



246 - 254 WEST PONCE

246 - 254 West Ponce de Leon Avenue
Decatur, Georgia 30030

West Ponce de Leon & Ponce de Leon Place

246 - 254 West Ponce is a 11,292 square foot specialty retail strip 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 Ponce de Leon Place, this project is uniquely positioned to serve the daytime population base as well as the surrounding neighborhoods. The center offers 15 surface parking spaces, on street parking, and features prominent signage on West Ponce de Leon Avenue.



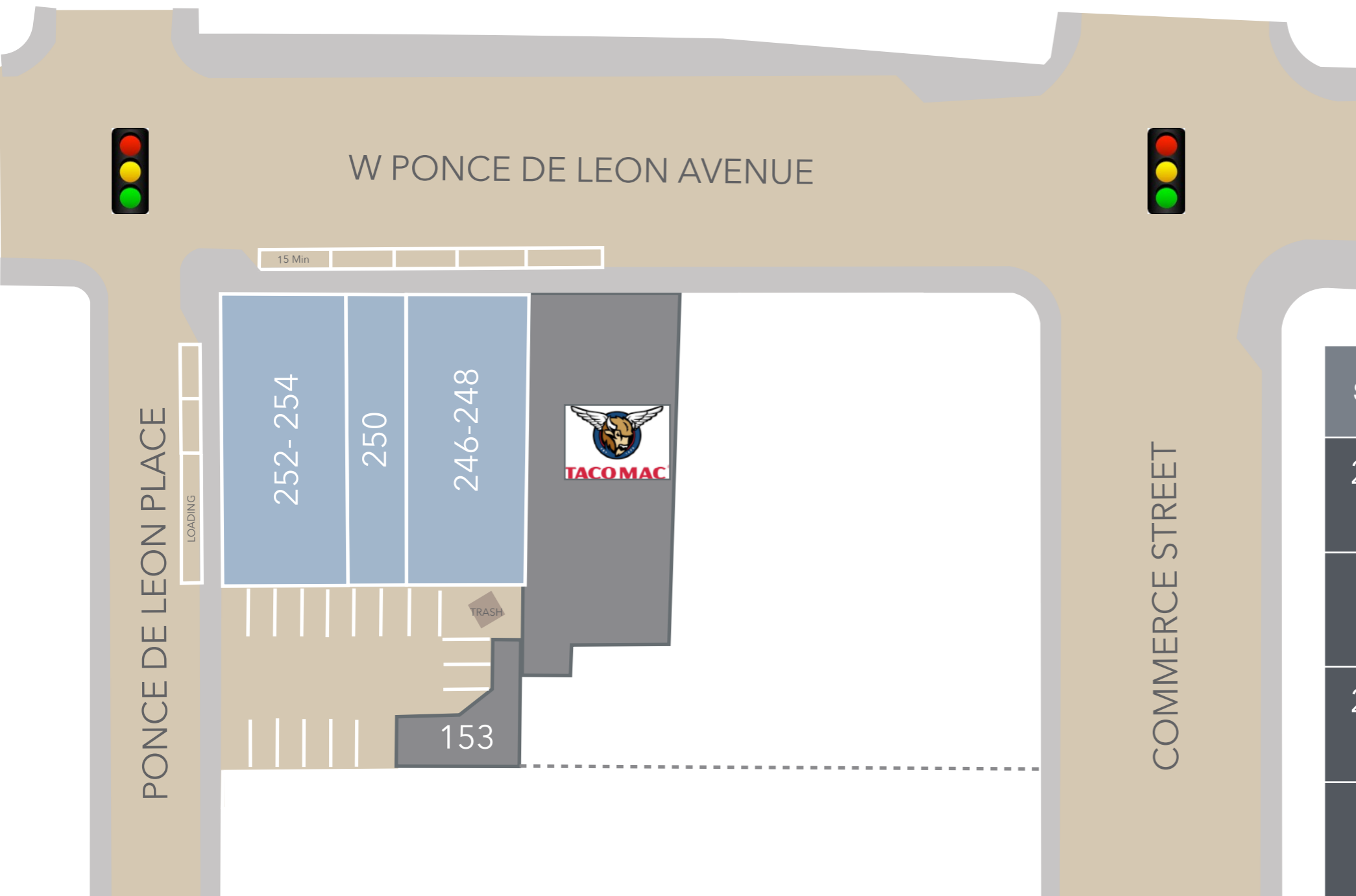
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ZONING: C-3

Suite	Tenant
246/ 248	AVAILABLE (4,092 SF)
250	AVAILABLE (2,100 SF)
252/ 254	AVAILABLE (3,800 SF)
153	Colordrunk Design (1,100 SF)



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DEMOGRAPHIC SNAPSHOT

2018

	1 mile	3 mile	5 mile
Population	16,556	105,676	337,231
Average HHI	\$121,751	\$102,226	\$89,531
Average Age	38.8	37.3	36.8
Total Households	7,612	46,526	149,728
Daytime Employees	13,260	121,584	245,725

TRAFFIC COUNT

2017

W Ponce & Ponce de Leon Place

10,800 aadt



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AVAILABLE
246 W Ponce de Leon



- Chick-fil-A
- noodLe
- CVS pharmacy
- WESTPONCE
- The Great Frame Up
- SHERWIN WILLIAMS
- TAQUERIA de I SOL
- Henry Jones
- Sprint
- verizon
- BATDORF & BRONSON COFFEE ROASTERS



W Ponce de Leon

