

FORD FACTORY LOFTS

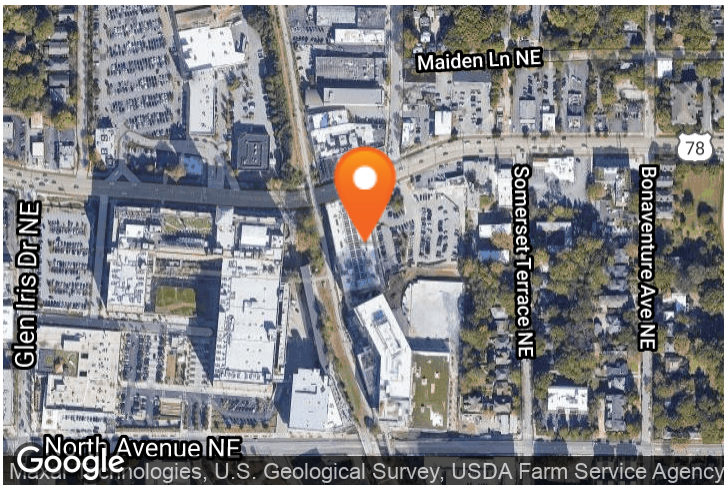
699 Ponce de Leon Ave, Atlanta, GA 30308

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Street front retail on Ponce de Leon Avenue



PROPERTY HIGHLIGHTS

- Historic Landmark building built in 1914
- Available for Lease: 5,156 SF & 2,246 SF & 1,531 SF
- Direct access to the Atlanta Beltline Eastside Trail
- Shares cross access with a 12-story 360K SF office building with a 60K SF Kroger that opened October 2019
- Renovated street level retail space
- GA DOT Traffic Counts: Ponce de Leon Ave - 38,100 AADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	29944	174218	389116
Daytime Population	30322	444328	674228
Average Household Income (\$)	100819	104780	96376

EXCLUSIVE AGENT(S)

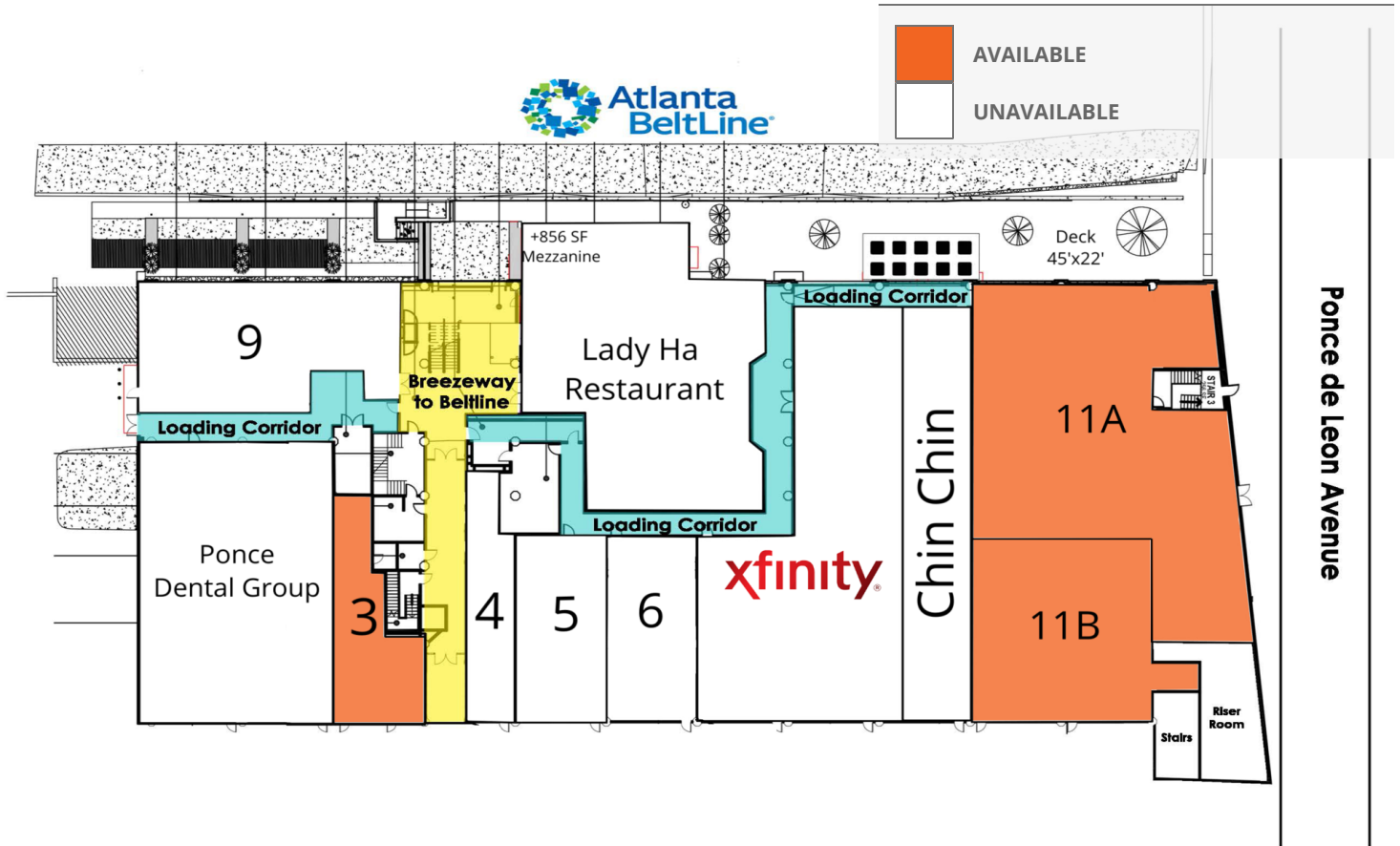
BRETT FULLER • brett.fuller@tscg.com • 770.955.2434



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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
1 & 2	Ponce Dental Group	3,158 SF
3	Available	1,531 SF
4	Leasing Office	700 SF
5	Carriage Cleaners	1,311 SF
6	Heavenly Foot Massage	1,311 SF
7	Xfinity	4,916 SF

SUITE	TENANT NAME	SPACE SIZE
8	Chin Chin	2,157 SF
9	Rina's Kitchen Restaurant	2,423 SF
10	Lady Ha Restaurant	3,736 SF
11A	Available	5,156 SF
11B	Available	2,246 SF

EXCLUSIVE AGENT(S)

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