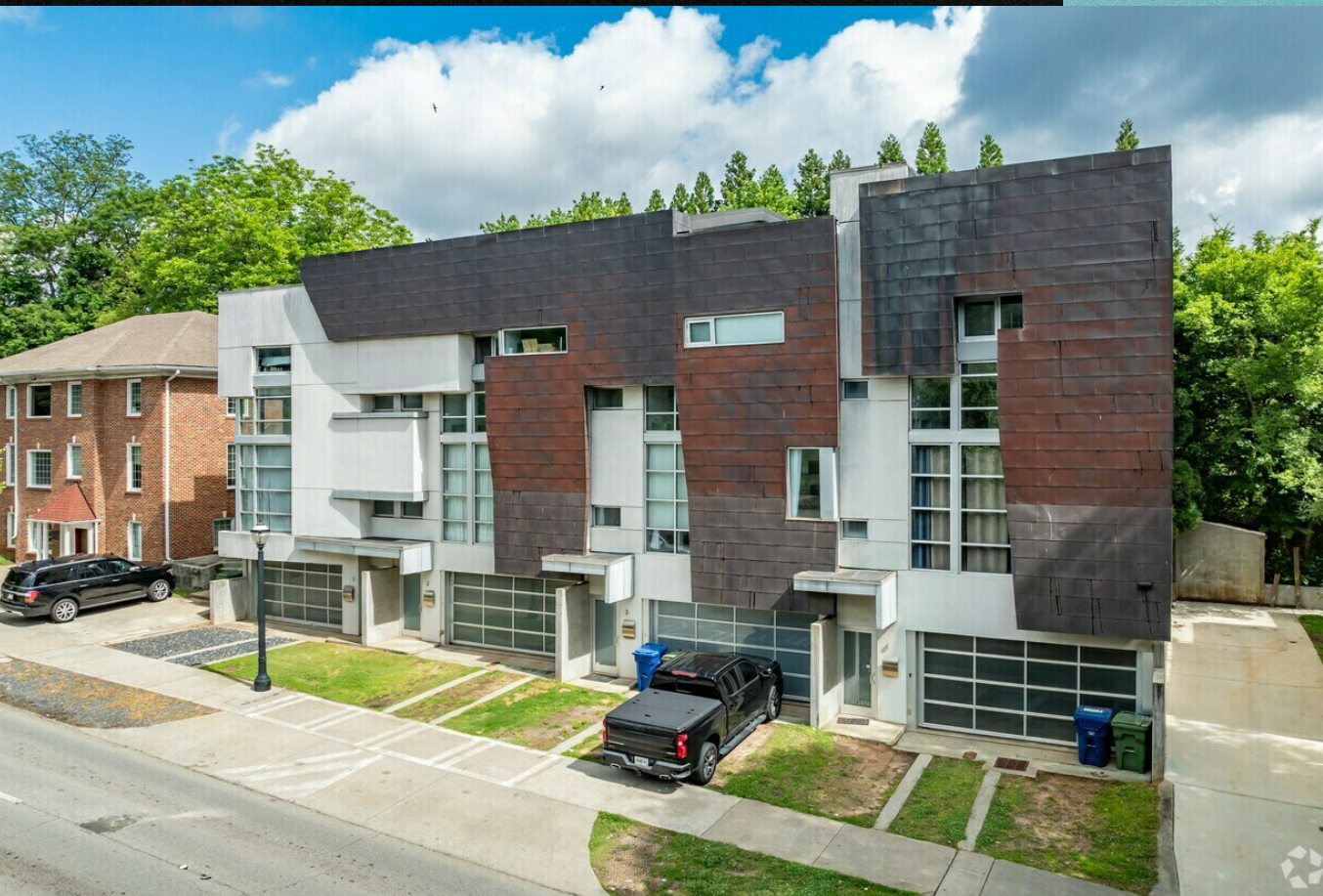


1136 Ponce De Leon Ave NE, Unit #2

Atlanta, GA 30306



FOR SALE

Max Norton
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For Sale

1136 Ponce De Leon Ave NE, Unit #2 Atlanta, GA 30306



Property Description

Investment & Location Highlights:

Turnkey Income Stream: Immediate cash flow with a reliable tenant in place, generating \$4,000/month (\$48,000 Annual Gross).

High-Demand Submarket: Located in one of Atlanta's most supply-constrained historic corridors, ensuring long-term appreciation and low vacancy.

Walkable Luxury: A "Walker's Paradise" score; blocks from the Eastside BeltLine Trail, Whole Foods, and the boutique retail of Virginia-Highland.

Strategic Connectivity: Unrivaled proximity to Midtown's tech core, Emory University, and major medical hubs, attracting a high-credit tenant base.

Offering Summary

Sale Price:	\$849,000
Leased Through Feb 28, 2027	\$4,000/month
Unit Size:	Approx. 2,000 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,817	3,879	11,537
Total Population	3,113	6,908	21,655
Average HH Income	\$137,072	\$153,093	\$181,584

For Sale

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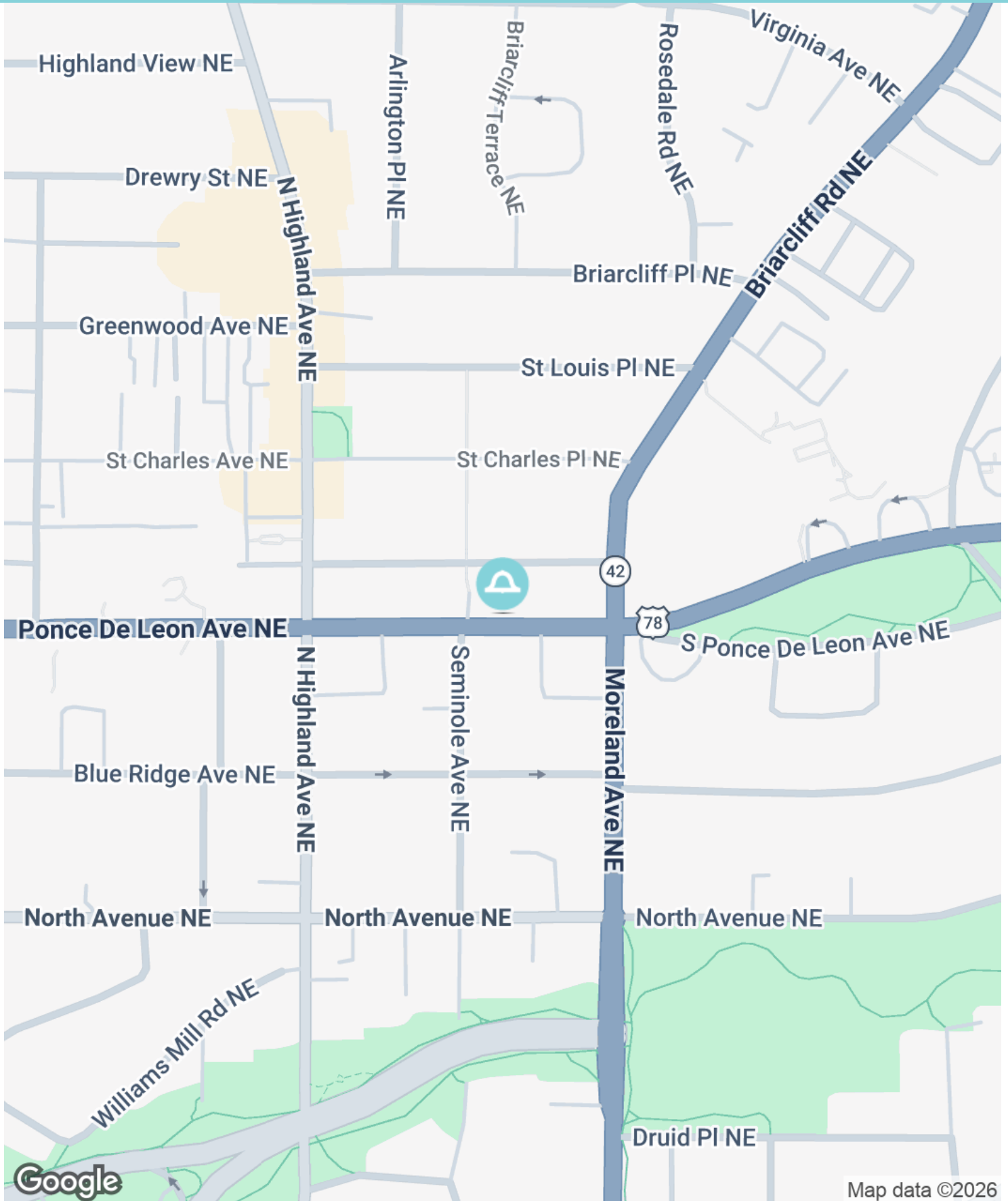
For Sale

1136 Ponce De Leon Ave NE, Unit #2 Atlanta, GA 30306



For Sale

1136 Ponce De Leon Ave NE, Unit #2 Atlanta, GA 30306



Map data ©2026

For Sale

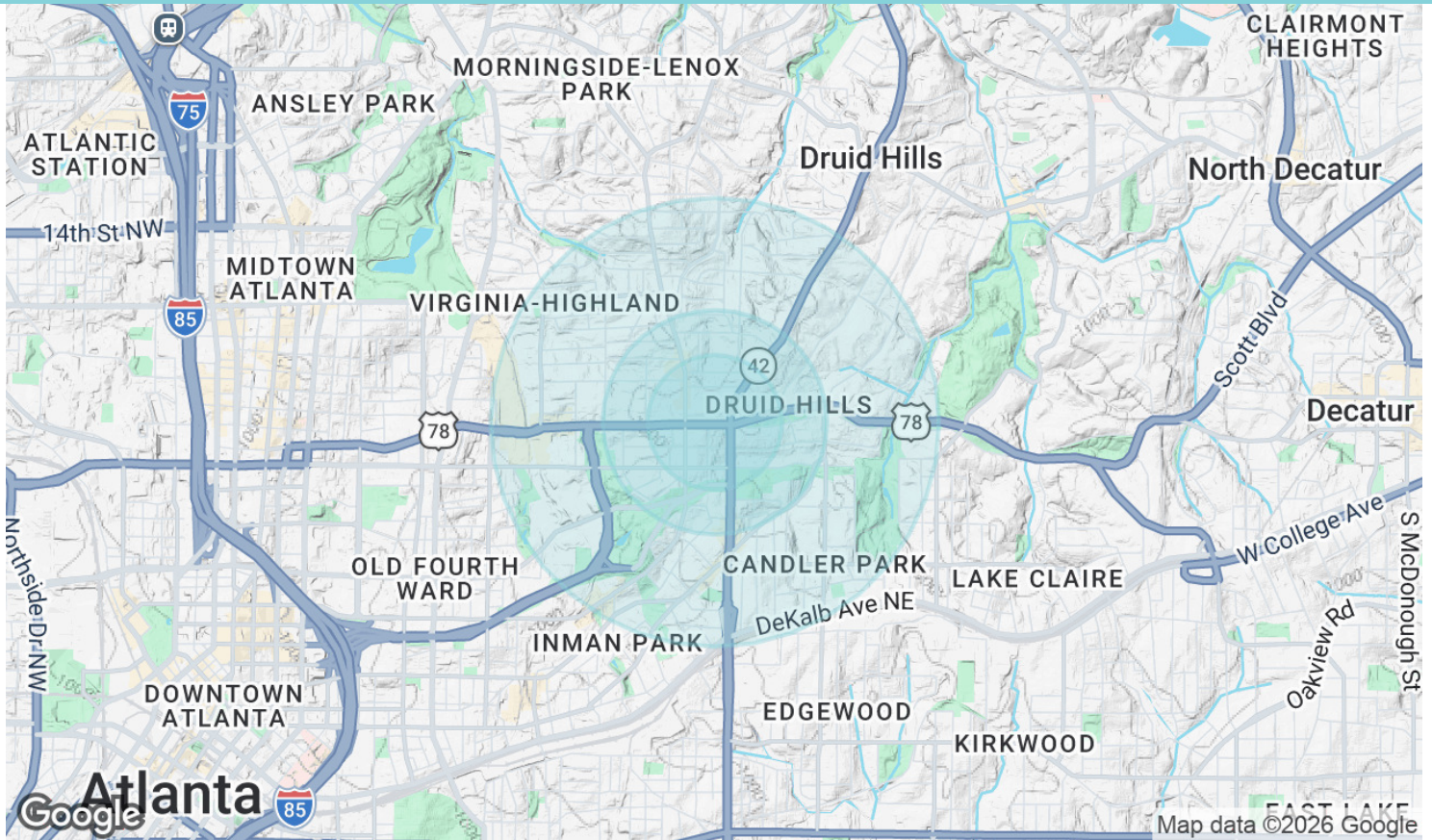
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Suite	Bedrooms	Bathrooms	Size SF	Rent	Lease End
Condo #2	3	3	2,000 SF	\$4,000	2/28/2027
Totals			2,000 SF	\$4,000	
Averages			2,000 SF	\$4,000	

For Sale

1136 Ponce De Leon Ave NE, Unit #2 Atlanta, GA 30306



Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	3,113	6,908	21,655
Average Age	39	38	38
Average Age (Male)	40	39	39
Average Age (Female)	38	38	38

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,817	3,879	11,537
# of Persons per HH	1.7	1.8	1.9
Average HH Income	\$137,072	\$153,093	\$181,584
Average House Value	\$859,821	\$886,798	\$900,162

Demographics data derived from AlphaMap