



## 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.



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West Ponce de Leon & Ponce de Leon Place

W PONCE DE LEON AVENUE



15 Min

252- 254

250

246-248

**Bench Warmers**

LOADING

PONCE DE LEON PLACE

153

COMMERCE STREET

ZONING: C-3

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



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### DEMOGRAPHIC SNAPSHOT

2024

	1 mile	3 mile	5 mile
<b>Population</b>	17,612	118,651	366,027
<b>Average HHI</b>	\$153,398	\$132,330	\$116,810
<b>Median Age</b>	41.5	37.7	36.5
<b>Total Households</b>	7,623	51,733	166,356
<b>Daytime Employees</b>	14,966	199,678	328,501

### TRAFFIC COUNT

2022

W Ponce & Ponce de Leon Place	10,309 aadt
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246 - 254 WEST  
PONCE



W Ponce de Leon



