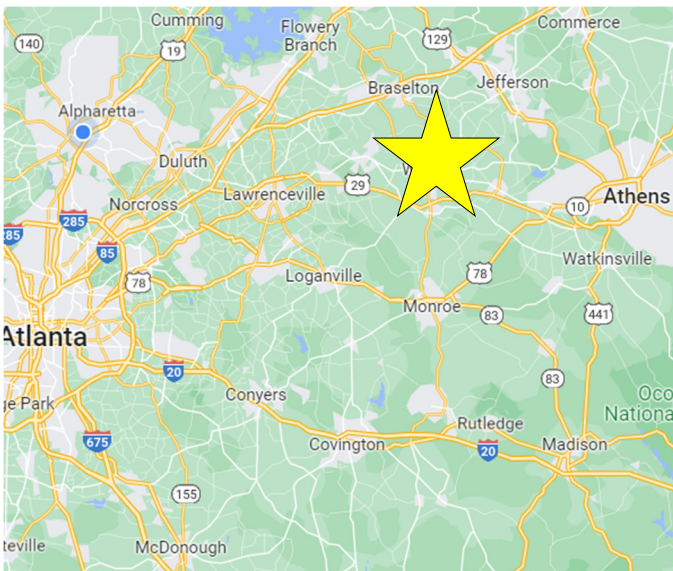


**SALE or GROUND LEASE**



## Property Information...

FOR SALE OR GROUND LEASE: Two Pad Sites 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 almost fully leased.

On the opposite side of the intersection, Roxeywood Development is constructing 101 new single-family homes set to deliver in 2025.

Property is within walking distance from Northeast Georgia Medical Center (56 beds and over 200 doctors and staff).



### TRAFFIC COUNTS

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

Total Population:

3-Mile	5-Mile	10-Mile
26,104	43,363	149,412

Total Households:

9,199	15,176	51,041
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Avg HH Income:

\$67,489	\$77,121	\$89,724
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Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it.

## 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**

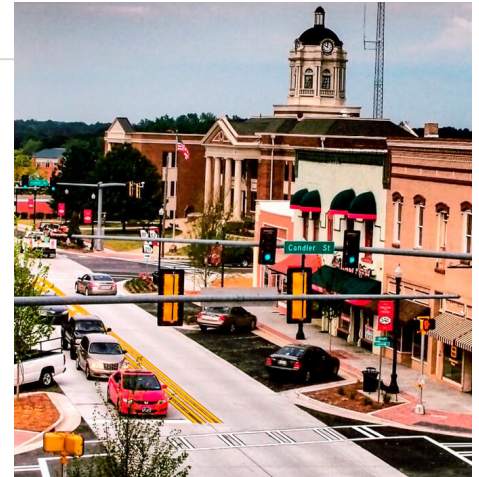
\* Data Source: American Community Survey, 2010 Census, 2000 US Census and 1990 US Census



MEDIAN HOUSEHOLD INCOME

**\$52,568**

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



Fort Yargo 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



