

SHOPS AT WINDER HILL Phase II



FUTURE MEDICAL BUILDING



GROUND LEASE ONLY

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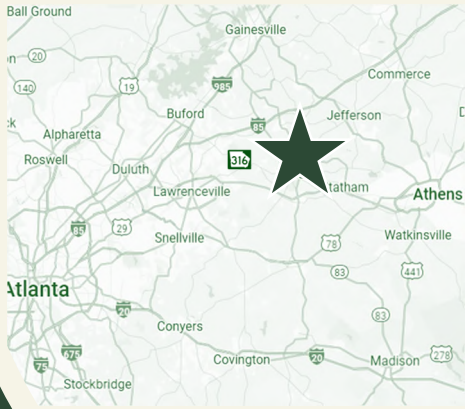


GROUND LEASE ONLY



LEASING INFORMATION:

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- FOR LEASE – 9,940 SF Multi-Tenant Building located across from the Publix-Anchored Shopping Center at GA Highway 53 and GA Highway 11 in Winder, GA.
- Directly behind the center will be 89 Single-Family Homes and a 123-Unit Senior Living Facility.
- New tenants opening soon at the intersection include McDonald's, Sage Dental, and Gloss Nails Lounge.
- 5 minutes away is Winder-Barrow HS and Russel MS, totaling 2,718 Students and 174 Faculty and Staff.

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 **Total Population**

3 MILE: 23,700

5 MILE: 44,711

10 MILE: 161,563

 **Total Households**

3 MILE: 9,563

5 MILE: 15,610

10 MILE: 54,164

 **Average HH Incomes**

3 MILE: \$76,414

5 MILE: \$84,144

10 MILE: \$98,342

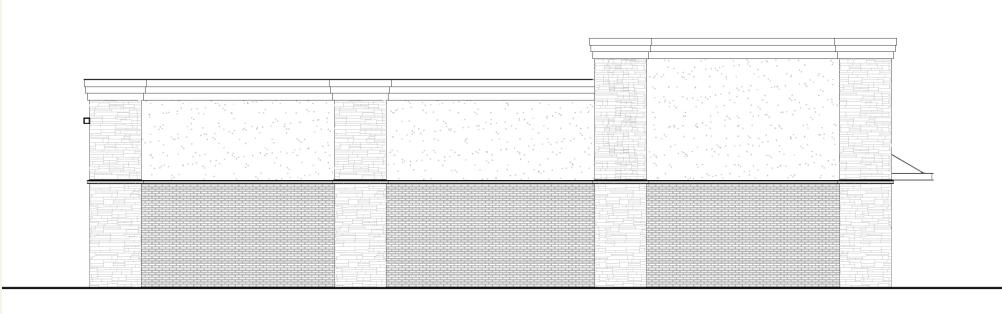
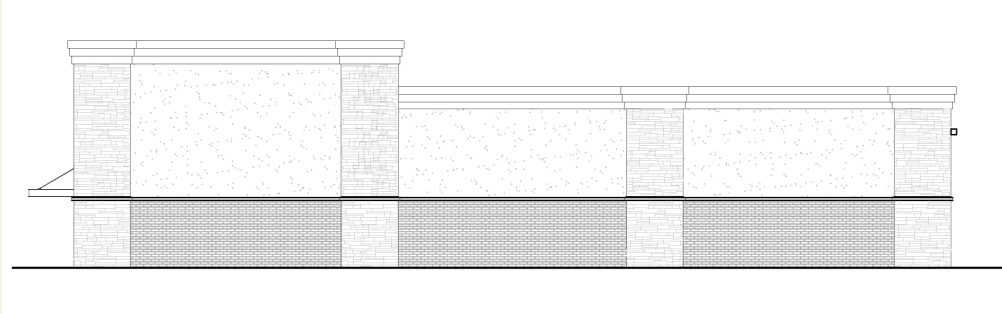
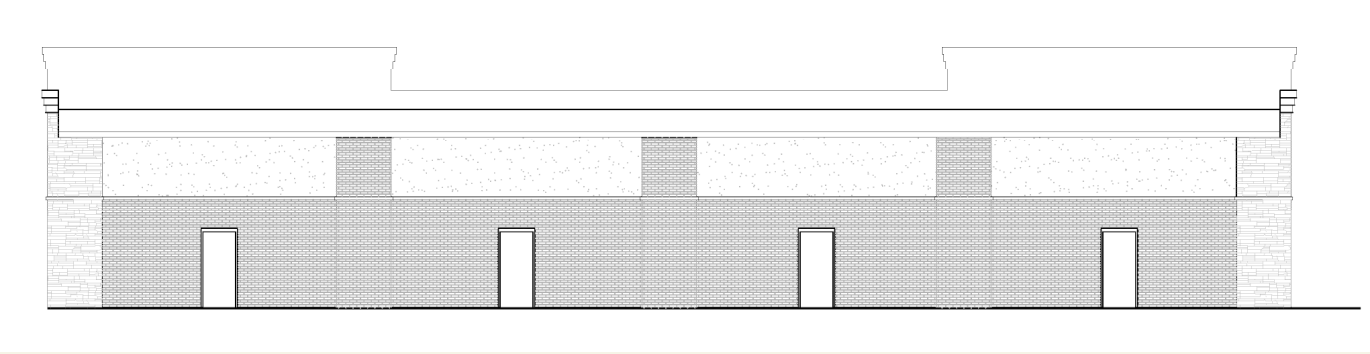
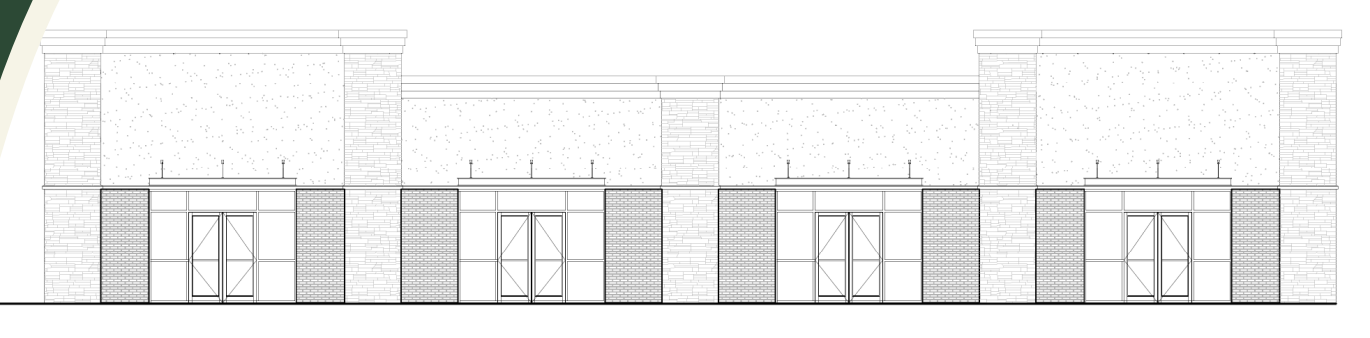
 **Total Employees**

3 MILE: 9,492

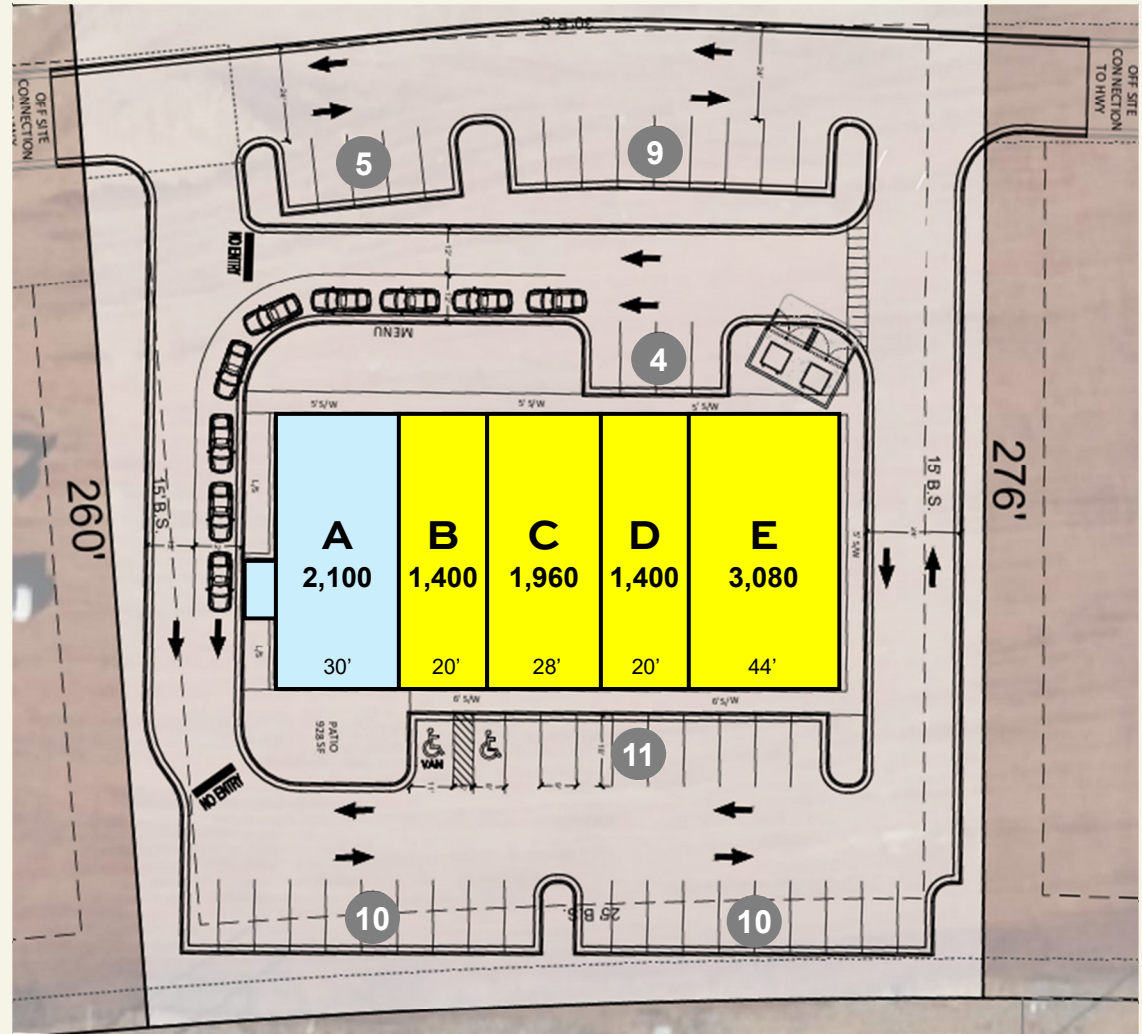
5 MILE: 12,941

10 MILE: 33,582

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GA HIGHWAY 53

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ESTD  2020

BRIDGER
PROPERTIES

UNIT	TENANT	DIMENSION	SIZE
A	Deal Pending	30' x 70'	2,100
B	AVAILABLE	20' x 70'	1,400
C	AVAILABLE	28' x 70'	1,960
D	AVAILABLE	20' x 70'	1,400
E	AVAILABLE	44' x 70'	3,080
TOTAL:			9,940