



# Winder Corners

17 Monroe Hwy, Winder, GA

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# Winder Corners

## Property Overview

### Availabilities:

FF - 1,365 SF

F - 1,200 SF

M - 1,400 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
<b>5,025</b> TOTAL POPULATION	<b>23,436</b> TOTAL POPULATION	<b>47,782</b> TOTAL POPULATION
<b>1,729</b> TOTAL HOUSEHOLDS	<b>8,419</b> TOTAL HOUSEHOLDS	<b>16,618</b> TOTAL HOUSEHOLDS
<b>\$64,709</b> AVG. HH INCOME	<b>\$82,062</b> AVG. HH INCOME	<b>\$90,888</b> AVG. HH INCOME
<b>6,496</b> DAYTIME POPULATION	<b>22,585</b> DAYTIME POPULATION	<b>43,646</b> DAYTIME POPULATION

### Traffic Counts

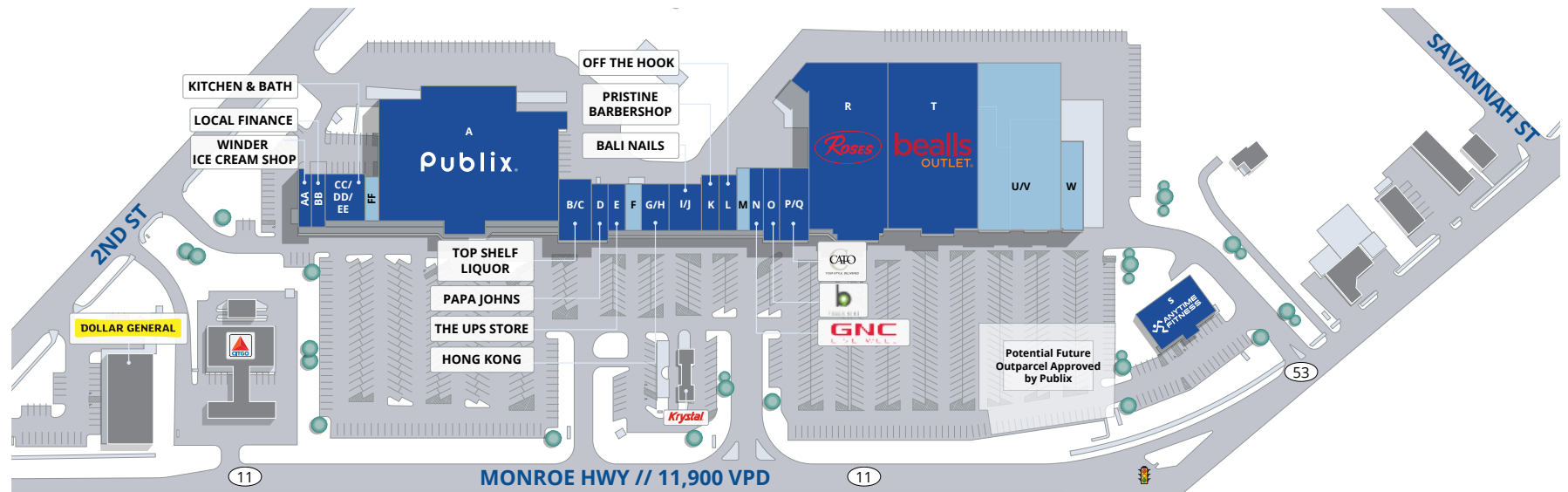
**11,900 VPD**  
MONROE HWY

**21,900 VPD**  
ATLANTA HWY



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## Site Maps



UNIT	TENANT	SF
AA	Winder Ice Cream Shop	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	The Back Nine Golf	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

