



## **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.



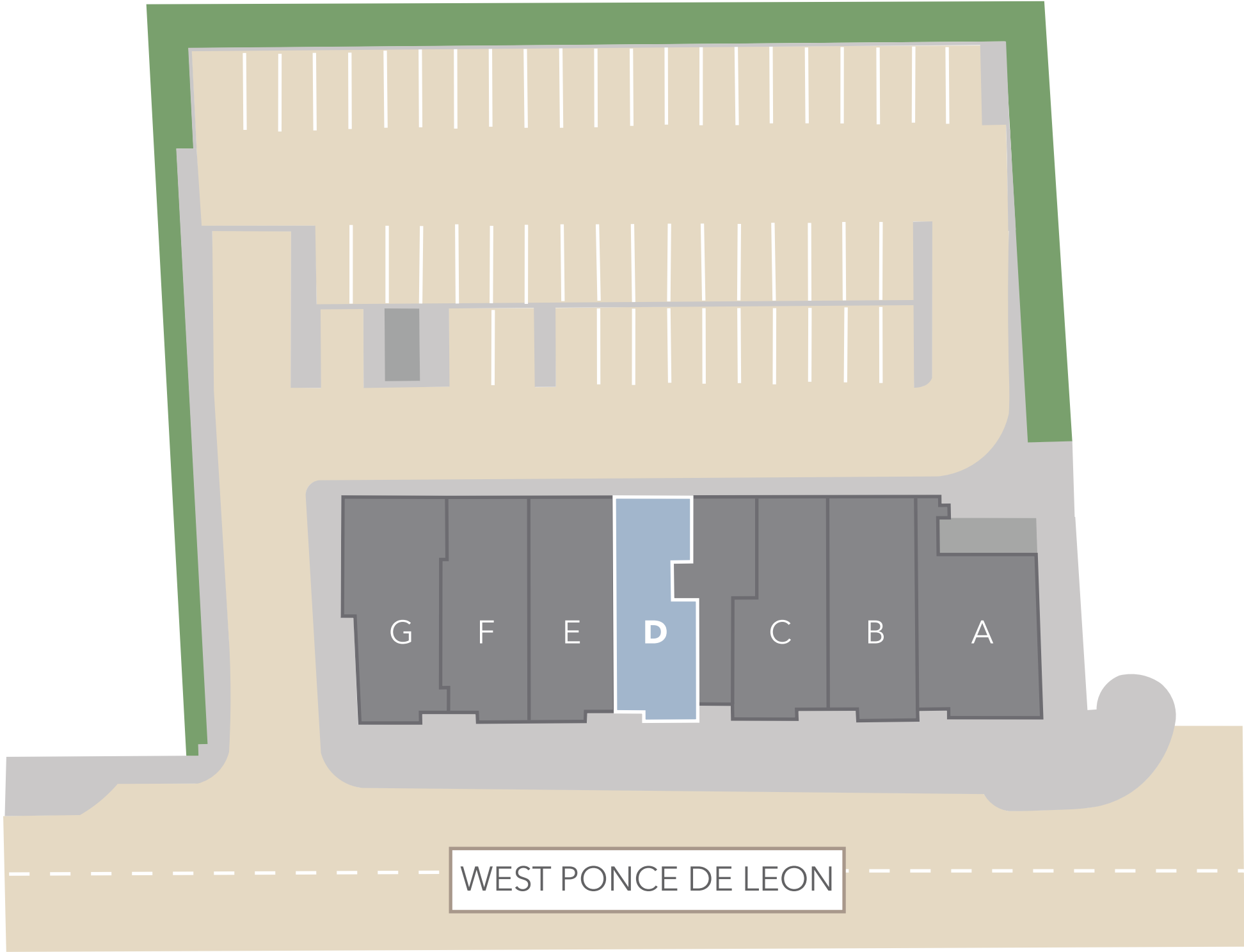
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 = AVAILABLE



| Suite | Tenant                         |
|-------|--------------------------------|
| A     | Jimmy Johns (1,569 sf)         |
| B     | Aimée Art Gallery (1,297 sf)   |
| C     | The Great Frame Up (1,275 sf)  |
| D     | <b>AVAILABLE (1,196 sf)</b>    |
| E     | Huntington Learning (1,246 sf) |
| F     | Eyeworks of Decatur (1,276 sf) |
| G     | Eco Denizen (1,400 sf)         |

PARKING: 6.6 Spaces / 1,000 SF





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## DEMOGRAPHIC SNAPSHOT

2018

|                   | 1 mile    | 3 mile    | 5 mile   |
|-------------------|-----------|-----------|----------|
| Population        | 15,490    | 106,834   | 343,466  |
| Average HHI       | \$122,099 | \$105,349 | \$90,646 |
| Average Age       | 39        | 37.4      | 36.8     |
| Total Households  | 7,177     | 47,674    | 153,880  |
| Daytime Employees | 13,228    | 125,223   | 310,319  |

## TRAFFIC COUNT

2017

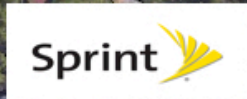
|                           |             |
|---------------------------|-------------|
| West Ponce (East of site) | 10,800 aadt |
|---------------------------|-------------|



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335 W Ponce de Leon



West Ponce de Leon Avenue



