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# ROYAL LAKES MARKETPLACE

4009 Winder Highway | Flowery Branch, GA 30542

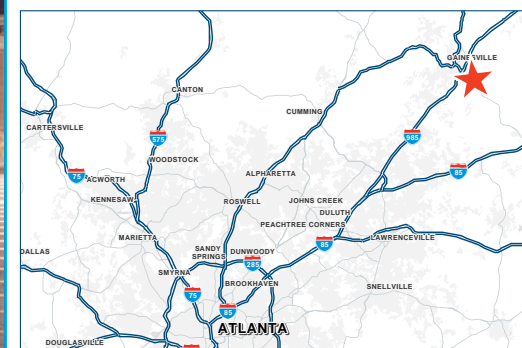


## SPACE AVAILABLE

1,000 SF - 2,770 SF

### PROPERTY HIGHLIGHTS

- Inline spaces and outparcel with drive-thru potential
- 119,493 SF Kroger-anchored shopping center
- Signalized intersection of Winder Hwy 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

P: 770.913.3905

E: [cbrumbelow@ackermanco.net](mailto:cbrumbelow@ackermanco.net)

Ackerman Retail  
A DIVISION OF ACKERMAN & CO

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STE	TENANT	SF
100	ROYAL LAKES DENTAL	1,750
120	AVAILABLE	1,250
130	FIX HUB	1,000
140	AVAILABLE	1,000
150	RISE UP NUTRITION	1,000
160	AVAILABLE	1,715
200	KIDS DENTISTRY	3,280
205	HASHTAG POKE	1,500
210	SURGE STAFFING	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	BULLSEYE BURGERS & CHICKEN	1,210
255	GREAT CLIPS	1,100
260	AMERICAN FAMILY INSURANCE	1,100
265	AVAILABLE	1,400
270	AVAILABLE	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

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## AREA DEMOGRAPHICS (2024):

	1-MILE	3-MILE	5-MILE
POPULATION	3,854	21,040	68,907
HOUSEHOLDS	1,365	7,423	24,699
AVG HH INCOME	\$112,119	\$117,790	\$116,475

LAKE LANIER



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