

4030 WINDER HWY

FLOWERY BRANCH, GA

» Property Features

- 4,071 ± sf
- .74 ± acres
- 34 parking spaces
- Across from Kroger
- 32,300 vpd on GA 53

FOR SALE OR LEASE

4030 Winder Hwy Flowery Branch, GA 30542

DOUG ADAIR

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commercial real estate

» Property Description

The subject property is a dental building originally built in 2016. It has 13 examination rooms, reception/waiting area, three bathrooms, and an office. The property is in Oakwood and is zoned C-2. It is served by one freestanding monument sign and building signage. The 2025 tax bill was \$11,116.26.

» Market Description

The property is in the city of Oakwood 43 miles NE of downtown Atlanta. It is just over 2 miles from the intersection of GA 53 and I-985. The site sits across from a Kroger anchored shopping center on GA 53 which runs between Braselton and Oakwood. The retail users next to the subject property include Advance Auto, Dollar Tree, Waffle House, an urgent care, a car wash and CVS which is on the corner.

» Demographics

	1 mile	3 miles	5 miles
Population	1,909	18,121	67,150
Average HH Income	134,992	\$115,619	\$117,025
Households	677	6,248	24,002
Daytime Population	1,066	27,919	73,932





