



335 WEST PONCE SHOPS

335 West Ponce de Leon Ave
Decatur, Georgia 30030

West Ponce de Leon & Fairview Avenue

335 West Ponce is a 6-story mid-rise located on West Ponce de Leon Avenue between Fairview Avenue and Ponce de Leon Place in downtown Decatur. Built in 2005, this mixed-use development has 70 residential condominium units and retail space on the street level. Enjoying a prime location between West Ponce de Leon Avenue and Fairview Avenue, this project is uniquely positioned to serve the daytime population base as well as the surrounding neighborhoods. The center offers 52 parking spaces, 6 on-street spaces and features prominent signage on West Ponce de Leon Avenue.

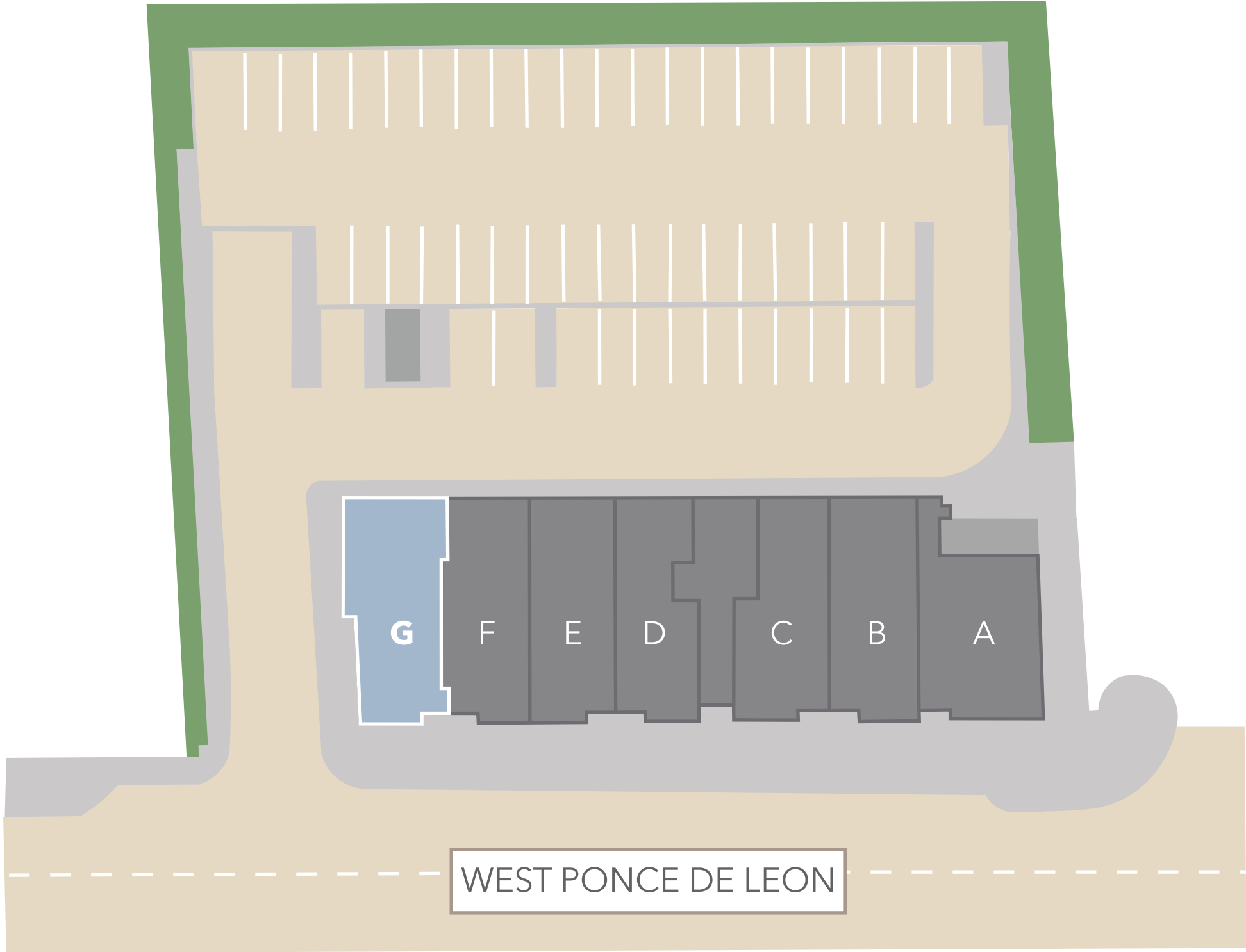


Bill Dabney
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= AVAILABLE



Suite	Tenant
A	Jimmy Johns (1,569 sf)
B	Vine Fine Wine (1,297 sf)
C	The Great Frame Up (1,275 sf)
D	The Cereal Lab (1,196 sf)
E	Huntington Learning (1,246 sf)
F	Eyeworks of Decatur (1,276 sf)
G	AVAILABLE (1,400 sf)

PARKING: 6.6 Spaces / 1,000 SF



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DEMOGRAPHIC SNAPSHOT

2023

	1 mile	3 mile	5 mile
Population	17,455	110,645	352,004
Average HHI	\$133,970	\$124,424	\$113,273
Average Age	40	38.4	38.2
Total Households	7,926	48,519	156,202
Daytime Employees	14,121	196,716	322,126

TRAFFIC COUNT

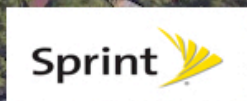
2022

West Ponce (East of site)	10,309 aadt
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