



246 - 254 WEST PONCE

246 - 254 West Ponce de Leon Avenue
Decatur, Georgia 30030

West Ponce de Leon & Ponce de Leon Place

246 - 254 West Ponce is an 11,292 Square Foot Retail Strip Center located in the heart of the Downtown Decatur. Enjoying a prime location at the intersection of West Ponce de Leon Avenue and Ponce de Leon Place, this property is positioned to serve the daytime population base as well as the surrounding neighborhoods. The center offers 15 surface parking spaces in the rear, on street parking, and features prominent signage on West Ponce de Leon Avenue. Current Tenants are PT Solutions and Restaurant Takumi Cuisine.



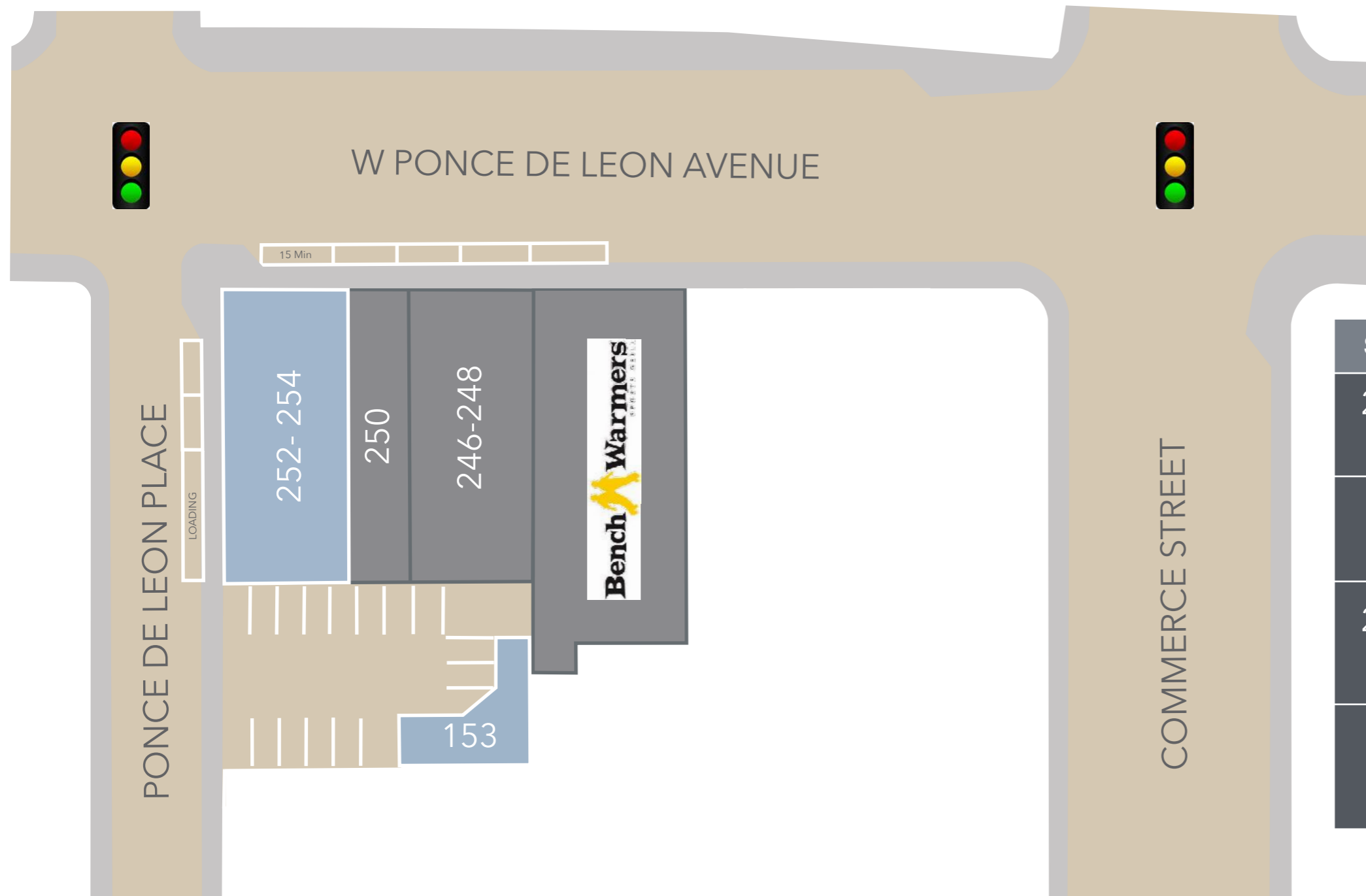
Bill Dabney
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ZONING: C-3

Suite	Tenant
246/ 248	PT Solutions (4,092 SF)
250	Takumi Cuisine (2,100 SF)
252/ 254	AVAILABLE (3,800 SF)
153	AVAILABLE (1,100 SF)



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DEMOGRAPHIC SNAPSHOT

2024

	1 mile	3 mile	5 mile
Population	17,153	115,428	360,136
Average HHI	\$153,398	\$132,330	\$116,810
Median Age	41.5	37.7	36.5
Total Households	7,623	51,733	166,356
Daytime Employees	14,966	199,678	328,501

TRAFFIC COUNT

2022

W Ponce & Ponce de Leon Place	10,309 aadt
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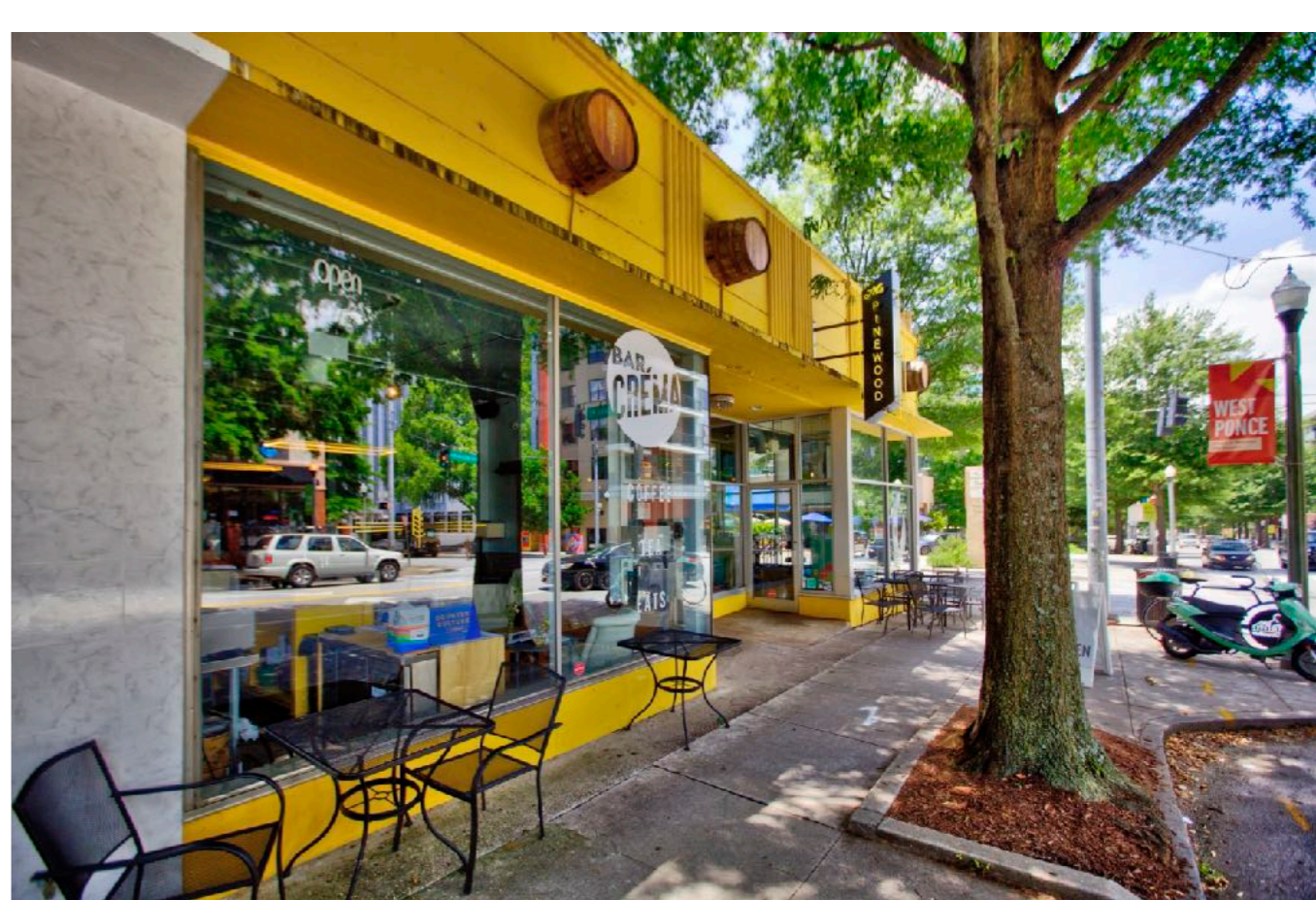


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PONCE



W Ponce de Leon



Suite 252-254

