

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



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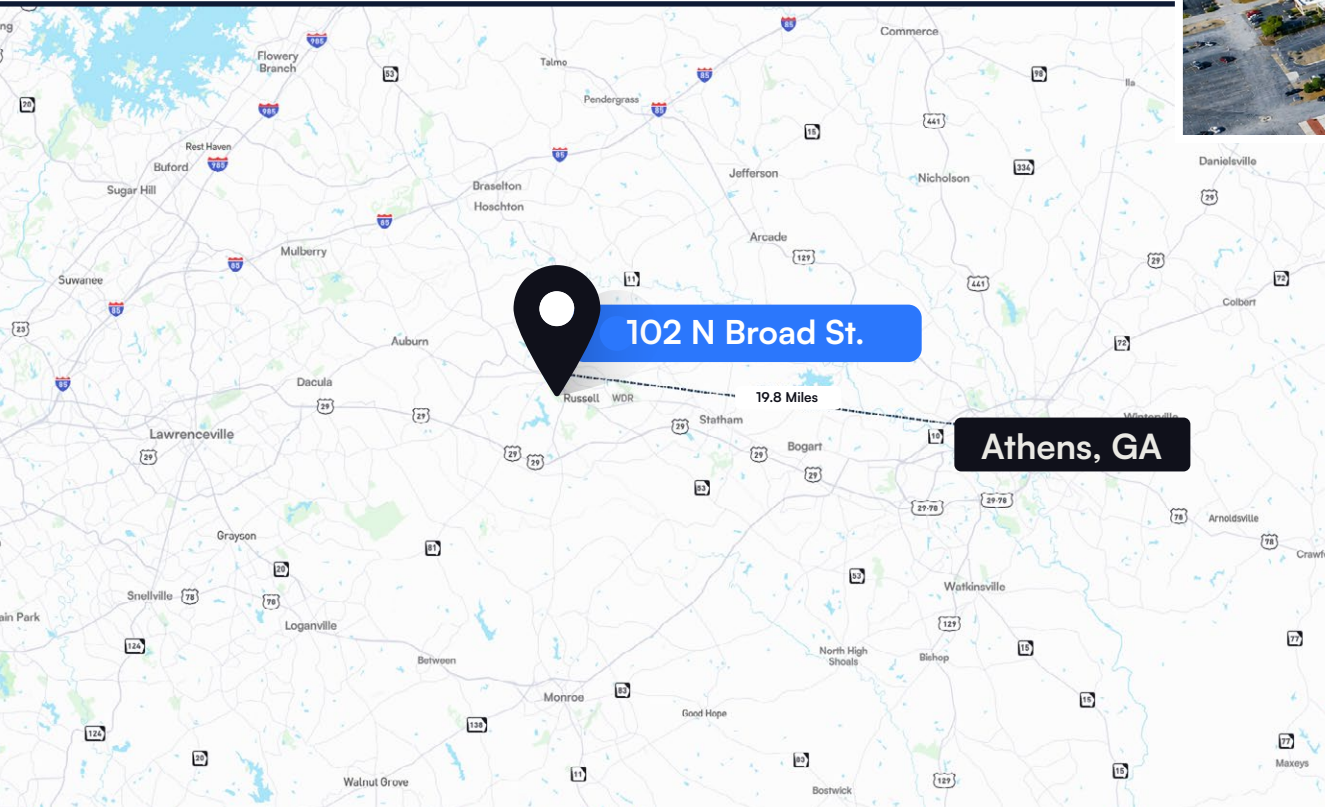


WINDER, GA

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



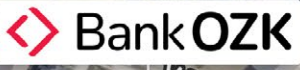
Winder Legacy Park



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

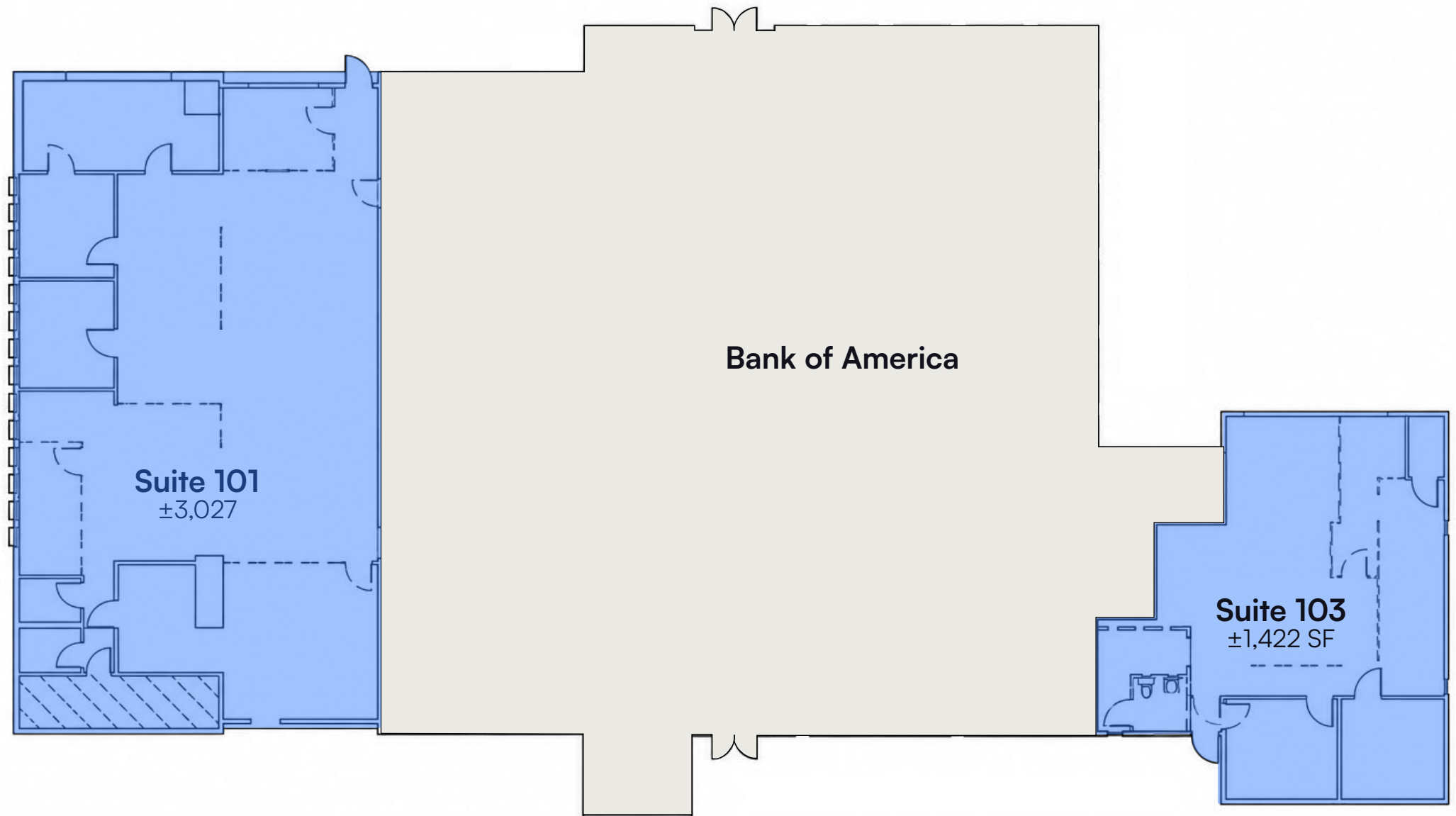
Delete Publix information from highlights and include here.

2011-Present The Gateway at University Parkway

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



SITE PLAN



UNIT 101



UNIT 103



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MATTHEWS™

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