

# BANK OF AMERICA BUILDING

102 N Broad Street | Winder, GA 30680



**OFFICE SPACES FOR LEASE | TWO SPACES AVAILABLE**

Located in a Premier Retail  
Corner in Downtown Winder, GA

**MATTHEWS™**

# EXCLUSIVELY LISTED BY



**Parker Hammond**

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## Broker of Record

Maxx Bauman

License No. 451849 (GA)

Firm No. 80041 (GA)

# MATTHEWS™

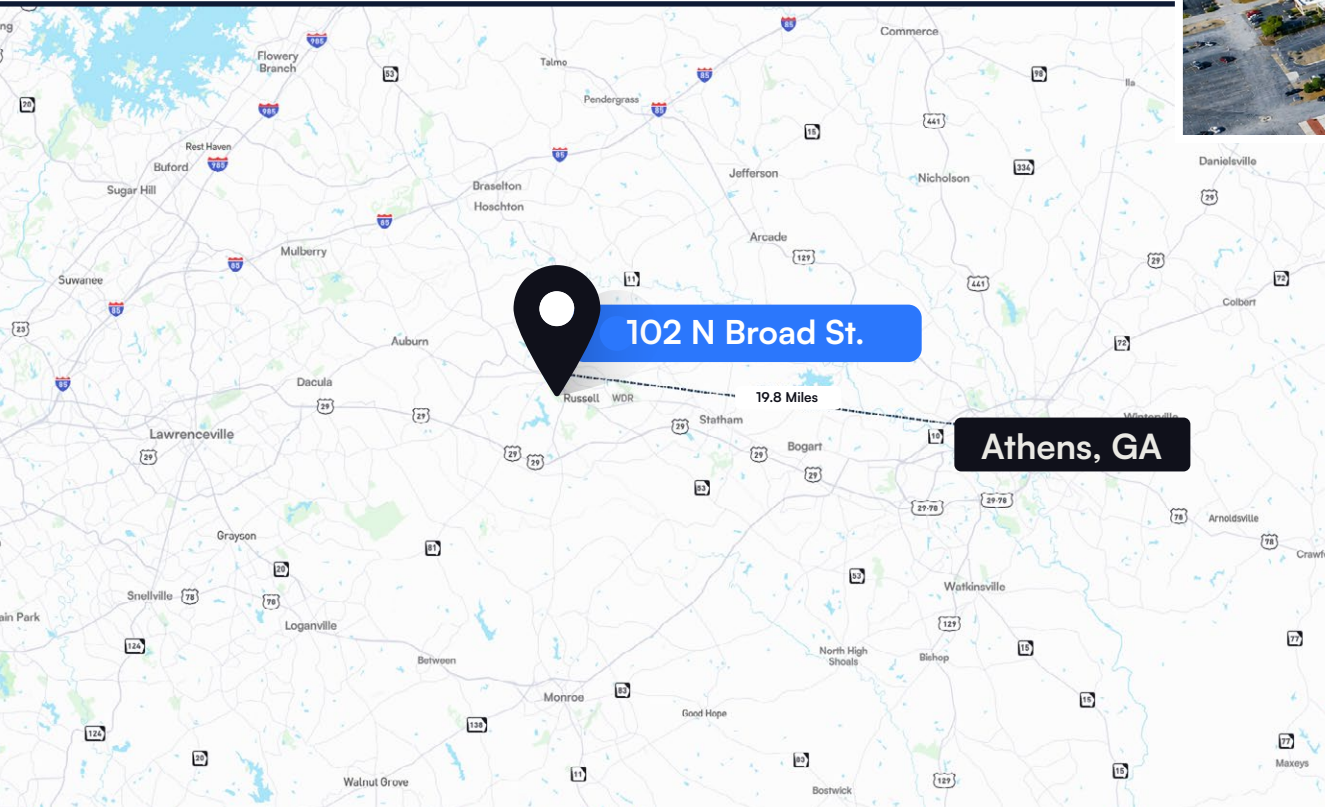


# WINDER, GA

Winder, Georgia is a growing Barrow County community positioned between Atlanta and Athens, offering access to major employment centers and the lifestyle benefits of a college-oriented region. **Located approximately 30 minutes from downtown Athens and the University of Georgia**, the area has a strong presence of UGA alumni, with **Barrow County ranking among the top counties in Georgia per capita for University of Georgia alumni**. As part of the Atlanta MSA, many residents commute to Gwinnett County and metro Atlanta while benefiting from a more accessible suburban setting.

The area combines the advantages of being within the Atlanta MSA with the benefits of proximity to a major SEC university and regional economic hub.

Winder serves as the county seat of Barrow County and continues to see growth supported by manufacturing, healthcare, and retail sectors. **Major industrial employers include the Johns Manville plant and Olympic Steel facility**, while the community is also **situated just north of Fort Yargo State Park, a major recreational destination in northeast Georgia**.



## DEMOGRAPHICS

	3-MILE	5-MILE
<b>POPULATION</b>		
2025 Population	7,868	51,741
2030 Population Projection	8,849	58,572
<b>HOUSEHOLDS</b>		
2025 Households	2,999	17,930
2030 Household Projection	3,373	20,305
<b>INCOME</b>		
Avg Household Income	\$57,392	\$86,113
Annual Consumer Spending	\$68.8M	\$562.7M





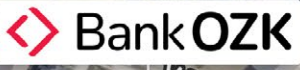
Winder Legacy Park



Subject Property



± 22,300 VPD



# PROPERTY HIGHLIGHTS

- **Downtown Winder Location:** Strategically located adjacent to historic downtown Winder and the vibrant Winder Entertainment District, a well-trafficked destination for dining, retail, and social activity.
- **Strong Traffic Counts:** Positioned along a highly visible corridor with traffic counts exceeding 20,000 vehicles per day.
- **Existing Monument Signage:** Property includes an existing pylon sign, providing prominent visibility and immediate branding opportunities for future tenancy.
- **Move-In Ready Office Buildout:** Existing office improvements are in place, allowing for immediate occupancy and reduced upfront tenant costs.
- **Located in a growing Barrow County:** New developments including Barrow Crossing, Publix at Winder Hill, and The Gateway at University Parkway.

## 2008 Barrow Crossing Shopping Center

Largest retail center in Barrow County including Target, Belk, Michaels, T.J. Maxx, Publix, and many more destination retail locations.

## 2022 Publix at Winder Hill

Delete Publix information from highlights and include here.

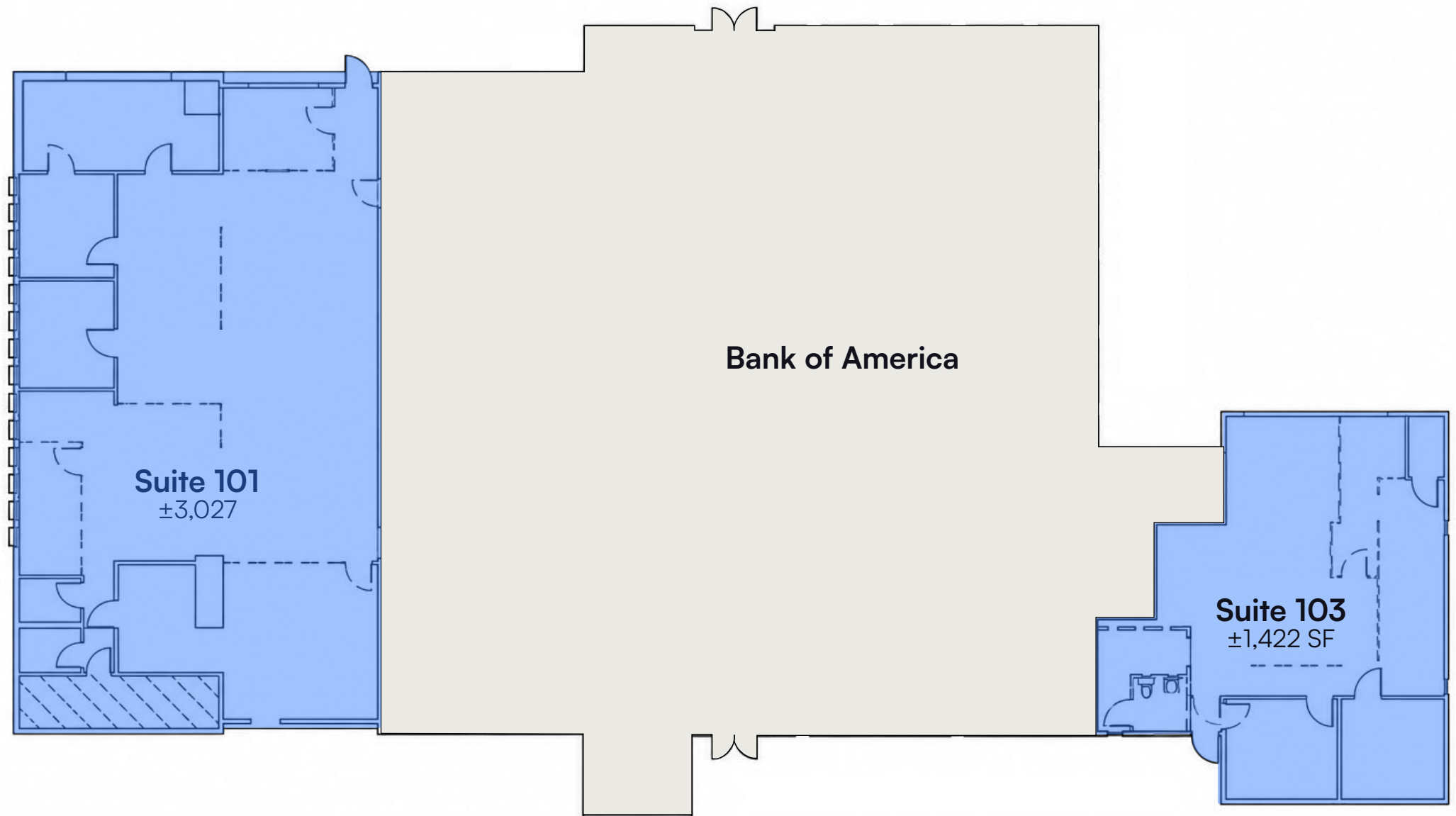
## 2011-Present The Gateway at University Parkway

Mixed use development including entertainment, retail, medical, hospitality, and multifamily projects.



# SITE PLAN

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# UNIT 101



# UNIT 103



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