

FOR LEASE

The Gateway Outparcel

GA 316 (University Parkway) & Loganville Highway | Winder, GA



Overview

LEASE RATE

Contact Broker

SIZE

±4,000 SF

Availability

4,000 SF available in freestanding building adjacent to Panda Express scheduled for November 2020 Open.

Owner



Contact

SCOTT TIERNAN

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BRICE POLITO

404.231.9631 | brice.polito@srsre.com

Highlights

Out-parcel building in new Gateway development fronting GA 316.

- New Construction 2020
- Anchored by AMC Theater
- Construction of new interchange directly benefits site
- Regional trade area with strong retail/restaurant trade area sales
- Trade area has over 100,000 population with strong growth
- Retailers in the market include: Target, Home Depot, Publix, Belk, Petsmart, TJ Maxx, Michaels, Ulta, and HomeGoods

Demographics

	3 MILES	5 MILES	TRADE AREA
Median HH Income	\$56,317	\$52,574	\$53,228
Average HH Income	\$66,235	\$63,472	\$65,472
Households	4,650	13,781	38,432
Daytime Population	11,891	35,412	88,795
Population 2017	14,276	40,656	110,632

Year: 2017 | Source: Esri

Traffic Counts

University Parkway GA 316	33,300 VPD
Loganville Hwy	15,300 VPD

Year: 2016 | Source: GDOT

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Custom Trade Area

Gateway at University Pkwy

- Highly visible new development
- Major retail trade destination on main thoroughfare from Atlanta into Athens

Barrow County Accolades

- Part of Georgia's Innovation Crescent, an economic development partnership that promotes life science and technology growth within Georgia by recruiting new companies and expanding companies
- Located along Highway 316, the Innovation Corridor linking Hartsfield-Jackson Airport and Georgia Institute of Technology with the University of Georgia
- Home to several GRAD sites (Georgia Ready for Accelerated Development), capable of satisfying the needs of: advanced manufacturing, bio-tech/life sciences, information technology/back office, and entrepreneurship
- An educated workforce with more than 57% having some college coursework
- Barrow County's Population has grown 50 percent since 2000
- A Georgia Camera Ready Community connecting film and TV productions with skilled county liaisons to foster a growing film community

High Quality Healthcare

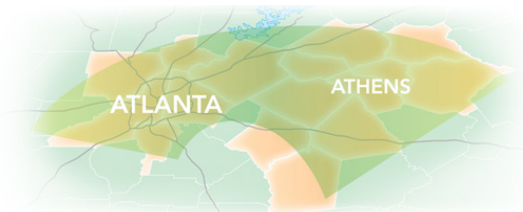
- Regional FirstCare, a 7,800 SF facility located in the Gateway at University Pkwy center, provides immediate and urgent care for illnesses, injuries and other non-life threatening conditions
- Barrow Regional Medical Center in Winder is a 56-bed acute medical facility with over 100 physicians and 275 employees

Colleges and Universities

- University of Georgia located in adjacent Athens, GA
- Lanier Technical College

Transportation

- Located along Hwy 316 - major traffic thoroughfare linking Atlanta to Athens
- Proposed improvements along Hwy 316 at Hwy 81 and Hwy 11 benefits Gateway center
- Located approx. 27 miles from downtown Athens and approx. 56 miles from Hartsfield-Jackson Atlanta International Airport





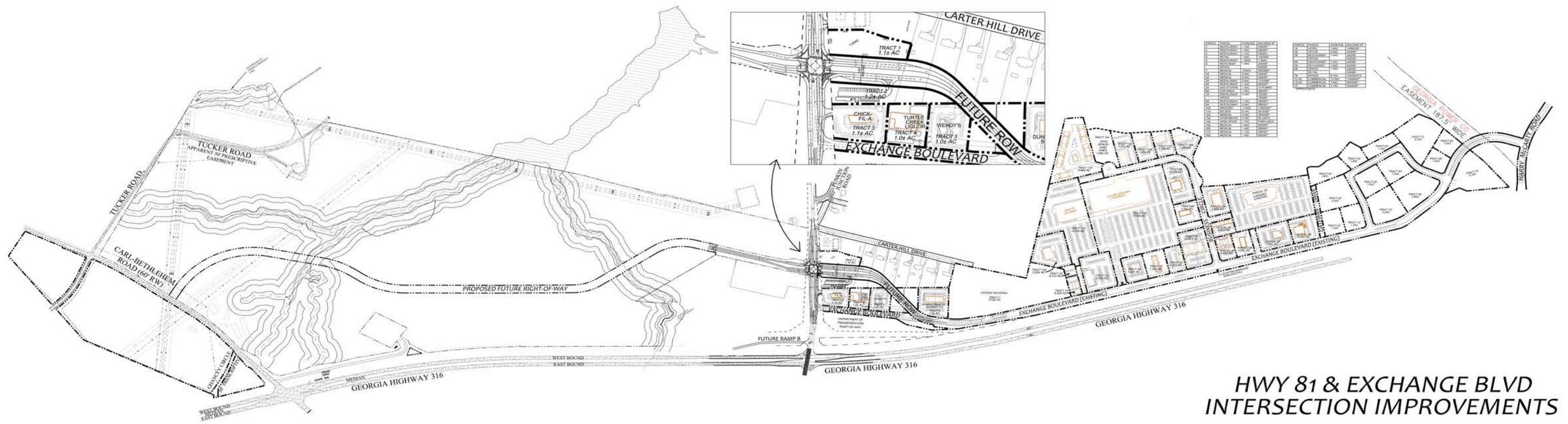


Barrow Crossing

- TARGET
- Publix
- belk
- PET SMART
- TJ-MAXX
- Michaels
- KIRKLAND'S
- rue21
- HIBBETT SPORTS
- SUPERCUTS
- ULTA
- HomeGoods

Hwy 81 & Exchange Blvd Intersection and Improvements

GA 316 (University Parkway) & Loganville Highway | Winder, GA



HWY 81 & EXCHANGE BLVD INTERSECTION IMPROVEMENTS

SR 316 Interchange at SR 81

GA 316 (University Parkway) & Loganville Highway | Winder, GA



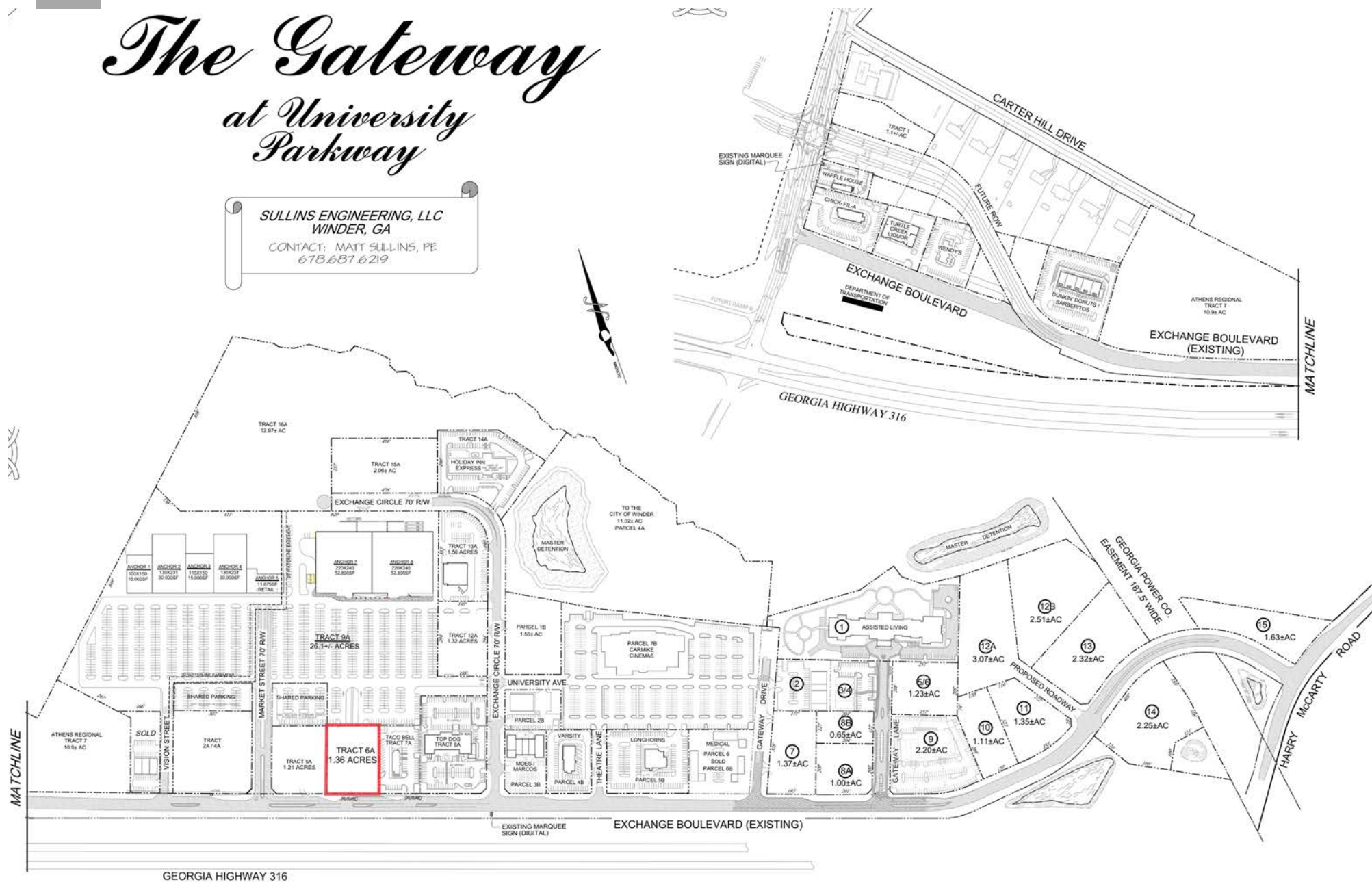
The Gateway Outparcel

GA 316 (University Parkway) & Loganville Highway | Bethlehem, GA



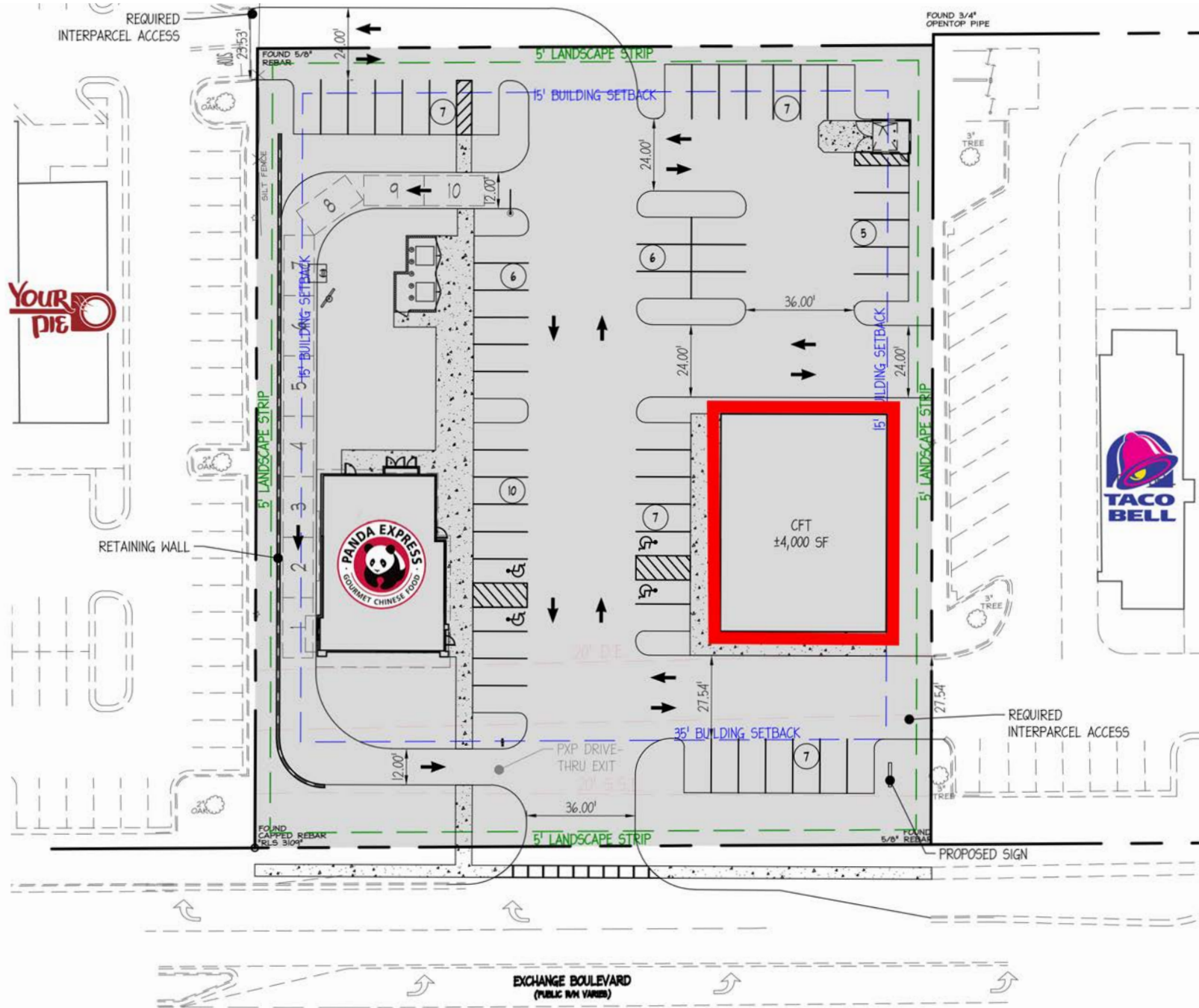
The Gateway at University Parkway

SULLINS ENGINEERING, LLC
WINDER, GA
CONTACT: MATT SULLINS, PE
678.637.6219



The Gateway Outparcel - Tentative Option

GA 316 (University Parkway) & Loganville Highway | Bethlehem, GA



Custom Trade Area

GA 316 & Loganville Highway | Winder, GA
303.56 Square Miles



Population

2017 Population	110,632
2000 Population	68,715
2010 Population	99,855
2022 Population	120,184
2000-2010 Annual Rate	3.81%
2010-2016 Annual Rate	1.42%
2016-2021 Annual Rate	1.67%
2017 Median Age	36.2

Households

2000 Households	24,625
2010 Households	35,046
2017 Total Households	38,432
2022 Total Households	41,562
2000-2010 Annual Rate	3.59%
2010-2016 Annual Rate	1.28%
2016-2021 Annual Rate	1.58%
2017 Average Household Size	2.87

Housing Units

2017 Total Housing Units	41,961
2017 Owner Occupied Housing Units	27,228
2017 Renter Occupied Housing Units	11,205
2017 Vacant Housing Units	3,529

Race and Ethnicity

2017 White Alone	74.9%
2017 Black Alone	15.3%
2017 American Indian/Alaska Native Alone	0.3%
2017 Asian Alone	3.3%
2017 Pacific Islander Alone	0.1%
2017 Hispanic Origin (Any Race)	8.5%

Income

2017 Median Household Income	\$53,228
2017 Average Household Income	\$65,472
Per Capita Income	\$22,919

2017 Population 25+ by Educational Attainment

Total	72,459
High School Graduate	27.6%
GED/Alternative Credential	7.2%
Some College, No Degree	21.5%
Associate Degree	8.7%
Bachelor's Degree	12.9%
Graduate/Professional Degree	6.2%

Data for all businesses in area

Total Businesses:	3,130
Total Employees:	31,326
Total Residential Population:	110,632
Employee/Residential Population Ratio:	0.28:1
2017 Total Daytime Population	88,795
Workers	27,775
Residents	61,020

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GA 316 & Loganville Highway | Winder, GA



	1 mile	5 miles	10 miles
Population			
2019 Population	1,247	43,473	147,512
2000 Population	534	23,955	76,161
2010 Population	1,083	36,959	122,733
2024 Population	1,353	47,289	161,097
2000-2010 Annual Rate	7.33%	4.43%	4.89%
2010-2019 Population: Annual Growth Rate	1.54%	1.77%	2.01%
2019-2024 Population: Annual Growth Rate	1.65%	1.70%	1.78%
2019 Median Age	33.8	35.6	36.2
Households			
2000 Households	186	8,551	26,515
2010 Households	367	12,670	41,367
2019 Total Households	426	14,789	49,182
2024 Total Households	462	16,046	53,551
2000-2010 Annual Rate	7.03%	4.01%	4.55%
2010-2019 Households: Annual Growth Rate	1.62%	1.69%	1.89%
2019-2024 Households: Annual Growth Rate	1.64%	1.64%	1.72%
2019 Average Household Size	2.93	2.92	2.99
Housing Units			
2019 Total Housing Units	457	16,063	52,706
2019 Owner Occupied Housing Units	352	10,837	39,051
2019 Renter Occupied Housing Units	74	3,952	10,131
2019 Vacant Housing Units	31	1,274	3,524
Race and Ethnicity			
2019 White Alone	71.5%	72.2%	70.9%
2019 Black Alone	16.1%	15.3%	18.1%
2019 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2019 Asian Alone	4.1%	3.6%	3.7%
2019 Pacific Islander Alone	0.0%	0.1%	0.1%
2019 Hispanic Origin (Any Race)	13.2%	12.4%	10.2%
Income			
2019 Median Household Income	\$67,065	\$55,854	\$61,395
2019 Average Household Income	\$76,362	\$70,465	\$78,755
Per Capita Income	\$24,938	\$24,063	\$26,349
2019 Population 25+ by Educational Attainment			
Total	793	28,290	96,632
High School Graduate	25.6%	26.8%	27.1%
GED/Alternative Credential	7.3%	7.6%	6.4%
Some College, No Degree	27.4%	23.8%	22.3%
Associate Degree	8.7%	8.4%	9.1%
Bachelor's Degree	10.0%	11.3%	15.1%
Graduate/Professional Degree	8.1%	6.9%	7.9%
Data for all businesses in area			
Total Businesses:	117	1,443	3,225
Total Employees:	1,208	14,114	28,620
Total Residential Population:	1,247	43,473	147,512
Employee/Residential Population Ratio:	0.97:1	0.32:1	0.19:1
2019 Total Daytime Population	2,033	37,997	107,395
Workers	1,343	14,269	28,145
Residents	690	23,728	79,250