



# 3155 EAST PONCE DE LEON AVENUE

SCOTTTDALE, GA  
30079

**FOR LEASE**  
**3 +/- Acres IOS**  
**Possible Rail Access**  
**Up to 36,632 +/- SF**

**TOMMY BARROW**

*Advisor*  
210.394.9943  
tbarrow@kingindustrial.com

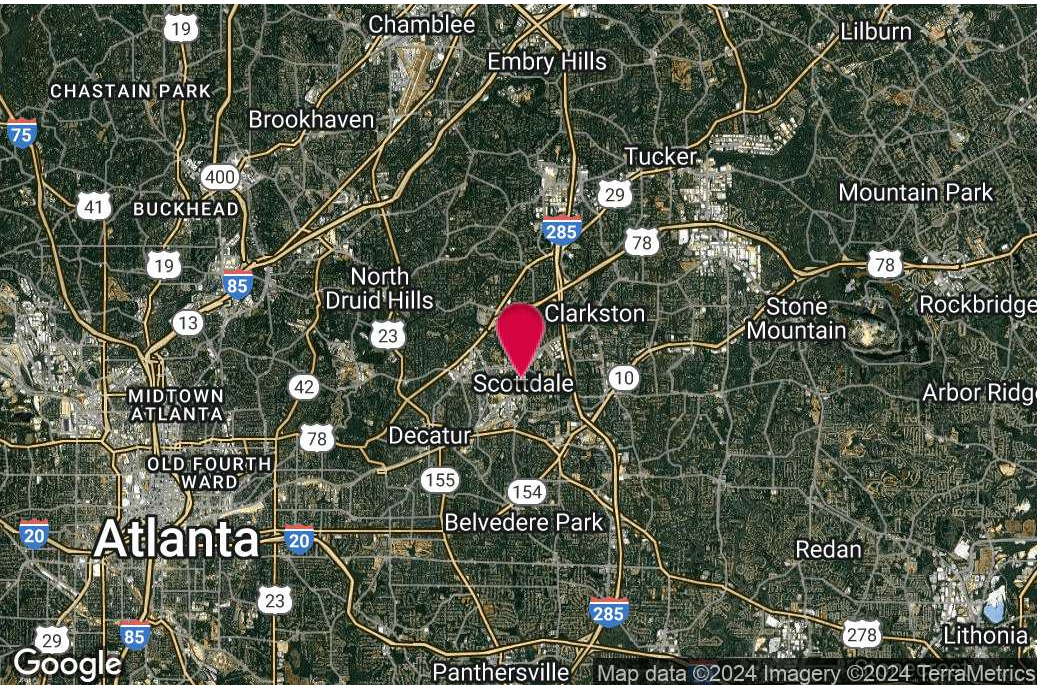
**JASON MCCART, SIOR**

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**King** Industrial  
Realty, Inc.

Industrial • Commercial • Investment  
404.942.2000 | [kingindustrial.com](http://kingindustrial.com)

FOR LEASE  
3+/- ACRES  
POSSIBLE RAIL  
ACCESS  
UP TO 36,632+/- SF



#### PROPERTY HIGHLIGHTS

- Industrial Outside Storage Inside the Perimeter
- 11,000 +/- SF to 36,632 +/- SF Available
- 3+/- Acres (Additional 1 Acre for a Total of 4+/- Possible Acres)
- Fenced & Gated Outside Storage
- 1.5 +/- Miles to I-285
- 2.5 +/- Miles to Hwy 78 (Stone Mtn. Hwy)
- 8 +/- Miles to I-85
- 8 +/- Miles to I-20
- Proximity to Decatur, Emory, DeKalb Farmer's Market and I-285

#### OFFERING SUMMARY

Available SF:	36,632 SF
Zoning:	M

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ADDITIONAL  
PHOTOS

Additional 1+/- Acres

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# ADDITIONAL PHOTOS



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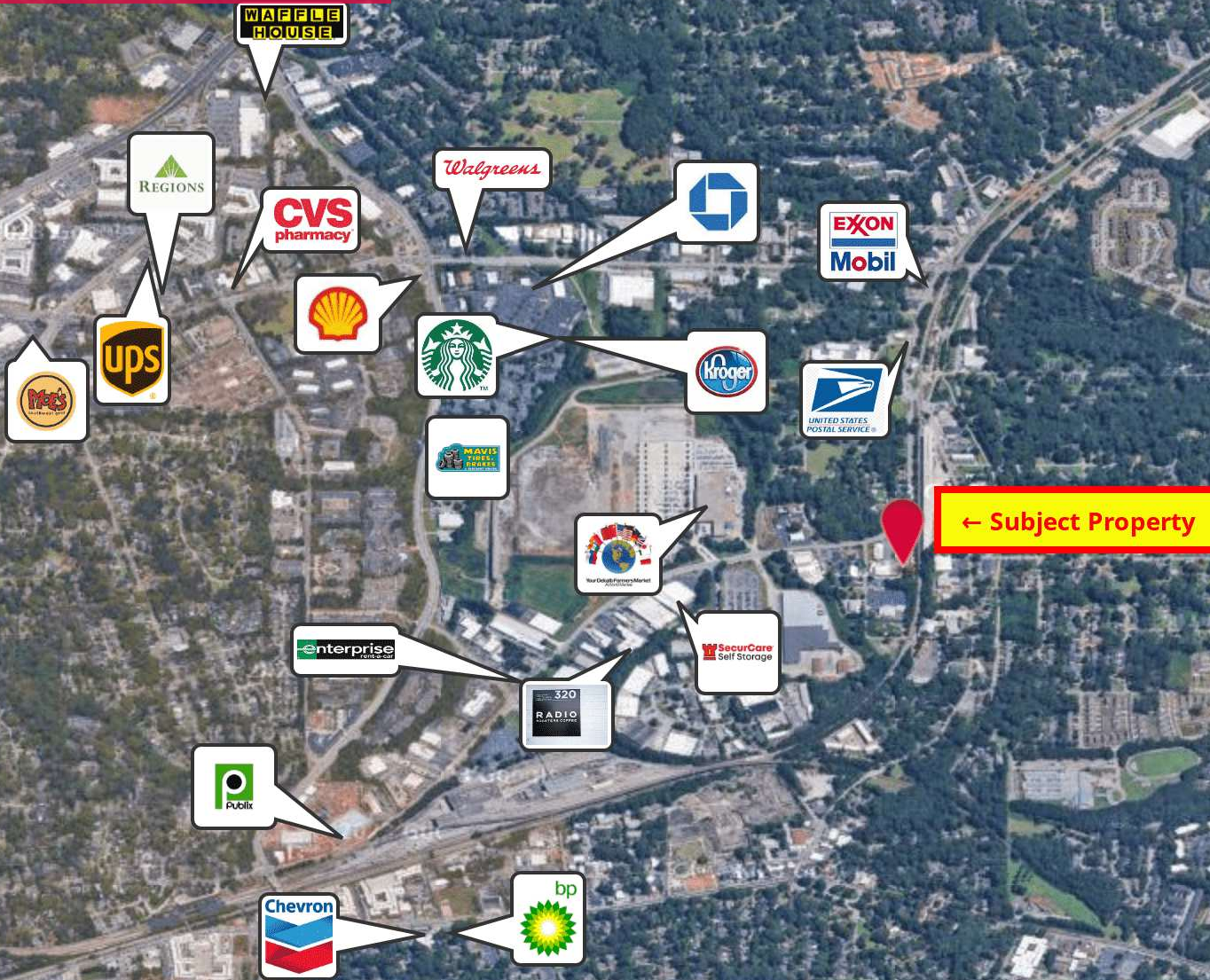
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# RETAILER MAP



Map data ©2024

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Smyrna  
**DEMOGRAPHICS**  
**MAP & REPORT**

**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	9,838	124,292	298,722
Average Age	39	38	38
Average Age (Male)	38	37	37
Average Age (Female)	40	39	39

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,539	50,210	120,503
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$114,624	\$120,418	\$118,986
Average House Value	\$511,774	\$499,861	\$486,721

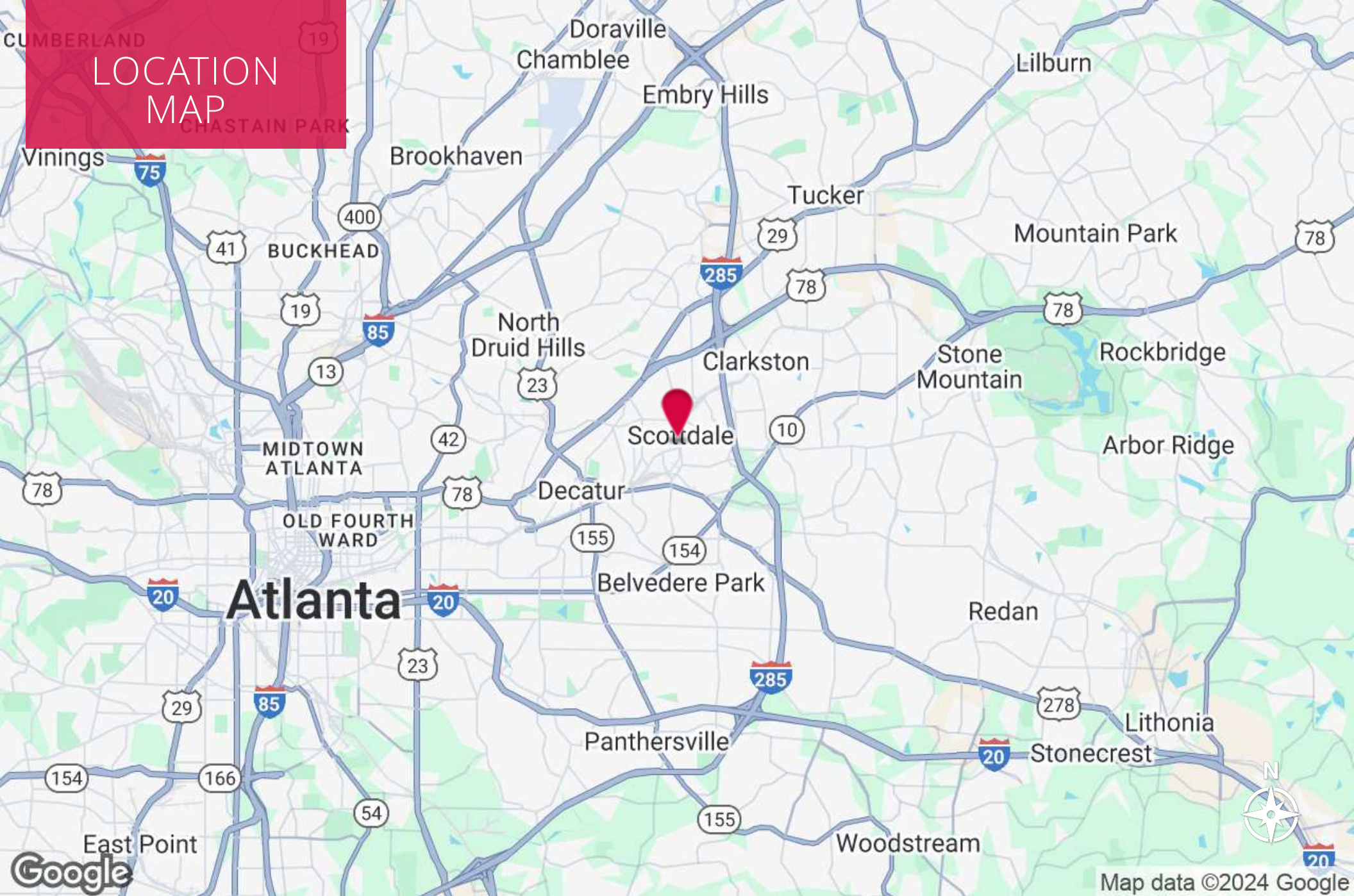
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**LOCATION  
MAP**

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