



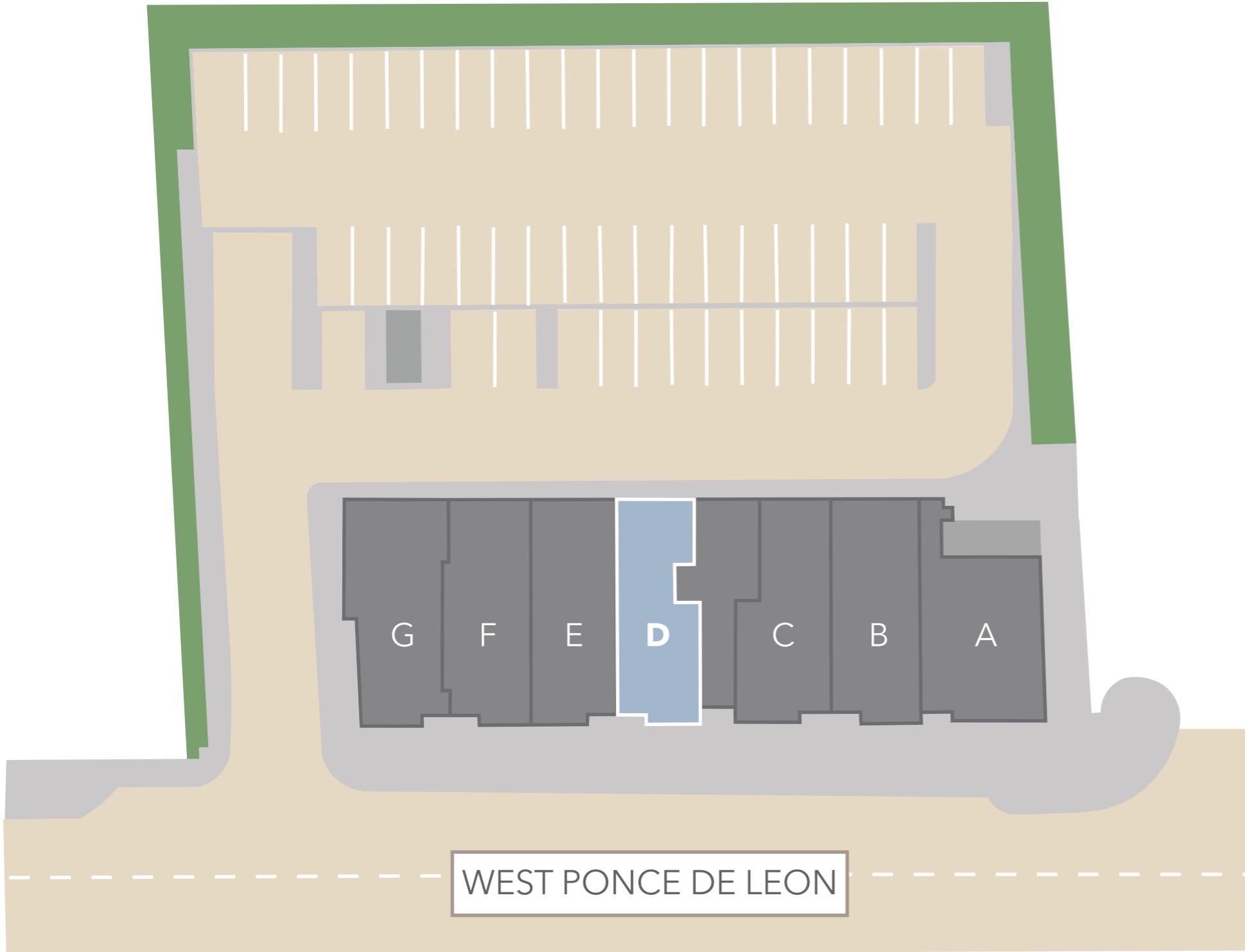
335 WEST PONCE SHOPS

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	Aimée Art Gallery (1,297 sf)
C	The Great Frame Up (1,275 sf)
D	AVAILABLE (1,196 sf)
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

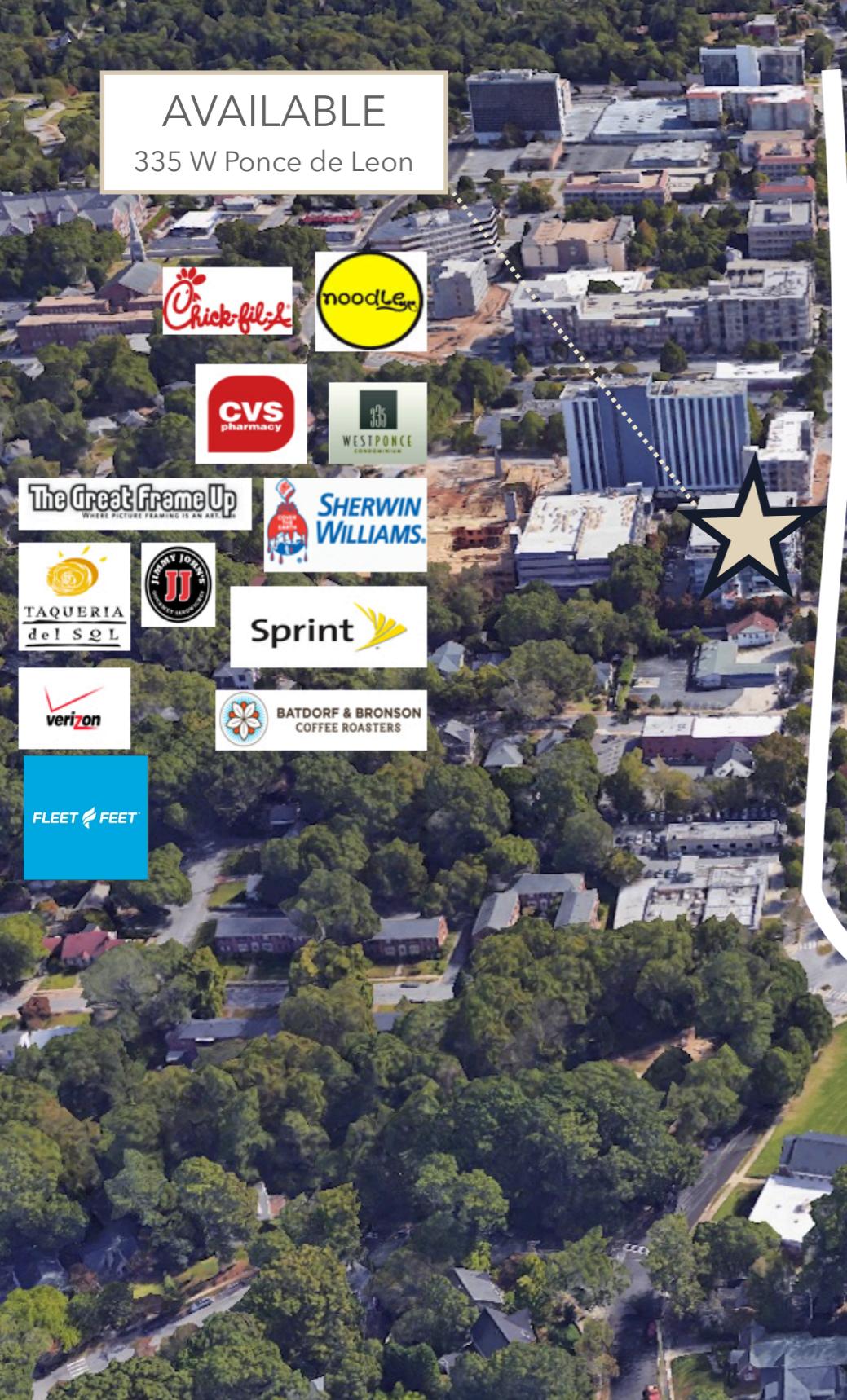
	1 mile	3 mile	5 mile	2018
Population	15,490	106,834	343,466	
Average HHI	\$122,099	\$105,349	\$90,646	
Average Age	39	37.4	36.8	
Total Households	7,177	47,674	153,880	
Daytime Employees	13,228	125,223	310,319	

TRAFFIC COUNT

West Ponce (East of site)	2017
	10,800 aadt

AVAILABLE

335 W Ponce de Leon



West Ponce de Leon Avenue

