Publix #1685 - Publix at Winder Hill

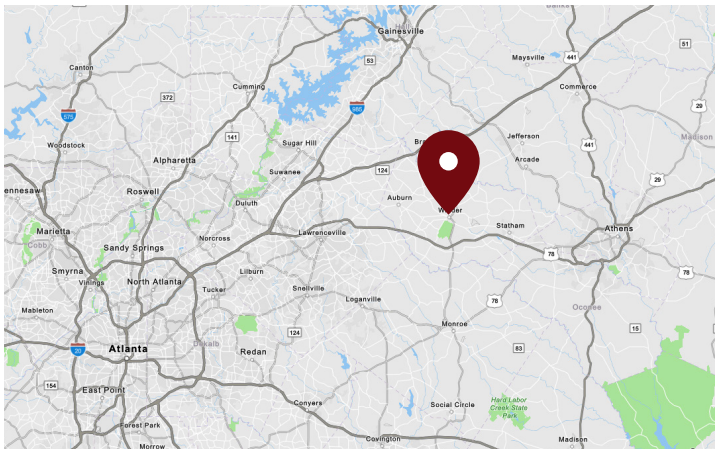
401 Gainesville Highway
Winder, GA 30680
Lat 33.990, Long -83.723

FOR LEASE

2 OUTPARCELS AVAILABLE

PROPERTY HIGHLIGHTS

- New Publix-Anchored Neighborhood Center Providing Convenient Access to Highway 11 and Highway 53
- Located in Winder which is Positioned in the Heart of Georgia's Innovation Crescent and Convenient to Highway 316 Connecting Atlanta to Athens
- Strategically Positioned Nearby Northeast Georgia Medical Center (56 beds) with a Medical Staff of More than 200 Physicians
- Just Three Miles to Fort Yargo State Park with over 1,800 Acres and Activities like Camping, Hiking/Biking Trails, Fishing, and Boating
- Two Outparcels Available for Ground Lease



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	6,193	25,966	44,062
Daytime Population	5,051	23,871	37,599
Total Households	2,437	9,382	15,478
Avg. HH Income	$85,155	$79,753	$87,939

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Melody Holley

Main: **770.541.0881** | Cell: **678.414.8989** | **mholley@crossmanco.com**
6400 Powers Ferry Road, Suite 300, Atlanta, GA

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Crossman & Company
www.crossmanco.com

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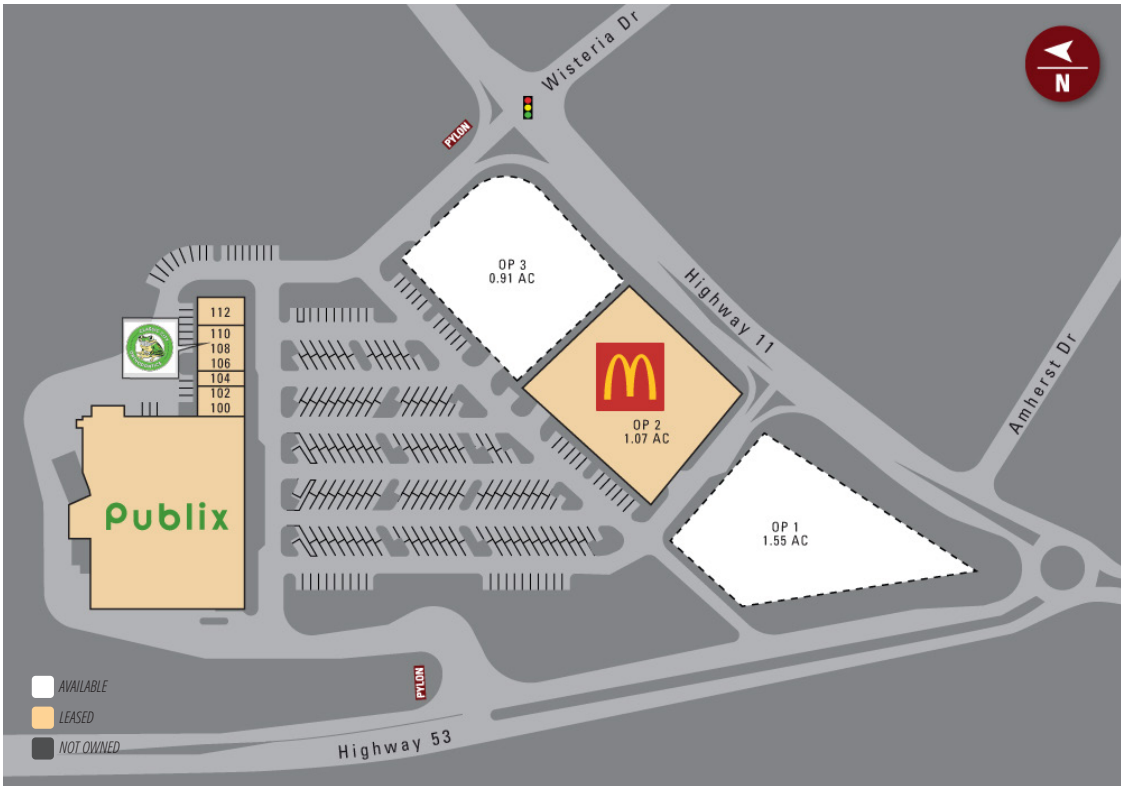

SITE PLAN

Suite	Tenant	Size
	Publix	48,387
100-102	B Nails & Spa	2,400
104	Volcano Hibachi & Sushi	1,200
106 108 110	Classic City Orthodontics	3,600
112	WNB Factory	1,800
OP 1	AVAILABLE	1.55 AC
OP 2	McDonald's	1.07 AC
OP 3	AVAILABLE	0.91 AC

TOTAL 57,387

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
100,500

EST. # OF VISITS ANNUALLY
808,700

AVG. VISITS / CUSTOMER
8.05

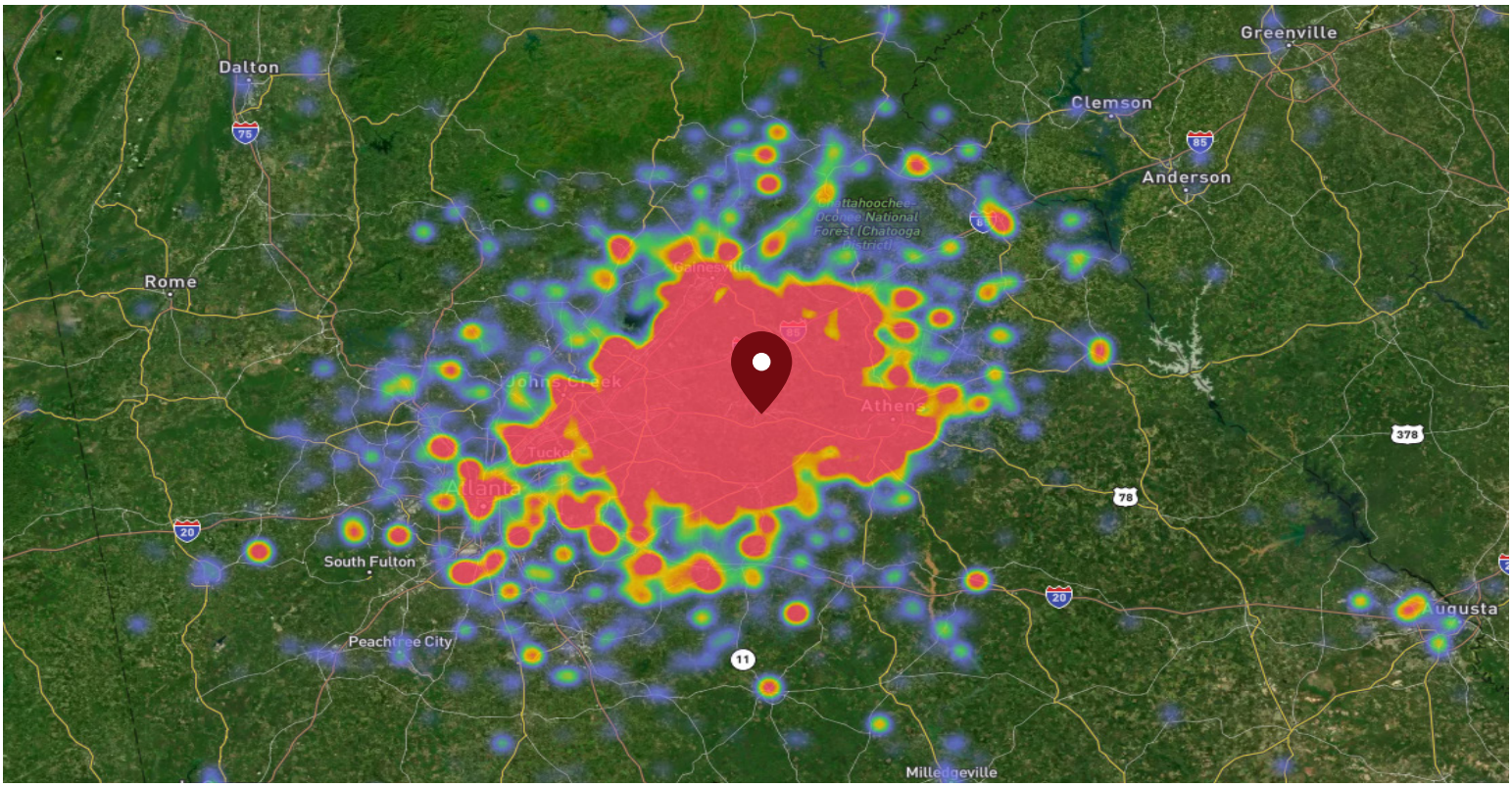
AVG. LENGTH-OF-STAY / VISIT
27 Min

TOP 3 DAYS	# OF VISITS
Saturday	131,881
Sunday	130,946
Friday	116,179

TOP 3 HOURS	# OF VISITS
5-6 PM	133,113
6-7 PM	123,276
4-5 PM	118,617

Data provided by Placer Labs Inc. (www.placer.ai) October 1, 2024 - September 30, 2025

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

Data provided by Placer Labs Inc. (www.placer.ai)

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