



431 W PONCE DE LEON

431 West Ponce de Leon Ave
Decatur, Georgia 30030

West Ponce de Leon & Northern Avenue

431 West Ponce de Leon is a 20,701 square foot specialty retail center located in the heart of Downtown Decatur. Enjoying a prime location at the intersection of West Ponce de Leon Avenue and Northern Avenue, this project is uniquely positioned to serve the daytime population base as well as the surrounding neighborhoods. The center offers 56 surface parking spaces and features prominent signage on West Ponce de Leon Avenue.



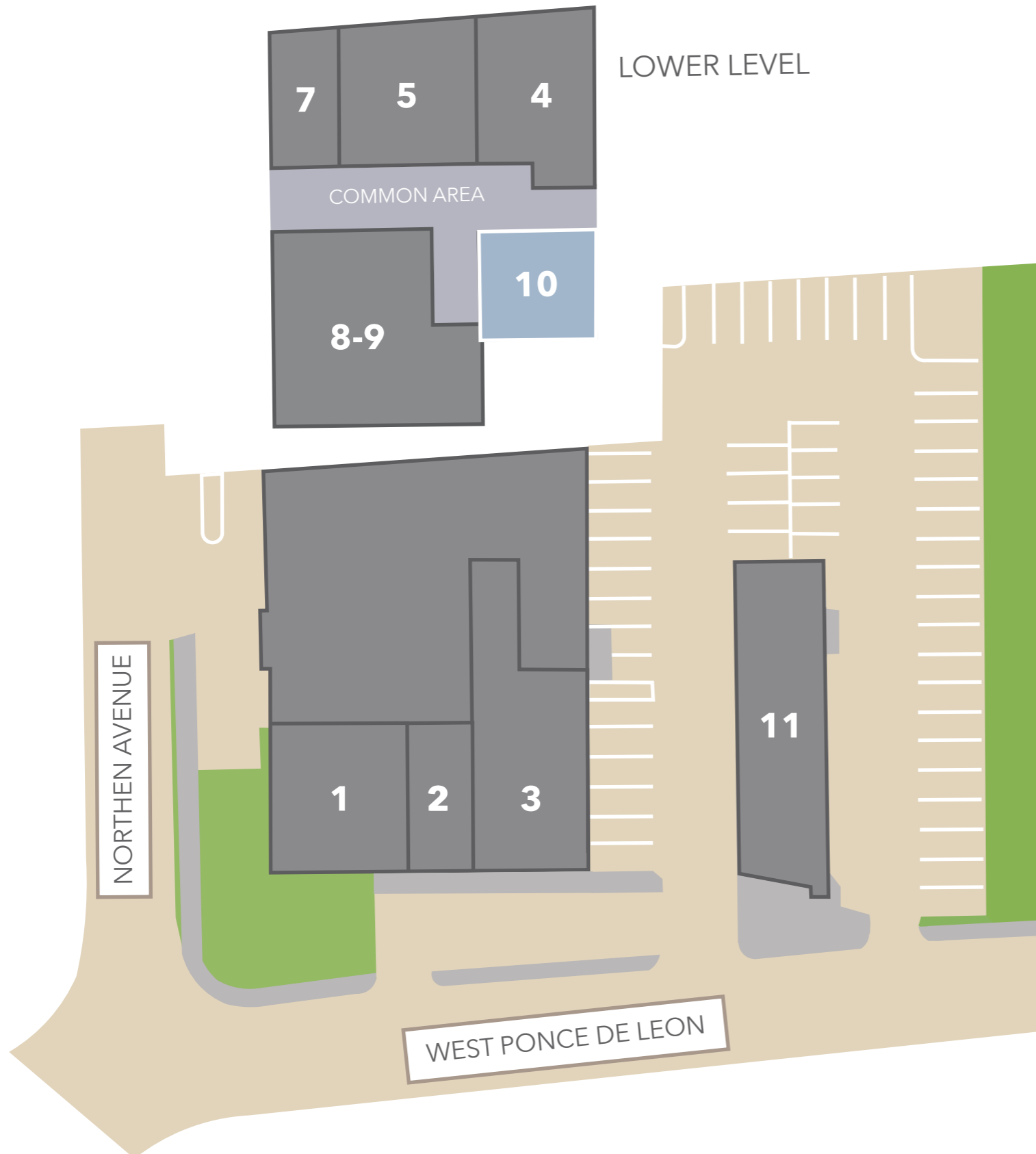
Bill Dabney
(404) 237-2972
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West Ponce de Leon & Northern Avenue



 = AVAILABLE

| Suite | Tenant |
|------------|-------------------------------------|
| 1 | Fleet Feet Sports (2,161 sf) |
| 2 | Vida Flo (771 sf) |
| 3 | AYA Medical Spa (2,795 sf) |
| 4 | Super Fly BJJ (2,048 sf) |
| 5 | Total Fitness Control (2,382 sf) |
| 7 | London Bridge Academy (993 sf) |
| 8-9 | London Bridge Academy (3,850 sf) |
| 10 | AVAILABLE (est. 1,000 sf) |
| 11 | Dancing Goats Coffee Bar (2,644 sf) |

ZONING: C-3

PARKING: 56 Spaces



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DEMOGRAPHIC SNAPSHOT

2023

| | 1 mile | 3 mile | 5 mile |
|-------------------|-----------|-----------|-----------|
| Population | 16,502 | 112,390 | 360,409 |
| Average HHI | \$133,420 | \$126,860 | \$114,580 |
| Median Age | 40.3 | 38.5 | 38.2 |
| Total Households | 7,527 | 49,843 | 161,853 |
| Daytime Employees | 14,216 | 199,193 | 367,361 |

TRAFFIC COUNT

2022

West Ponce (East of site)

10,309 aadt



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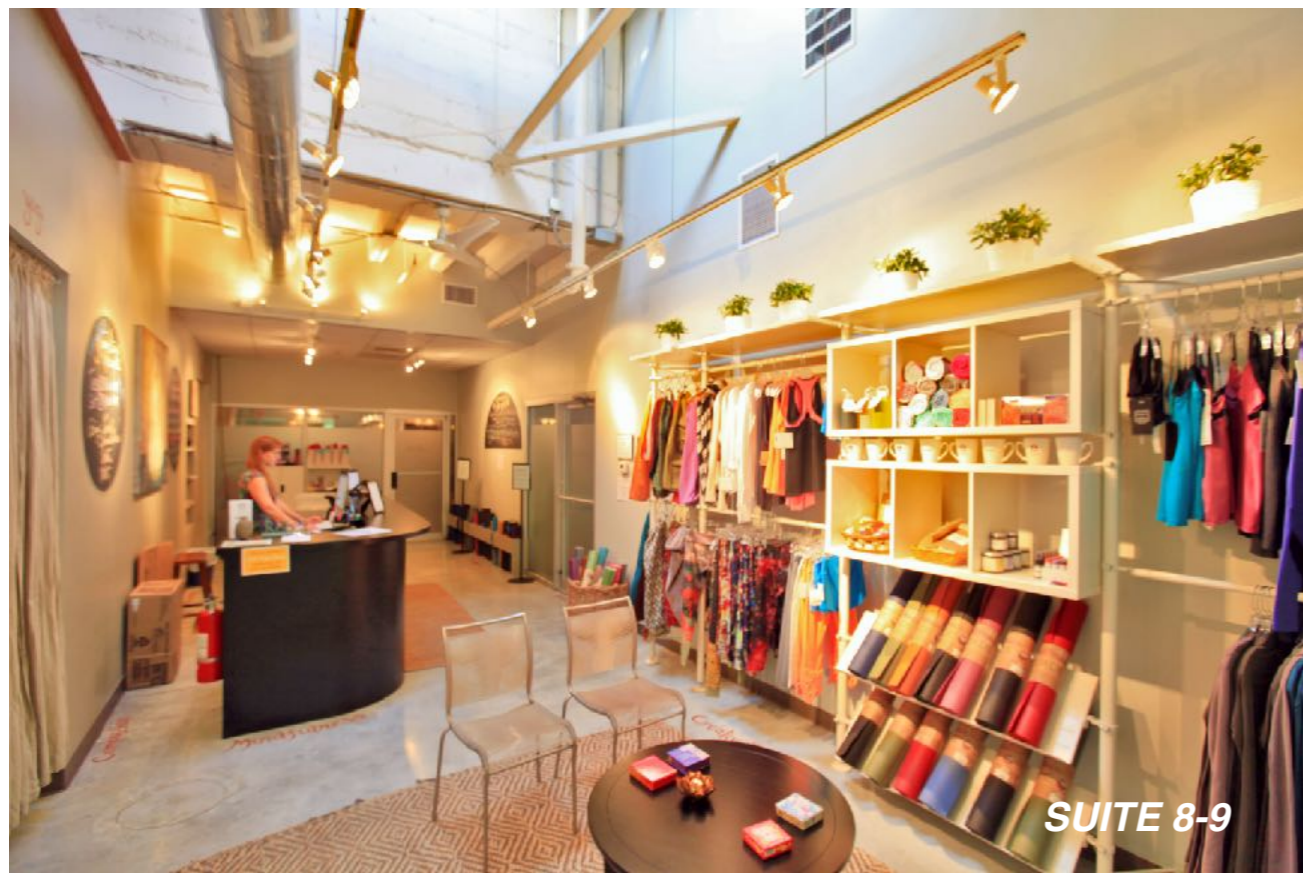


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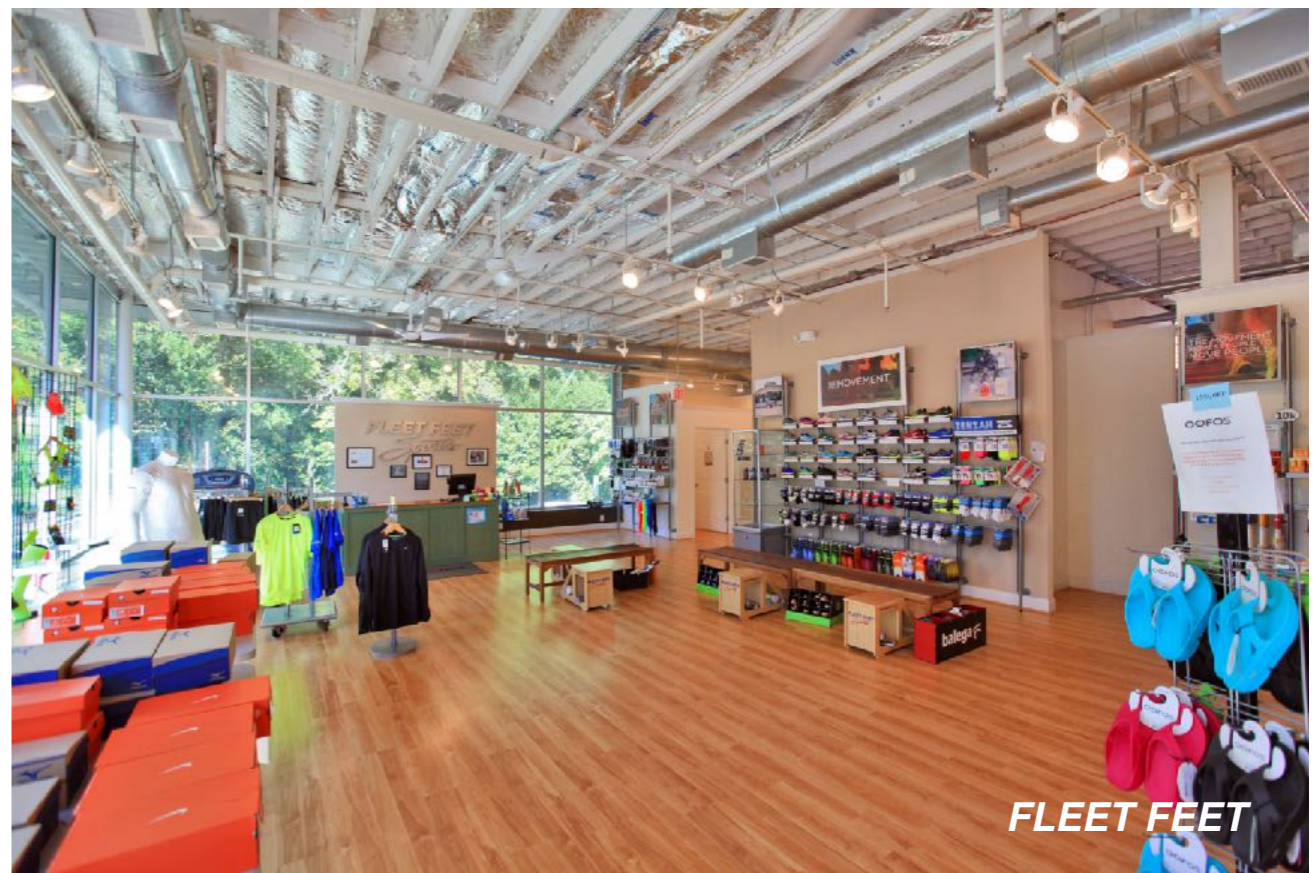


W Ponce de Leon





SUITE 8-9



FLEET FEET



DANCING GOATS



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