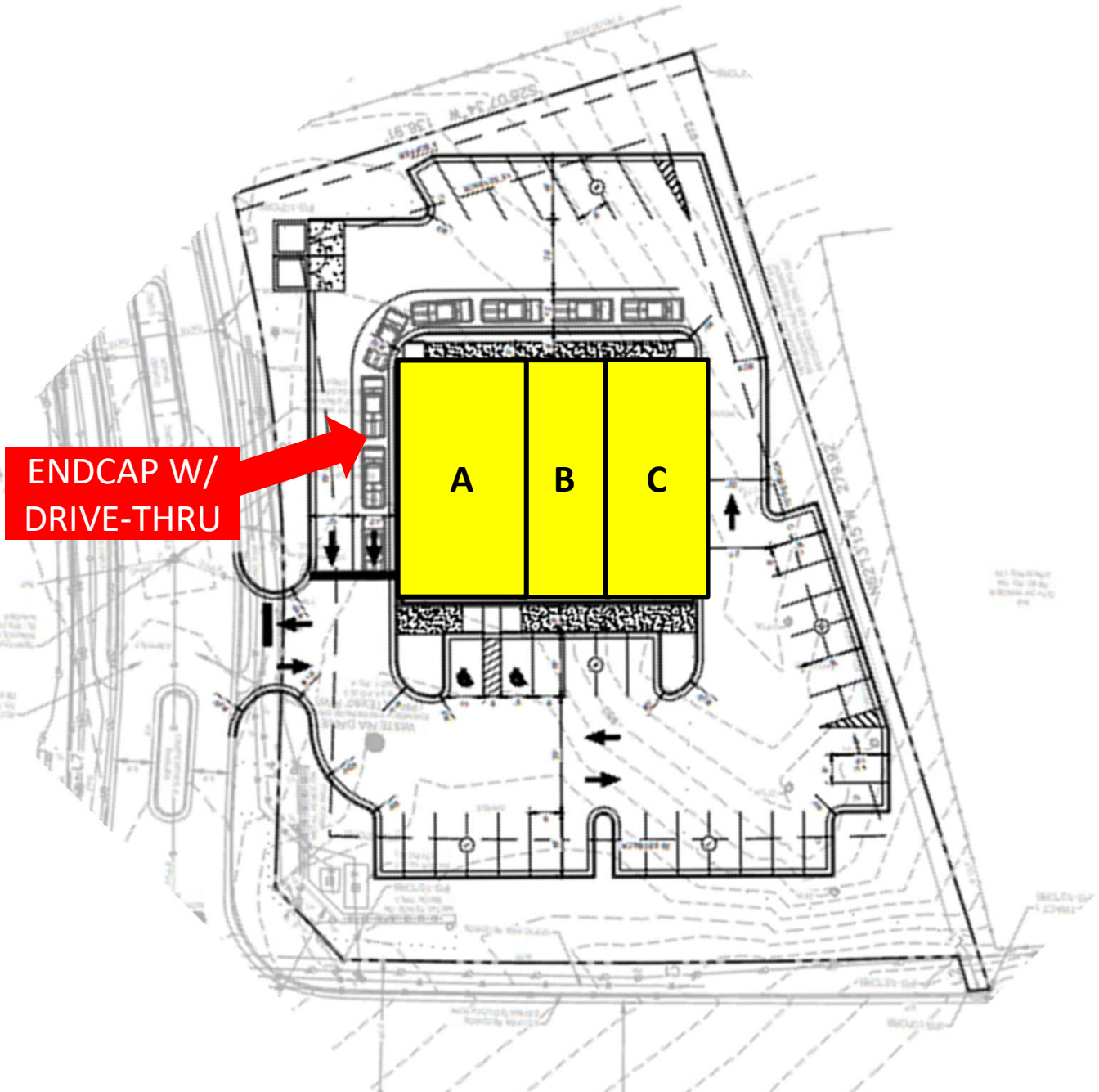


TRAFFIC COUNTS
19,400 VPD – GA Highway 11
10,000 VPD – GA Highway 53

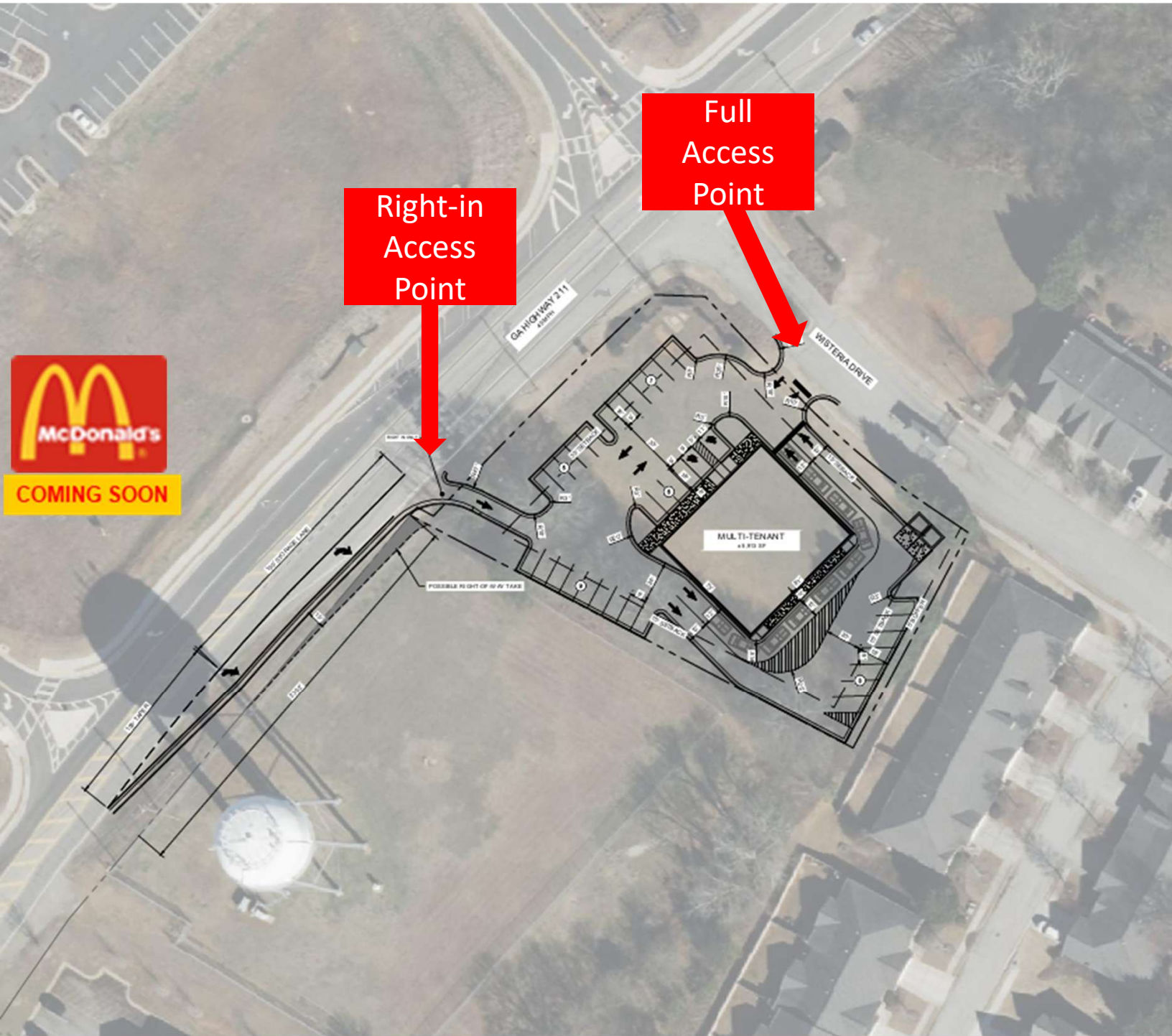
	3-Mile	5-Mile	10-Mile
Total Population:	26,104	43,363	149,412
Total Households:	9,199	15,176	51,041
Avg HH Income:	\$67,489	\$77,121	\$89,724

Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it.





SUITE	TENANT	DIMENSION	SIZE (SF)
A	AVAILABLE	45' x 70'	3,150
B	AVAILABLE	18' x 70'	1,260
C	AVAILABLE	22' x 70'	1,540



Demographic Snapshot



POPULATION

17,054

▲ 1,001%

Higher than state median

* Data Source: American Community Survey, 2010 Census, 2000 US Census and 1990 US Census



MEDIAN HOME VALUE

\$173,400

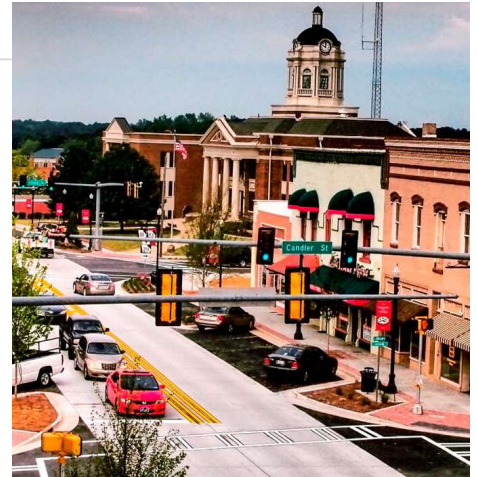
* Data Source: American Community Survey, 2010 Census, 2000 US Census and 1990 US Census



MEDIAN HOUSEHOLD INCOME

\$52,568

* Data Source: American Community Survey, 2010 Census, 2000 US Census and 1990 US Census



FORT YARGO STATE PARK

Fort Yargo is the second-most visited state park in the state with more than half a million visitors each year, and the only park located within a county seat.

- 1,816 Acres on a 260 Acre Lake
- 20.50 Miles of Trails
- Large Swimming Beach
- 16 Cottages and 6 Yurts
- 47 Tent, Trailer, and RV Campsites
- 12 Walk-In Campsites
- 5 Picnic Shelters
- 2 Group Shelters (seats 80 & 100)
- 1 Lake Pavilion (seats 75)
- 1 Beach Pavilion (seats 150)
- 2 Boat Ramps



**WINDER-BARROW
HIGH SCHOOL**

2,075 STUDENTS



**RUSSELL
MIDDLE**

978 STUDENTS



**HOLSENBECK
ELEMENTARY SCHOOL**

745 STUDENTS

