

Royal Lakes Marketplace

4009 Winder Highway | Flowery Branch, Georgia 30542

Ackerman Retail

RETAIL,
RESTAURANT,
MEDICAL AND

NOW AVAILABLE FOR LEASE

1,000 SF – 3,000 SF
0.76 - 2.71 ACRES



PROPERTY HIGHLIGHTS

- 119,493 SF Kroger-anchored shopping center
- Located at the intersection of Winder Highway and Sloan Mill Road
- Within upscale area of Hall County with easy access to I-985 and I-85
- Adjacent to the Royal Lakes Golf and Country Club community
- Strong mix of national and local tenants
- Multiple access points and ample surface parking



COURTNEY BRUMBELOW

770.913.3905 | cbrumbelow@ackermanco.net

HALEY HARTMAN

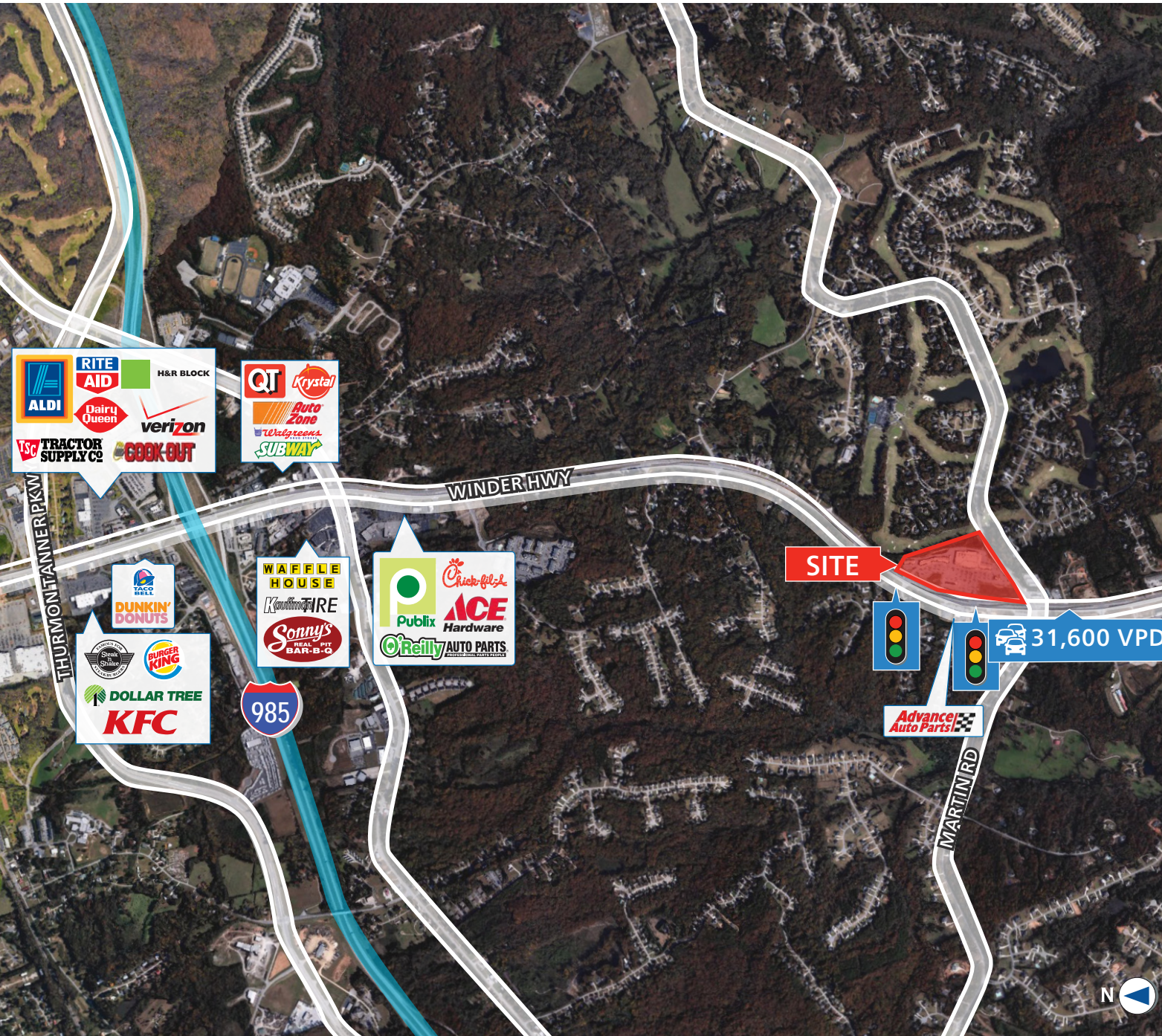
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NEW
MARKET
www.newmarketprop.com

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Owned & Operated By:
NEW MARKET
www.

LEASING CONTACT:
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AVAILABLE



STE	TENANT	SIZE
100	Royal Lakes Family Dentistry	1,750
120	AVAILABLE	1,250
130	AVAILABLE	1,000
140	Allstate Insurance	1,000
150	AVAILABLE	1,000
160	Dickey's Barbecue Pit	1,715
200	Kids Dentistry	3,280
205	AVAILABLE	1,500
210	AVAILABLE	1,500
215	Army Recruiting	1,200
216	Army Recruiting	1,200
225	Air Force Recruiting	1,160
230	Navy Recruiting	720
235	Marines Recruiting	750
240	Marines Recruiting	750
245	AVAILABLE	1,445
250	AVAILABLE	1,210
255	Great Clips	1,100
260	American Family Insurance	1,100
265	AT&T	1,400
270	OneMain Financial	1,370
275	Royal Nails & Spa	1,400
280	Hair & Etc	1,400
285	AVAILABLE	1,370
290	SIFU Ginger	1,400
295	Quality Dry Cleaners	1,400
300	Kroger	70,225
400	Anytime Fitness	5,625
430	RL Salon	1,300
440	Marco's Pizza	1,300
450	Los Cuates Mexican Taqueria	1,400
460	Los Cuates Mexican Taqueria	2,785
500	Subway	1,500
501	Danny's Donuts	988
GLA		119,493

AREA DEMOGRAPHICS (2020):

POPULATION		HOUSEHOLDS		AVG HH INCOME	
1-MILE	3,828	1-MILE	1,281	1-MILE	\$88,249
3-MILE	20,126	3-MILE	7,000	3-MILE	\$94,958
5-MILE	64,583	5-MILE	22,251	5-MILE	\$91,840

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