



# EVENT HALL & ROOFTOP

📍 21 East Athens Street, Winder

**FOR LEASE**

TURNKEY / KEEP CONCEPT OR CONVERT

**\$7,500**

MONTHLY RENT

NO MONEY REQUIRE  
ALL IN , INCLUDES FF&E

## PROPERTY HIGHLIGHTS







## ABOUT

Located in downtown Winder, Georgia, this premier venue offers a unique dual experience for a variety of events. The property integrates an elegant event hall with an exclusive rooftop space, providing a versatile backdrop for corporate functions, private celebrations, and community gatherings.

With its inviting ambiance, modern design, and prime location, the venue enhances Winder's growing cultural scene. Ideal for enhancing social and cultural experiences, this venue stands as a modern landmark in the community.

## KEY FEATURES

-  Zoning DT
-  7,183 sf.
-  Base rent \$14.15 sf.
-  CAM \$4.50 sf.  
Water included

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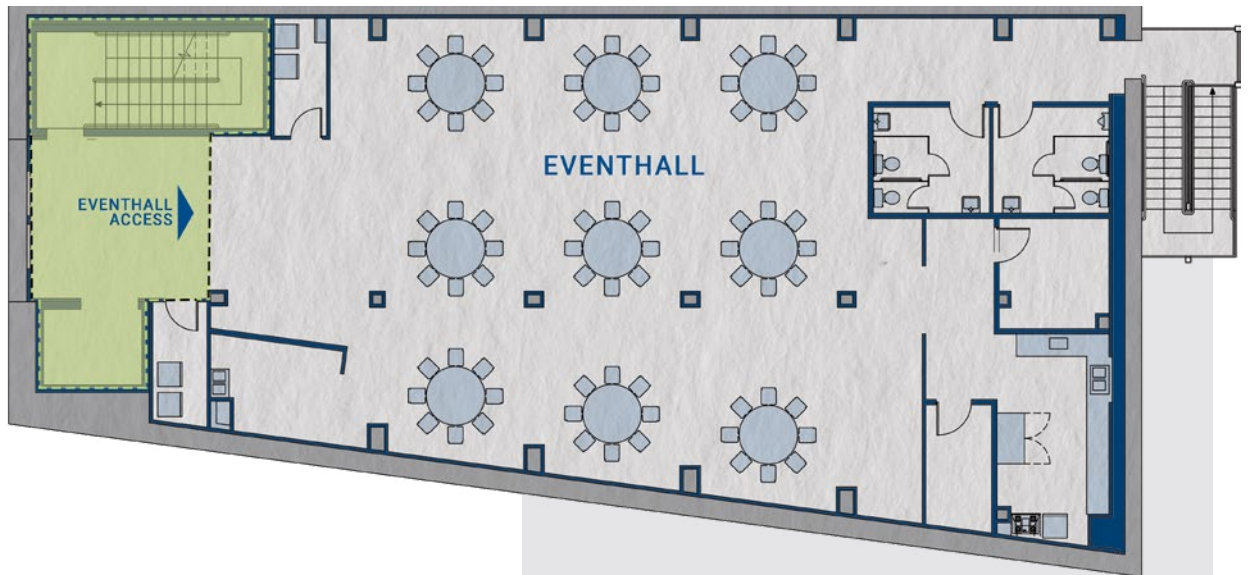
✉️ jacky@delarosagroup.net

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**NEW EVENT HALL OWNERS WELCOME**



**EVENT HALL FLOOR PLAN**



- COMMON AREAS= 690 sf
- RESTAURANT= 3,820 sf.

This event hall at offers a versatile setting for corporate, private, and community events. It features a welcoming foyer with reception, a well-appointed bar, and a raised stage with audiovisual capabilities. Separate men's and women's restrooms each include two stalls and handwashing stations for guest convenience.

A fully operational commercial kitchen supports catering, while its contemporary décor and central downtown location enhance its appeal.



## EVENT HALL PHOTOS



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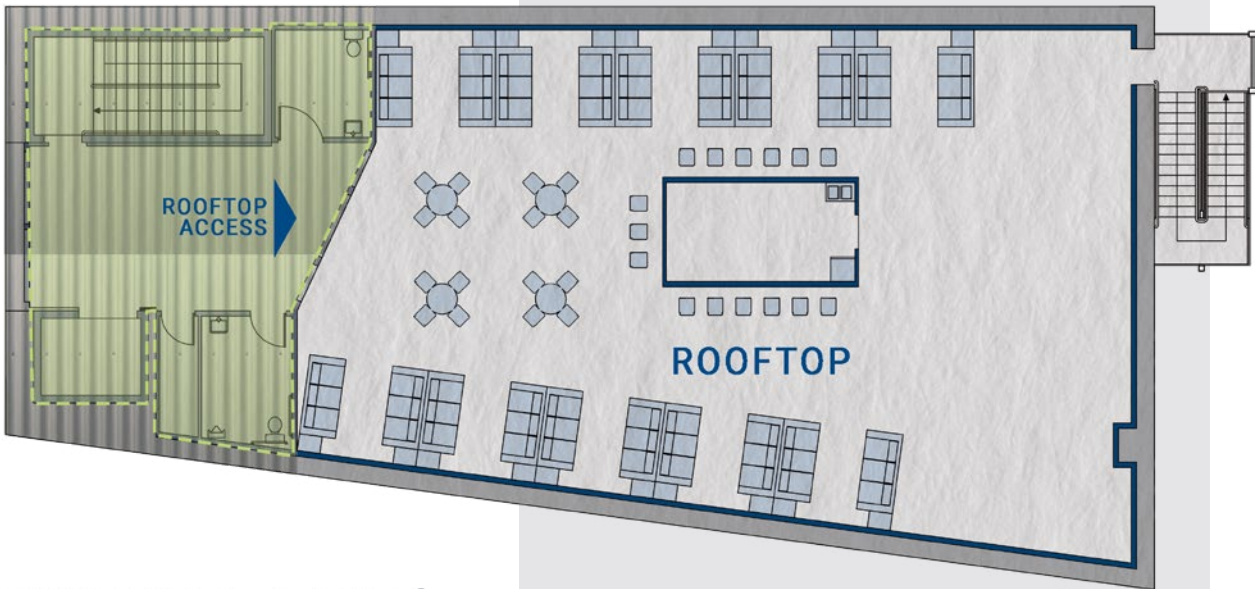
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**ACCESS FROM THE STREET**



**ROOFTOP FLOOR PLAN**



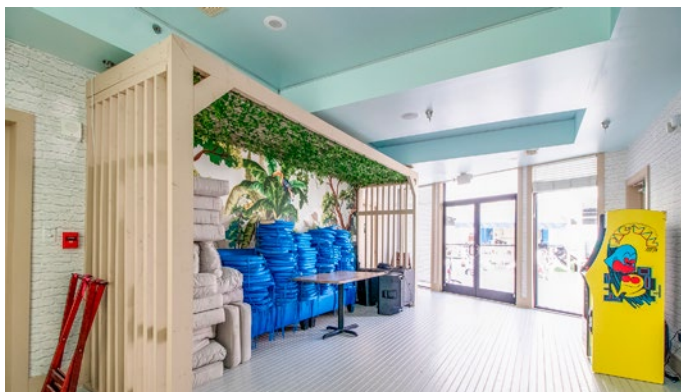
- COMMON AREAS= 1,147 sf.
- RESTAURANT= 3,363 sf.

This rooftop in Winder offers a unique open-air experience, featuring a covered entry vestibule leading to an open layout. At its center, a bar island with a cantina-style counter sits under a sheltered roof, providing a focal point for gatherings.

As the only rooftop venue in Winder, it delivers an exclusive and elevated atmosphere.

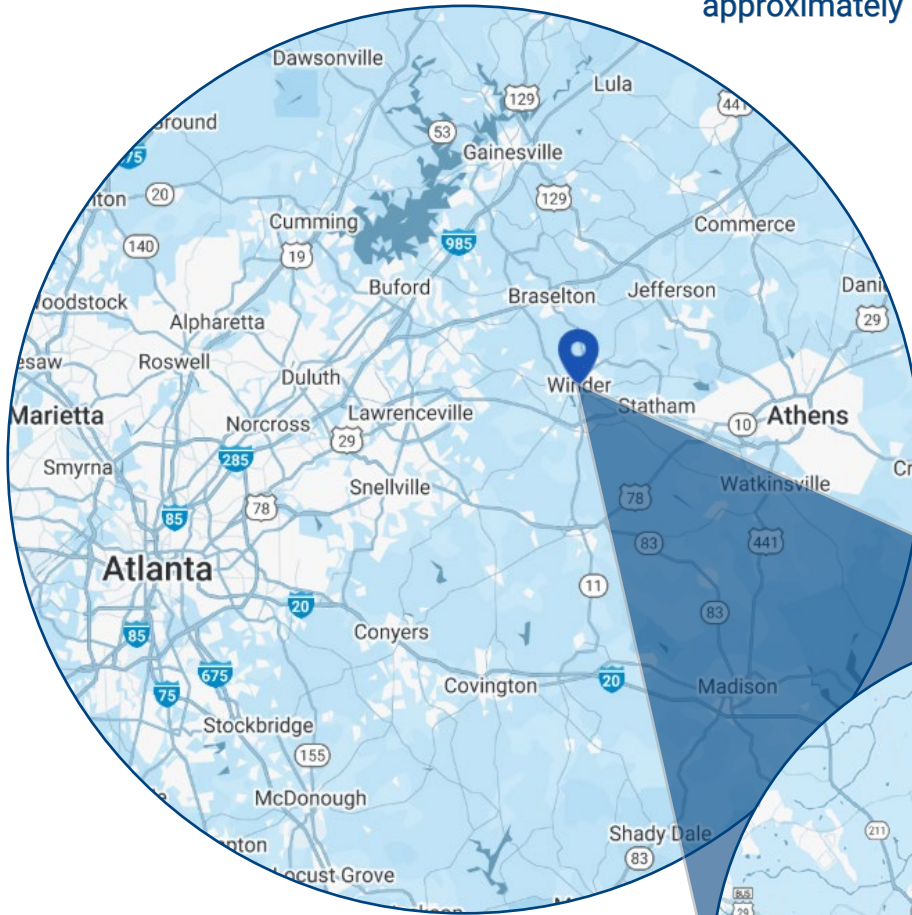


## ROOFTOP



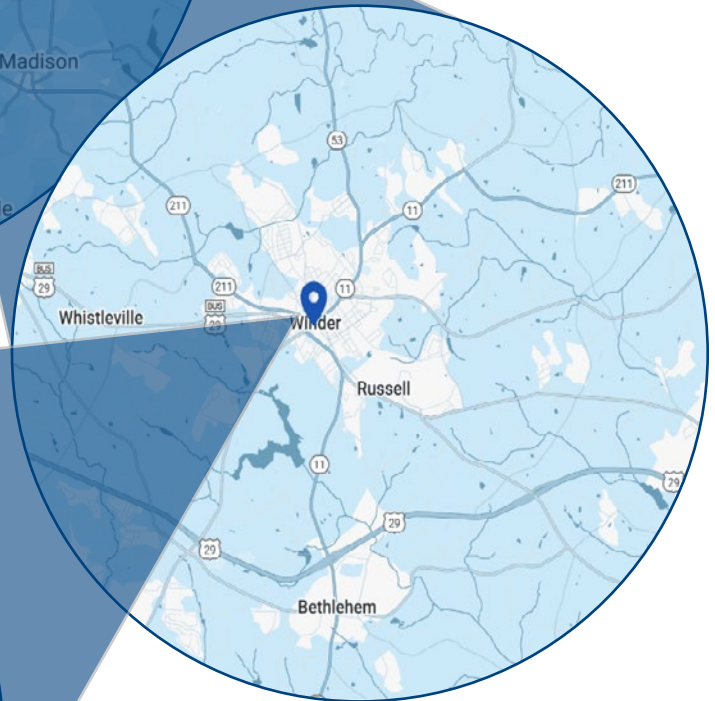
# LOCATION

Located at 21 E Athens Street in Winder, Georgia, this property is situated in a high-growth area along the expanding northeast metro corridor approximately 50 miles from Atlanta.



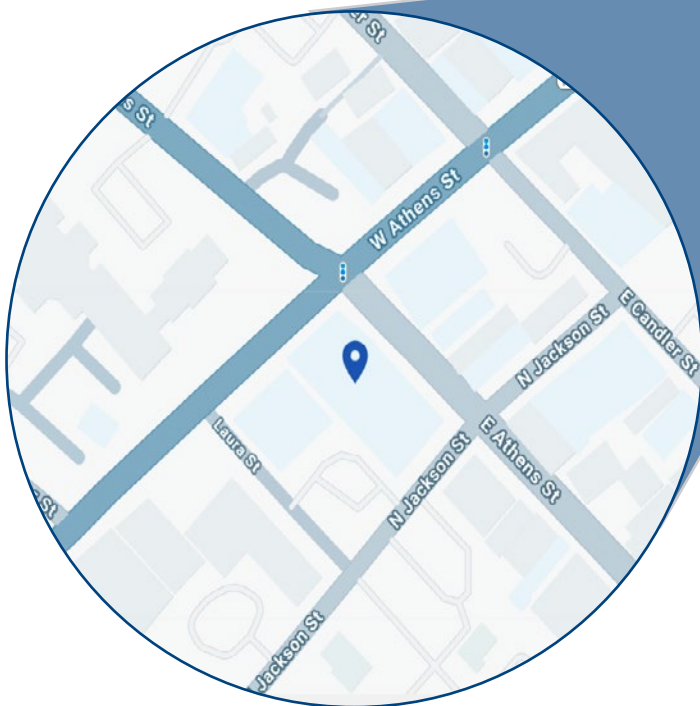
As the county seat of Barrow County, Winder has seen steady population growth, attracting businesses and residents seeking a balance between small-town charm and access to major employment hubs.

Its strategic location offers strong connectivity and a growing customer base, making it an attractive investment opportunity.



The property is in the heart of downtown, a growing area with steady population and economic expansion driven by new developments.

With access to major roadways, public amenities, and a strong local customer base, it offers excellent visibility and accessibility, making it a prime opportunity for investors and operators.



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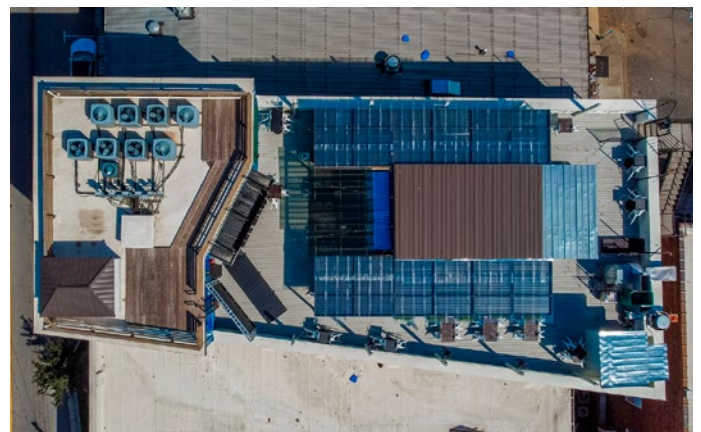
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# DEMOGRAPHICS

Barrow County has experienced consistent population growth, with a rising number of residents drawn to its affordability, quality of life, and proximity to Metro Atlanta. Winder, as the county seat, has become a hub for new residential and commercial development, attracting young professionals, families, and businesses.

The area benefits from a strong labor market, a median household income on the rise, and an expanding consumer base. With increasing retail demand and steady job growth, Winder continues to evolve as a key economic center. Its strategic location along major transportation routes enhances accessibility, driving further investment and development in the region.



# CONTACT OUR LISTING AGENT!

LISTING AGENT




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