

RETAIL FOR LEASE

4540 E PONCE DE LEON AVE

4540 EAST PONCE DE LEON AVENUE, CLARKSTON, GA 30021

WIDESPREAD
COMMERCIAL GROUP



2ND GEN RESTAURANT FOR LEASE

KW COMMERCIAL - GLOBAL

1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

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SECTION 1

Property Summary

PROPERTY SUMMARY

4540 E Ponce
4540 East Ponce de Leon Avenue | Clarkston, GA 30021



Property Summary

Property Type	Retail/Restaraunt
Building Size	2636 SF
Lease Rate	\$35/FT NNN
VPD	22,600
ZONING	City of Clarkston - NC-2

Property Overview

This former KFC/Taco Bell offers over 2500+ SF of flexible kitchen and restaurant space with high traffic & visibility. The property includes a 1500 gal grease trap, double sided vent hood allowing for two workstations, and walk-in cooler & freezer.

Location Overview

The property is conveniently located minutes from GA-78 (Stone Mountain Highway) and I-285, directly at the intersection of E Ponce de Leon and Brockett Road. This intersection has one of the highest traffic counts in Clarkston, at 22,600 VPD.

SECTION 2

Property Images

PROPERTY PHOTOS

4540 E Ponce

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SECTION 3

Property Location

RETAILER MAP

4540 E Ponce

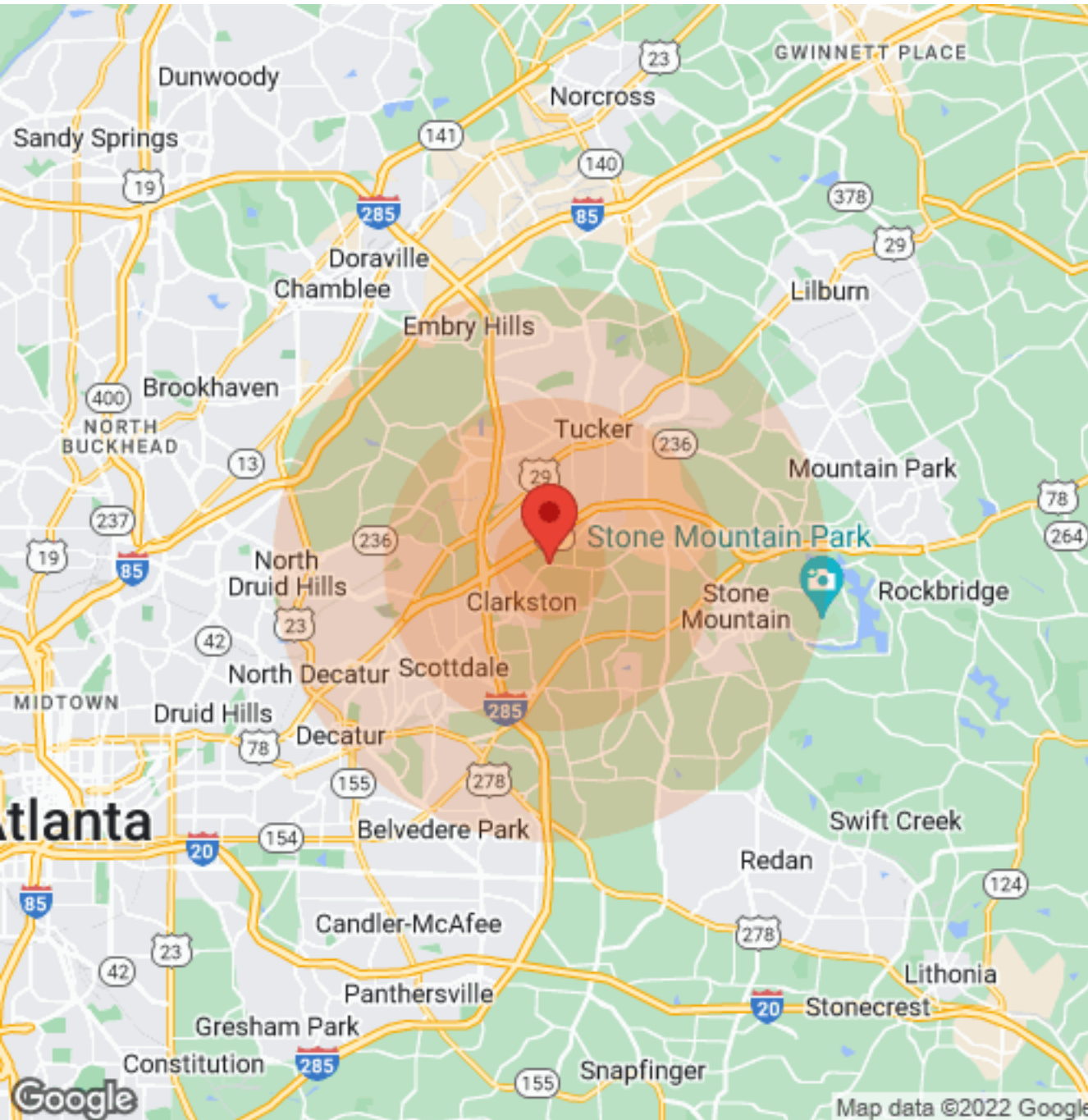
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DEMOGRAPHICS

4540 E Ponce
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Population	1 Mile	3 Miles	5 Miles
Male	4,800	43,086	113,691
Female	5,498	47,151	123,263
Total Population	10,298	90,237	236,954

Income	1 Mile	3 Miles	5 Miles
Median	\$42,872	\$44,213	\$52,099
< \$15,000	717	5,766	12,843
\$15,000-\$24,999	789	4,188	9,919
\$25,000-\$34,999	514	4,508	11,028
\$35,000-\$49,999	877	5,585	14,310
\$50,000-\$74,999	651	6,229	17,684
\$75,000-\$99,999	285	3,783	10,876
\$10,000-\$149,999	241	3,473	10,295
\$150,000-\$199,999	N/A	927	3,799
> \$200,000	37	728	4,256

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,097	41,809	110,130
Occupied	4,430	36,590	97,865
Owner Occupied	1,487	17,800	52,062
Renter Occupied	2,943	18,790	45,803
Vacant	667	5,219	12,265

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