

±5,771 SF Office Building | Atlanta, GA

FOR SALE

1126 Ponce De Leon Ave NE, Atlanta, GA 30306



PROPERTY OVERVIEW

Building Size & Structure

- ±5,771 SF total
- Three-story office building

Location

- Located on busy Ponce de Leon Avenue in Atlanta
- Positioned between its intersections with Briarcliff Road and North Highland Avenue

Current Ownership & Occupancy

- The owner currently occupies the second floor
- The owner will vacate the premises upon sale

Building Layout

- Ground Floor
 - » 2 offices
 - » 2 conference rooms
 - » Kitchen
- Second Floor
 - » 5 offices
 - » Library
 - » Sunroom
- Third Floor
 - » 4 offices
 - » Kitchen

Leasing Availability

- Full-service individual office suites available for lease on:
 - » Ground floor
 - » Third floor

Lot & Parking

- ±0.16-acre site
- Approximately 10 parking spaces

Nearby Major Areas (within 3.5 miles)

- Downtown Decatur
- Downtown Atlanta
- Emory University
- Georgia Institute of Technology
- Interstate 20
- Downtown Connector

Nearby Establishments & Landmarks

- Springdale Park Elementary School
- Paideia School
- Plaza Theatre
- Freedom Parkway
- Virginia-Highland
- Little Five Points



SALE PRICE: \$2,400,000



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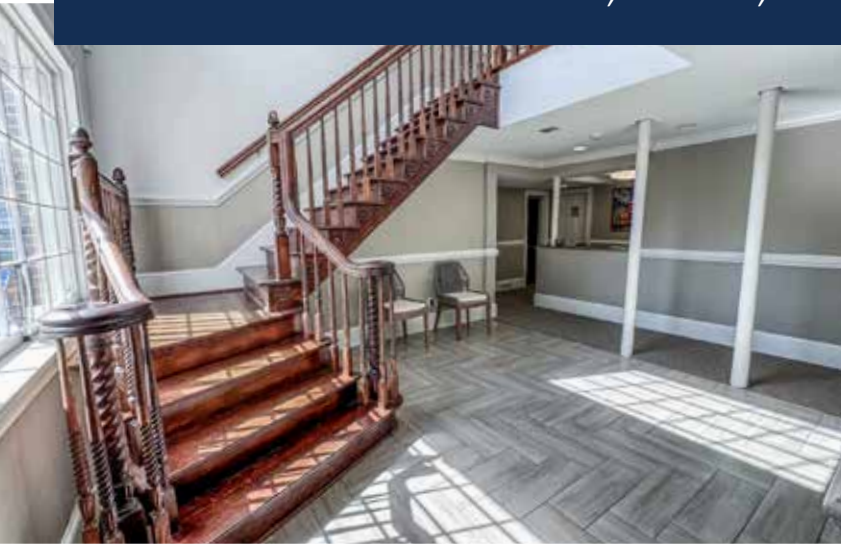
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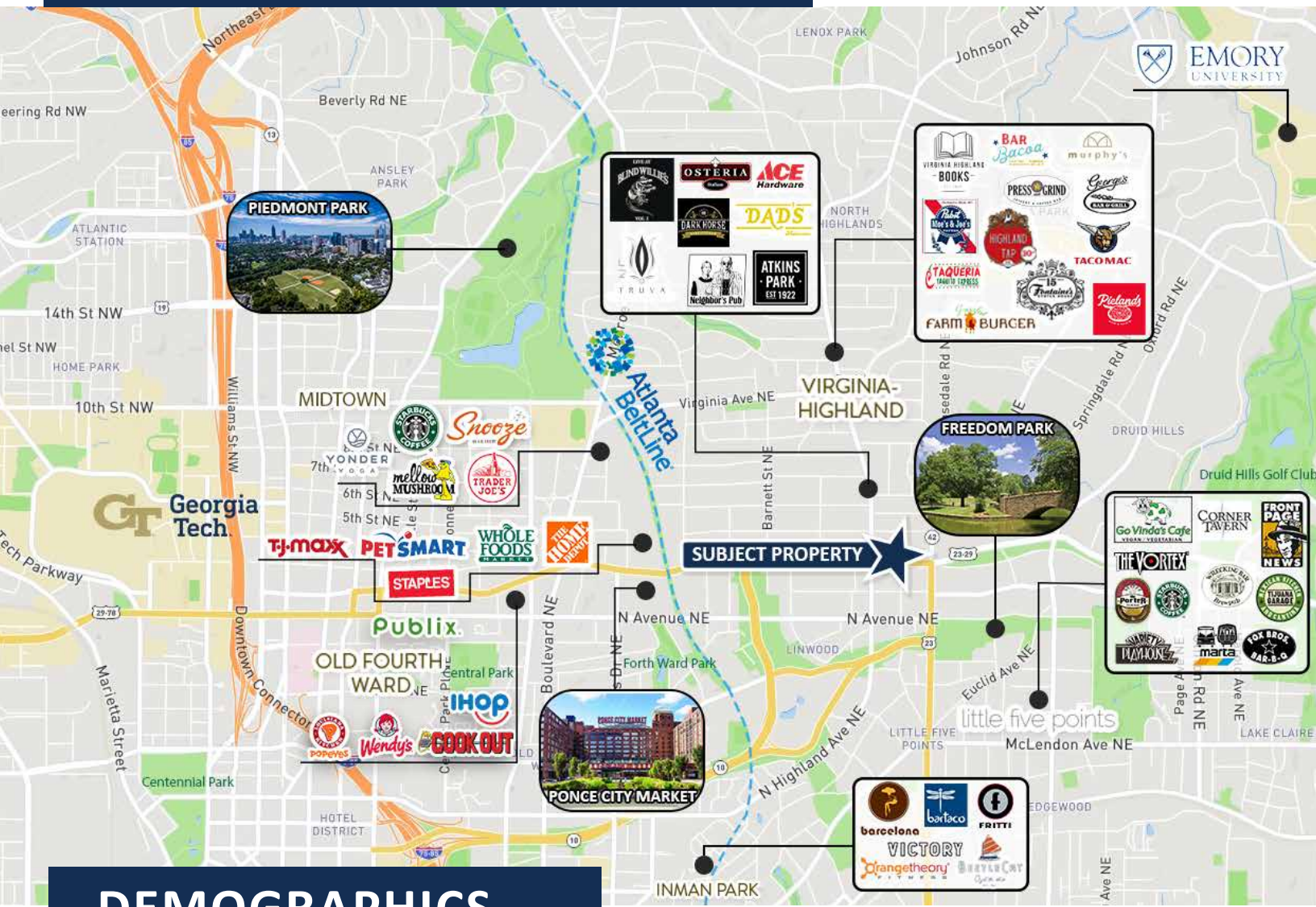
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DEMOGRAPHICS



| | 1-Mile | 3-Mile | 5-Mile |
|------------------------------|-----------|-----------|-----------|
| Population | 20,965 | 192,445 | 435,938 |
| Households | 11,401 | 95,737 | 210,136 |
| Avg. Household Income | \$177,843 | \$170,335 | \$156,290 |

Source: 2025 ESRI



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