



## 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 18,440 square foot specialty retail center located in the heart of the Downtown Decatur business district. 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.

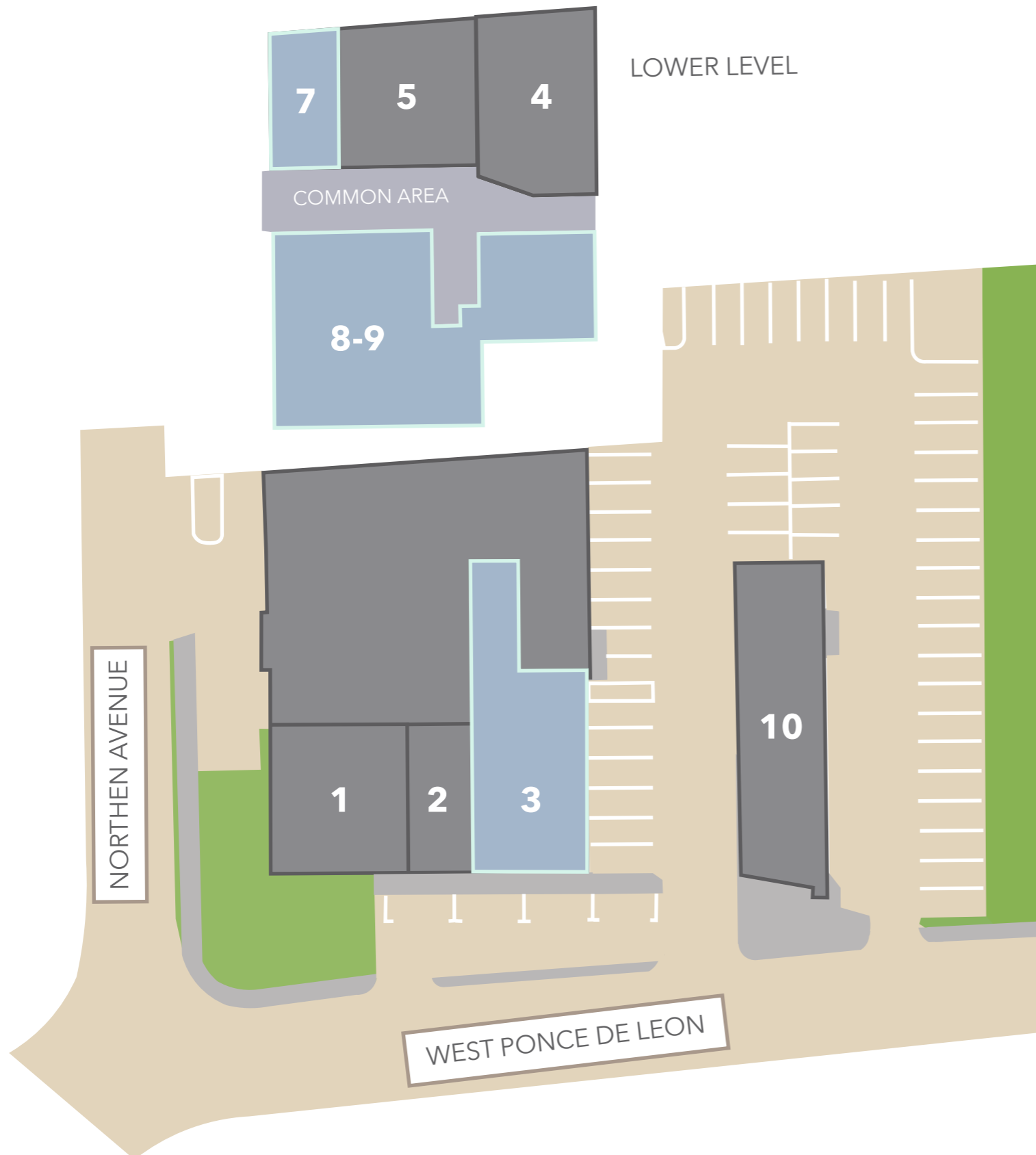


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Available

Suite	Tenant
1	Fleet Feet Sports (2,161 sf)
2	Feather Baby (1,000 sf)
3	AVAILABLE (2,681 sf)
4	Gracie Jiu-Jitsu (2,048 sf)
5	Total Fitness Control (2,100 sf)
7	AVAILABLE (850 sf)
8-9	AVAILABLE (4,950 sf)
10	Dancing Goats Coffee Bar (2,650 sf)

ZONING: C-3

PARKING: 56 Spaces



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## DEMOGRAPHIC SNAPSHOT

2018

	1 mile	3 mile	5 mile
Population	15,490	106,834	343,466
Average HHI	\$122,099	\$105,349	\$90,646
Average Age	39	37.4	36.8
Total Households	7,177	47,674	153,880
Daytime Employees	13,228	125,223	310,319

## TRAFFIC COUNT

2017

West Ponce (East of site)

10,800 aadt



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AVAILABLE  
431 W Ponce de Leon



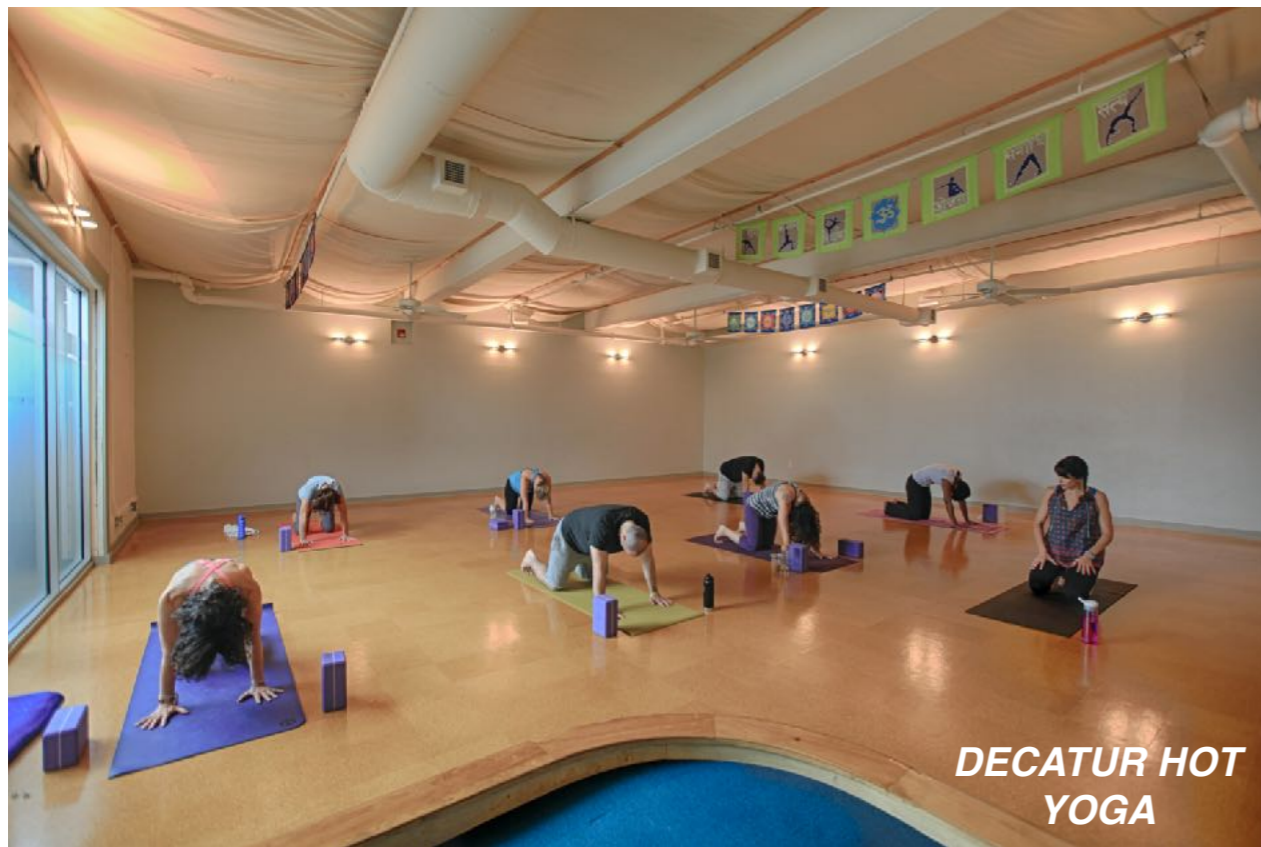
W Ponce de Leon



LOWER LEVEL



DANCING GOATS



DECATUR HOT  
YOGA



TOTAL FITNESS  
CONTROL

