



## 335 WEST PONCE SHOPS

335 West Ponce de Leon Ave  
Decatur, Georgia 30030

West Ponce de Leon & Fairview Avenue

335 West Ponce is a 5-story mid-rise located on West Ponce de Leon Avenue between Fairview Avenue and Ponce de Leon Place in downtown Decatur. Built in 2005, this mixed-use development has 70 residential condominium units and retail space on the street level. Enjoying a prime location between West Ponce de Leon Avenue and Fairview Avenue, this project is uniquely positioned to serve the daytime population base as well as the surrounding neighborhoods. The center offers 52 parking spaces, 6 on-street spaces and features prominent signage on West Ponce de Leon Avenue.



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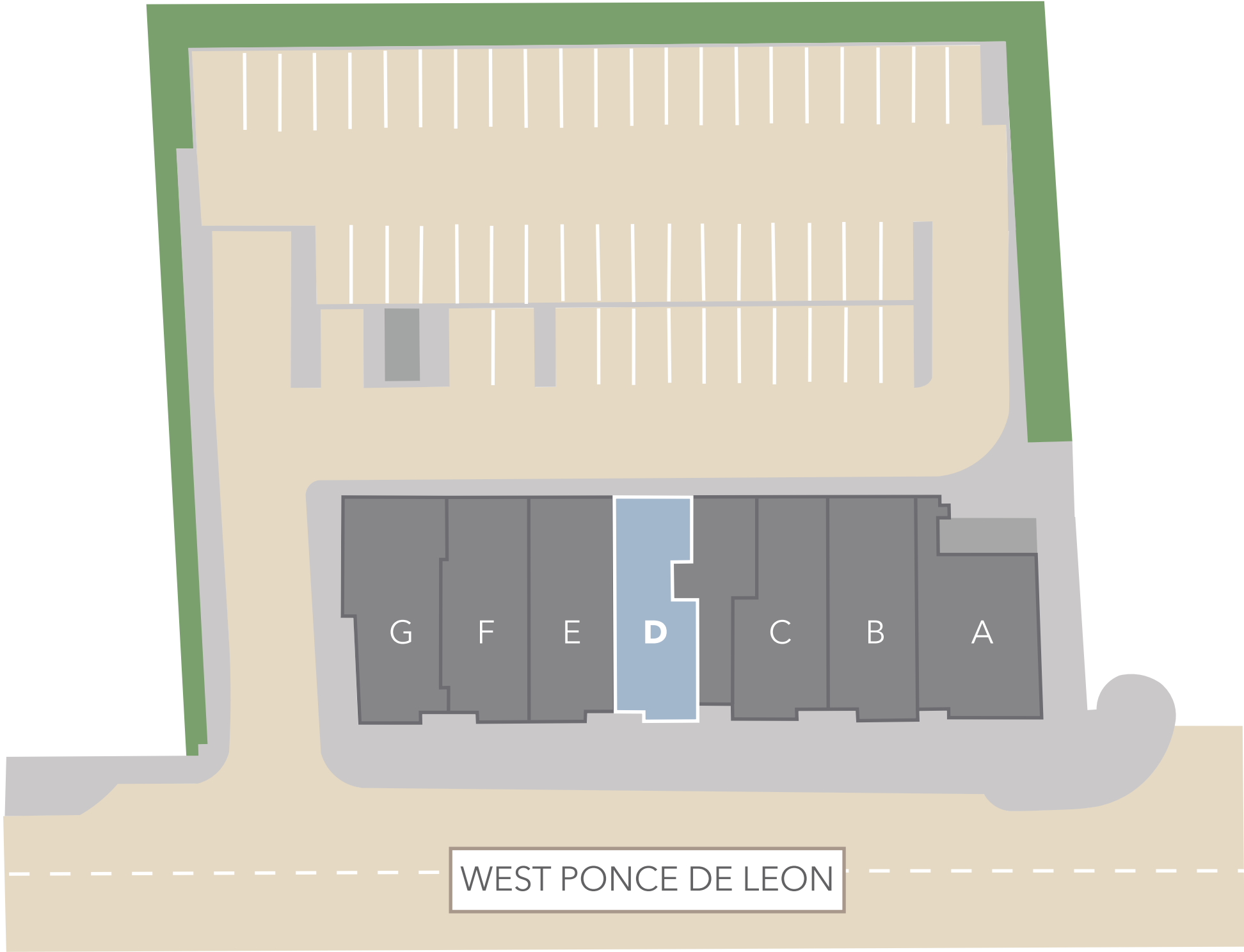
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= AVAILABLE

Suite	Tenant
A	Jimmy Johns (1,569 sf)
B	Vine Fine Wine (1,297 sf)
C	The Great Frame Up (1,275 sf)
D	AVAILABLE (1,196 sf)
E	Huntington Learning (1,246 sf)
F	Eyeworks of Decatur (1,276 sf)
G	Playa Bowls (1,400 sf)

PARKING: 6.6 Spaces / 1,000 SF







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## DEMOGRAPHIC SNAPSHOT

2024

	1 mile	3 mile	5 mile
Population	17,207	118,787	367,657
Average HHI	\$153,431	\$133,057	\$117,244
Median Age	41.6	37.6	36.5
Total Households	7,470	51,826	167,597
Daytime Employees	14,870	201,236	344,845

## TRAFFIC COUNT

2025

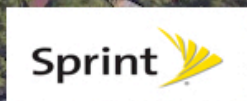
West Ponce (East of site)	8,745 aadt
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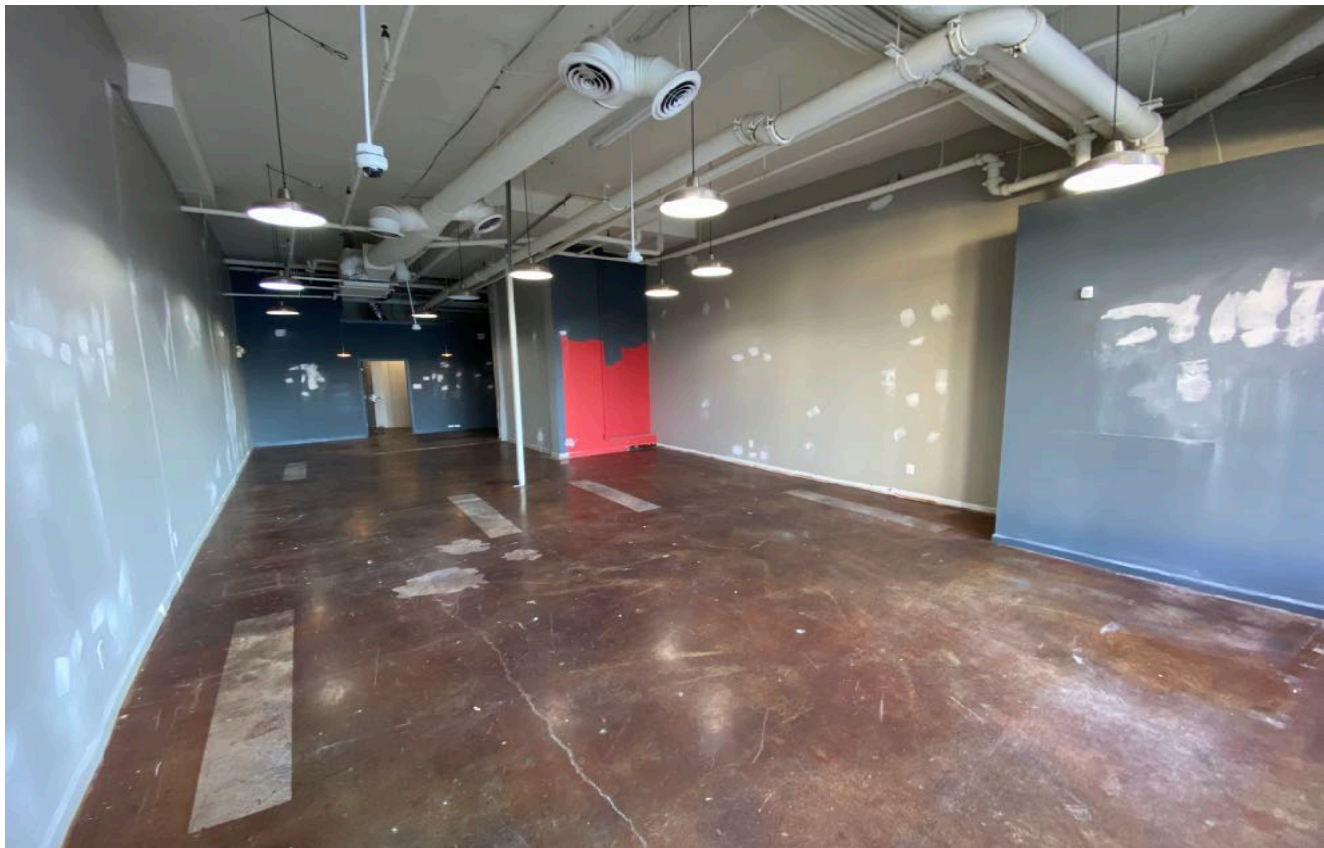


West Ponce de Leon Avenue









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