



Camden Midtown

265 Ponce de Leon Ave

Atlanta, GA

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Camden Midtown

265 Ponce de Leon Ave

Property Details

Available Space 1,360 SF and 10,485 SF

- Located 1/2 mile from the I-75/I-85 connector, the Camden Midtown development, with 286 units, is well positioned on Ponce De Leon Avenue between Poncey-Highland and the Georgia Tech campus
- Rare 2nd Gen restaurant opportunity for sale or lease along the highly trafficked Ponce De Leon Ave.

[Click Here to Tour the Property](#)

Demographics (2024)

1 MILE



49,281

TOTAL POPULATION



28,162

TOTAL HOUSEHOLDS



\$145,112

AVG. HH INCOME



118,241

DAYTIME POPULATION

3 MILES

207,675

TOTAL POPULATION

103,463

TOTAL HOUSEHOLDS

\$147,086

AVG. HH INCOME

409,764

DAYTIME POPULATION

5 MILES

418,291

TOTAL POPULATION

199,759

TOTAL HOUSEHOLDS

\$143,418

AVG. HH INCOME

704,303

DAYTIME POPULATION

Traffic Counts (2024)



23,400 VPD

PONCE DE LEON
WEST OF BOULEVARD

28,100 VPD

PONCE DE LEON
EAST OF BOULEVARD

17,300 VPD

NORTH AVE NE
WEST OF BOULEVARD

18,500 VPD

BOULEVARD AVE

14,300 VPD

PIEDMONT RD
NORTH OF NORTH AVE

18,500 VPD

PIEDMONT RD
SOUTH OF NORTH AVE



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Site Plan

Ponce de Leon Ave NW 23,400 VPD

STE	TENANT	SF
249	AVAILABLE	10,485
265-B	Nancy's Chicago Pizza	4,690
265-D	AVAILABLE	1,360
265-EF	Too Groovy	2,720

10,485 SF

1,360 SF

GROOVY

Nancy's
CHICAGO PIZZA



Penn Ave NE

Parking Deck

North Ave 17,300 VPD

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Trade Area

