

# 101

W. PONCE

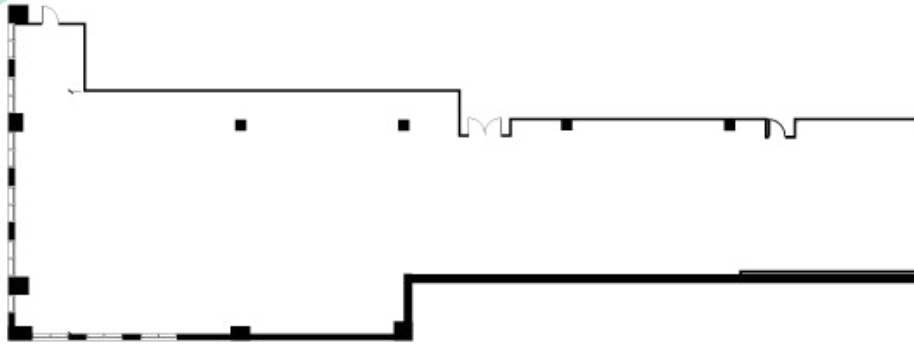


PRIME 6,904 RSF RETAIL LOCATION



# 6,904 RSF AVAILABLE

SUITE 120 - LOWER LEVEL



## CENTER YOURSELF IN DECATUR'S BURGEONING RETAIL COMMUNITY

- **Available space**  
Lower Level  
Suite 120 - 6,904 RSF
- Ground level retail in a six-story, 112K RSF office
- Corner location with ground level entry

*Convenient location on the corner  
of Clairemont Ave. and W. Ponce de  
Leon Ave with high visibility—*



**12,500 VPD**  
on Clairemont Ave.



**7,410 VPD**  
on W. Ponce De Leon

# A LOCALE THAT DRAWS VISITORS FROM ALL OVER METRO ATLANTA

- High daytime population with over 263,317 employees within a 5-mile radius
- Dedicated on-site covered parking, two-lane bike paths, and four-minute walk to the Decatur MARTA station

## AREA DEMOGRAPHICS



Total Population

1-mile: 20,300  
3-mile: 119,436  
5-mile: 358,798



Total Households

1-mile: 8,724  
3-mile: 51,831  
5-mile: 162,917



Avg. HH Income

1-mile: \$188,272  
3-mile: \$159,425  
5-mile: \$144,023



Median Income

1-mile: \$138,022  
3-mile: \$109,674  
5-mile: \$99,080



Higher Education  
(Assoc. Degree or Higher)

1-mile: 80.0%  
3-mile: 75.2%  
5-mile: 68.6%





For leasing information, contact:

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THE  
RMR  
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