



101

W. PONCE

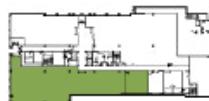
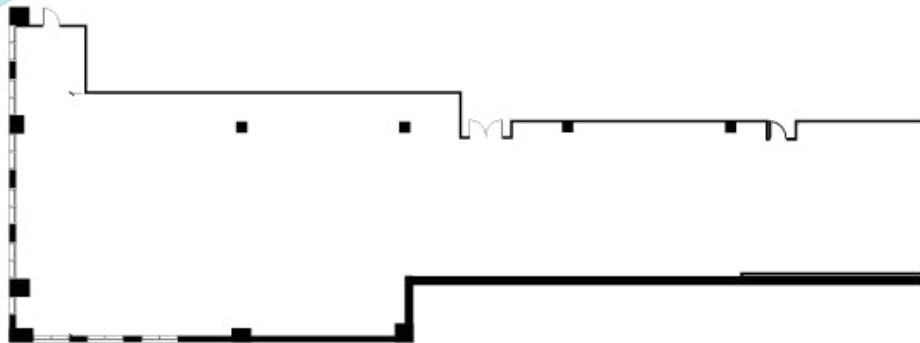


PRIME 6,904 RSF RETAIL LOCATION



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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Colliers

THE
RMR
GROUP

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