

Royal Lakes Marketplace

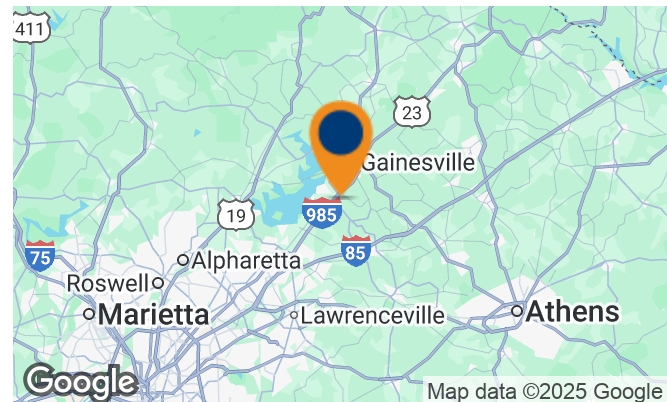
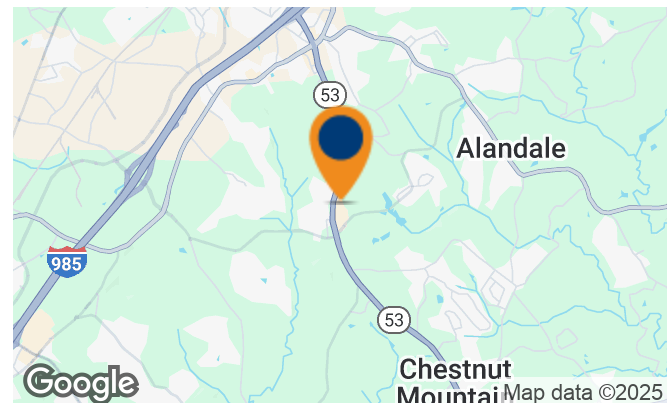
4009 Winder Highway
Flowery Branch, GA 30542



1,250 – 1,715 SF AVAILABLE

Property Highlights

- Attractive Kroger anchored shopping center at signalized intersection of Winder Highway and Sloan Mills Road.
- Easy, convenient access to I-985 and I-85, and Lake Lanier, Georgia's largest and most popular lake (10,000,000 visitors annually)
- Surrounded by dense resident and adjacent to the prominent Royal Lakes Golf Country Club.
- Turnkey, second-generation restaurant space available featuring an outdoor patio and drive-thru
- The property provides multiple access points, ample parking and strong co-tenancy from Kroger and many others
- Flowery Branch is a nice, growing suburb in northern Atlanta with over 73,000 people residing in a 5-mile radius.



Demographics	1 Miles	3 Miles	5 Mile
Total Households	1,276	7,891	24,447
Total Population	4,216	23,103	73,326
Average HH Income	\$79,888	\$75,653	\$73,971

Nick Rockefeller

404.812.8913
nrockefeller@skylineseven.com

800 Mt. Vernon Highway NE, Suite 425, Atlanta, GA 30328 | skylineseven.com



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Unit	Tenant	SF	Unit	Tenant	SF	Unit	Tenant	SF
100	Diamond Dental Brands	1,750	225	Air Force Recruiting	1,160	290	The Haus Korean Japanese	1,400 SF
120 AVAILABLE		1,250	230	Navy Recruiting	720	285 AVAILABLE		1,370 SF
130	Fix Hub	1,000	235	Marines Recruiting	750	295	Quality Dry Cleaners	1,400 SF
140	Northside Hospital	1,000	245 AVAILABLE		1,445	300	Kroger	70,225 SF
150	Rise Up Nutrition	1,000	240	Marines Recruiting	750	410	Anytime Fitness	5,625 SF
160 AVAILABLE		1,715	250	Bullseye Burger & Chicken	1,210	440	Marcos Pizza	1,300 SF
200	D4C Dental Brands	3,280	255	Great Clips	1,100	460	Losa Cuates Mexican Taq...	4,185 SF
205	Hashtag Poke	1,500	260	American Family Insurance	1,100	500	Subway	1,500 SF
210	Surge Staffing	1,500	265	IV Nutrition	2,770	430	RL Salon	1,300 SF
215	US Armed Forces	5,780	275	Royal Nails & Spa	1,400	501	Danny's Donuts	988 SF
216	Army Recruiting	1,200	280	KJ Salon	1,400			



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