



Camden Midtown

265 Ponce de Leon Ave

Atlanta, GA

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Property Details

Available Space 1,360 SF and 10,485 SF

- Located 1/2 mile from the I-75/I-85 connector, the Camden Midtown development, with 286 units, is well positioned on Ponce De Leon Avenue between Poncey-Highland and the Georgia Tech campus
- Rare 2nd Gen restaurant opportunity for sale or lease along the highly trafficked Ponce De Leon Ave.

[Click Here to Tour the Property](#)

Demographics (2024)

	1 MILE	3 MILES	5 MILES
	49,281 TOTAL POPULATION	207,675 TOTAL POPULATION	418,291 TOTAL POPULATION
	28,162 TOTAL HOUSEHOLDS	103,463 TOTAL HOUSEHOLDS	199,759 TOTAL HOUSEHOLDS
	\$145,112 AVG. HH INCOME	\$147,086 AVG. HH INCOME	\$143,418 AVG. HH INCOME
	118,241 DAYTIME POPULATION	409,764 DAYTIME POPULATION	704,303 DAYTIME POPULATION

Traffic Counts (2024)

	23,400 VPD PONCE DE LEON WEST OF BOULEVARD	17,300 VPD NORTH AVE NE WEST OF BOULEVARD	14,300 VPD PIEDMONT RD NORTH OF NORTH AVE
	28,100 VPD PONCE DE LEON EAST OF BOULEVARD	18,500 VPD BOULEVARD AVE	18,500 VPD PIEDMONT RD SOUTH OF NORTH AVE



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Site Plan

Ponce de Leon Ave NW 23,400 VPD

STE	TENANT	SF
249	AVAILABLE	10,485
265-B	Nancy's Chicago Pizza	4,690
265-D	AVAILABLE	1,360
265-EF	Too Groovy	2,720

10,485 SF

1,360 SF

GROOVY

Nancy's
CHICAGO PIZZA



Penn Ave NE

Parking Deck

North Ave 17,300 VPD

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Trade Area

