

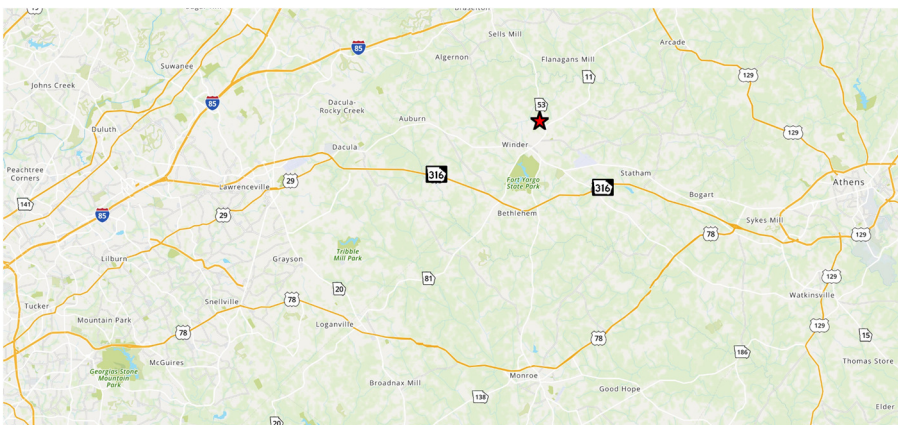
Outparcels Available For Sale or Ground Lease

*GA Hwy 53 & GA Hwy 11
Winder, Barrow County, Georgia*

- * Across Hwy 53 from new Publix at Winder Hill
- * All utilities available, graded & off-site detention provided
- * Zoned B-1 City of Winder
- * Delivery 2nd Quarter 2023
- * Adjacent to Stone Haven, new 102 single family home subdivision
- * Located just north of Northeast Georgia Health System Barrow with 56 beds & more than 200 physicians & staff
- * Winder is located in the heart of Georgia's Innovation Crescent with easy access to Athens & Atlanta via GA 316



Demographics



	3 Miles	5 Miles
Total Pop	23,995	45,297
Daytime Pop	23,036	42,415
Households	8,582	15,660
Avg HH Income	\$66,005	\$71,972

*Data provided by Placer Labs, Inc. & Esri

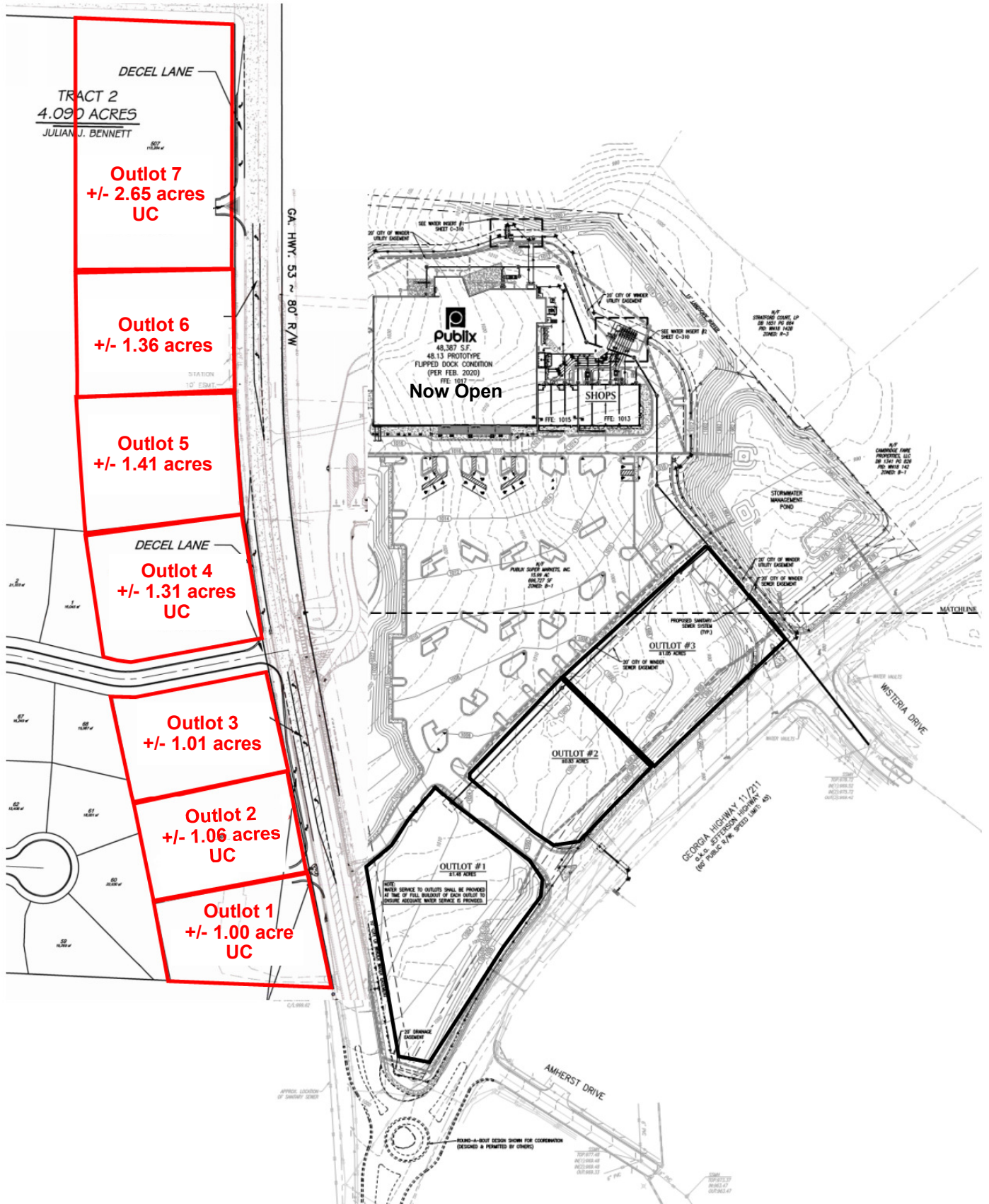
CONNOLLY

INVESTMENT & DEVELOPMENT

Brian Fratesi, 404-429-4974
bf@connollyrealty.com

The information contained herein is believed to be accurate; however, no guarantees, warranties or representations as to the completeness and accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

UC = Under Contract



Winder, Georgia
Barrow County

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Aerial: March 2022

Outlet	Acres
1	1.00
2	1.06
3	1.01
4	1.31
5	1.41
6	1.36
7	2.65

Publix





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To Downtown Winster

To Highway 101

To Highway 58

Future
 Stone Haven
 101 Single Family Lots

Public

58

