



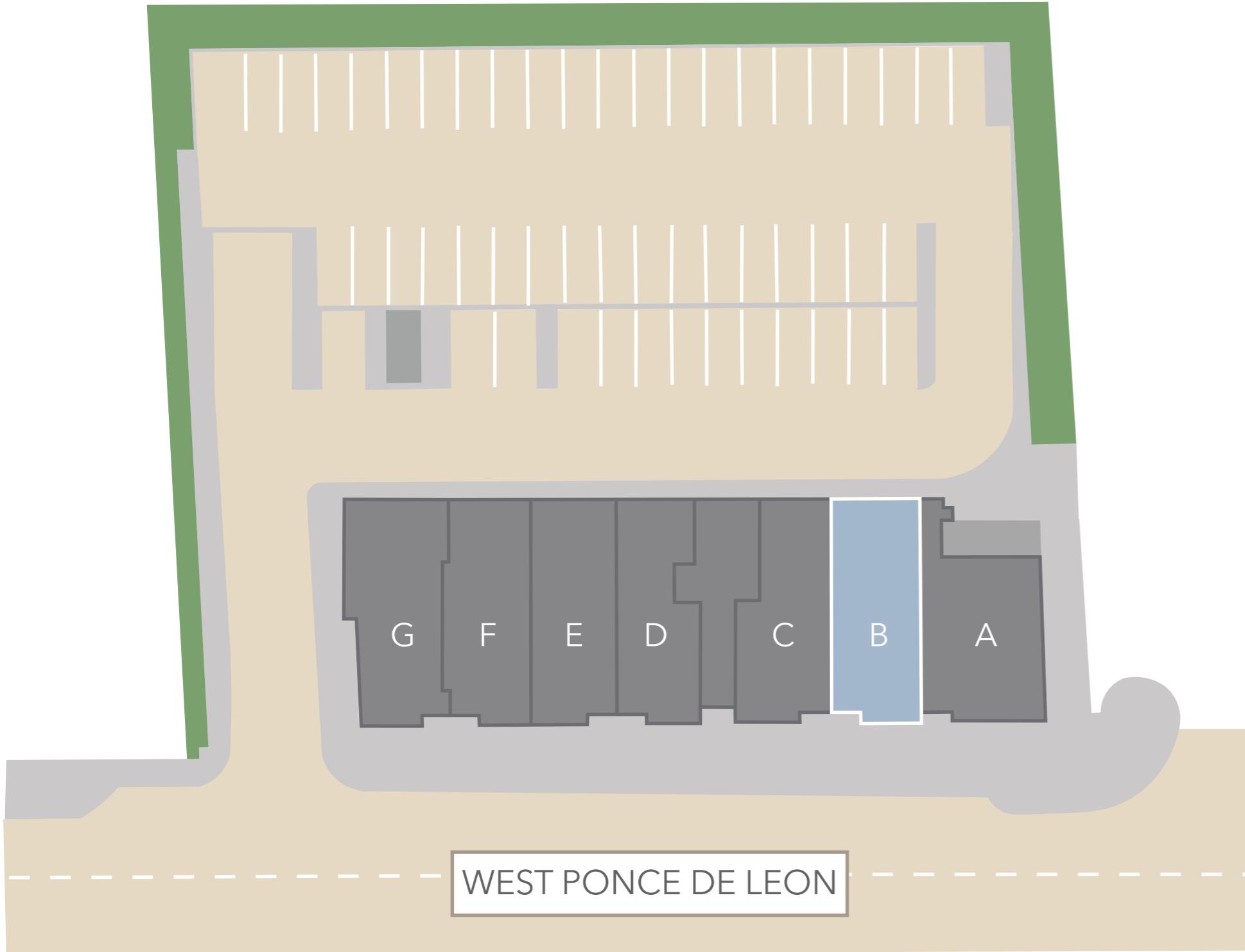
335 WEST PONCE SHOPS

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.

= AVAILABLE



Suite	Tenant
A	Jimmy Johns (1,569 sf)
B	AVAILABLE (1,297 sf)
C	The Great Frame Up (1,275 sf)
D	The Cereal Lab (1,196 sf)
E	Huntington Learning (1,246 sf)
F	MyEyeDr. (1,276 sf)
G	Eco Denizen (1,400 sf)

PARKING: 6.6 Spaces / 1,000 SF



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DEMOGRAPHIC SNAPSHOT

2022

	1 mile	3 mile	5 mile
Population	17,376	114,119	361,272
Average HHI	\$136,126	\$122,553	\$110,118
Average Age	39.9	38.2	37.9
Total Households	7,967	50,428	162,265
Daytime Employees	13,767	156,411	290,214

TRAFFIC COUNT

2017

West Ponce (East of site)	10,800 aadt
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AVAILABLE

335 W Ponce de Leon



The Great Frame Up
WHERE PICTURE FRAMING IS AN ART

SHERWIN WILLIAMS



JIMMY JONES
COMPANY

Sprint



FLEET FEET



WELLS FARGO



THE PINWOOD



West Ponce de Leon Avenue

