



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 20,701 square foot specialty retail center located in the heart of Downtown Decatur. 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.

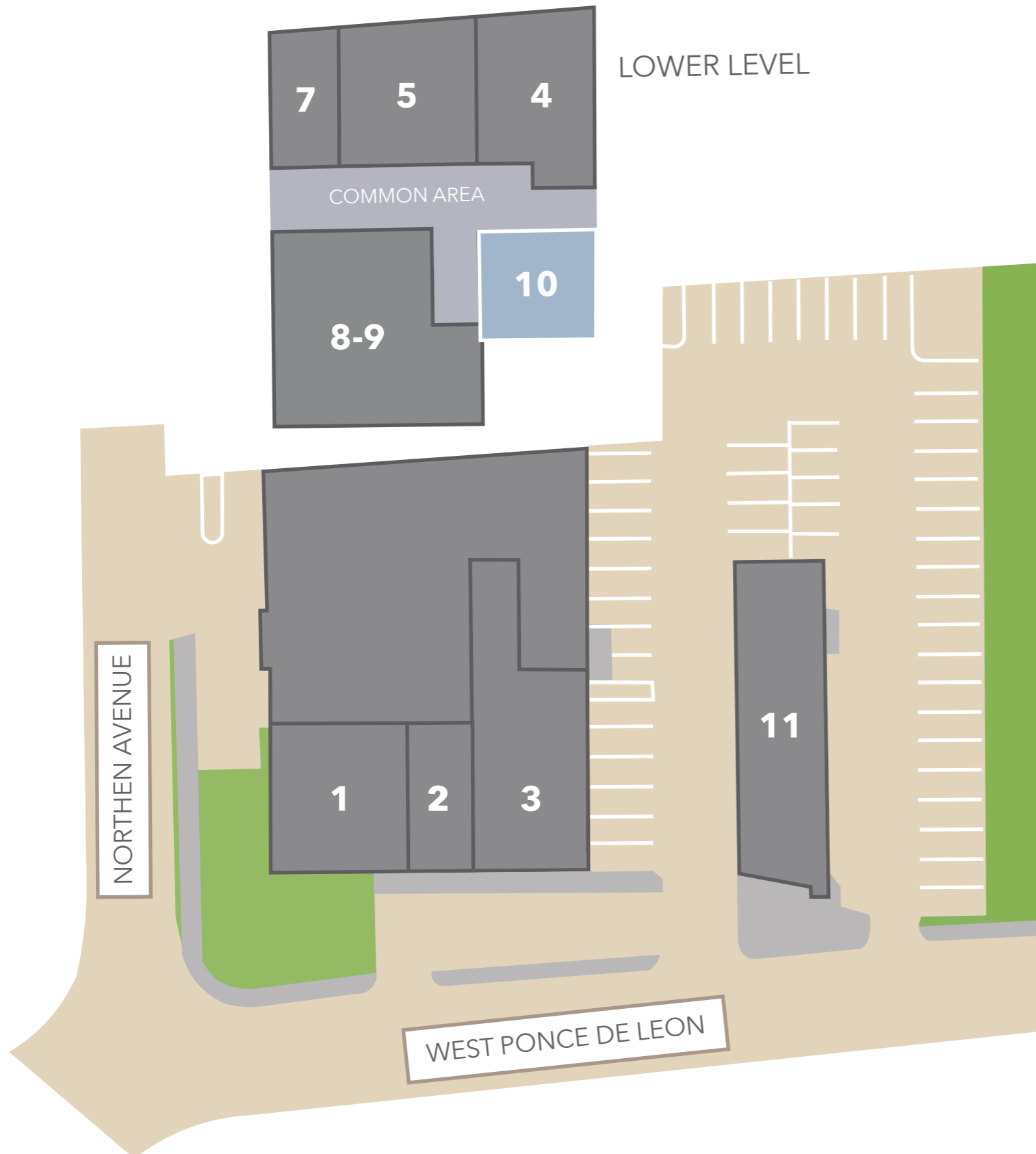


Bill Dabney
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 = AVAILABLE

Suite	Tenant
1	Fleet Feet Sports (2,161 sf)
2	Vida Flo (771 sf)
3	AYA Medical Spa (2,795 sf)
4	Super Fly BJJ (2,048 sf)
5	Total Fitness Control (2,382 sf)
7	London Bridge Academy (993 sf)
8-9	London Bridge Academy (3,850 sf)
10	AVAILABLE (est. 1,000 sf)
11	Dancing Goats Coffee Bar (2,644 sf)

ZONING: C-3

PARKING: 56 Spaces



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DEMOGRAPHIC SNAPSHOT

2023

	1 mile	3 mile	5 mile
Population	16,502	112,390	360,409
Average HHI	\$133,420	\$126,860	\$114,580
Median Age	40.3	38.5	38.2
Total Households	7,527	49,843	161,853
Daytime Employees	14,216	199,193	367,361

TRAFFIC COUNT

2022

West Ponce (East of site)

10,309 aadt



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W Ponce de Leon



DANCING GOATS



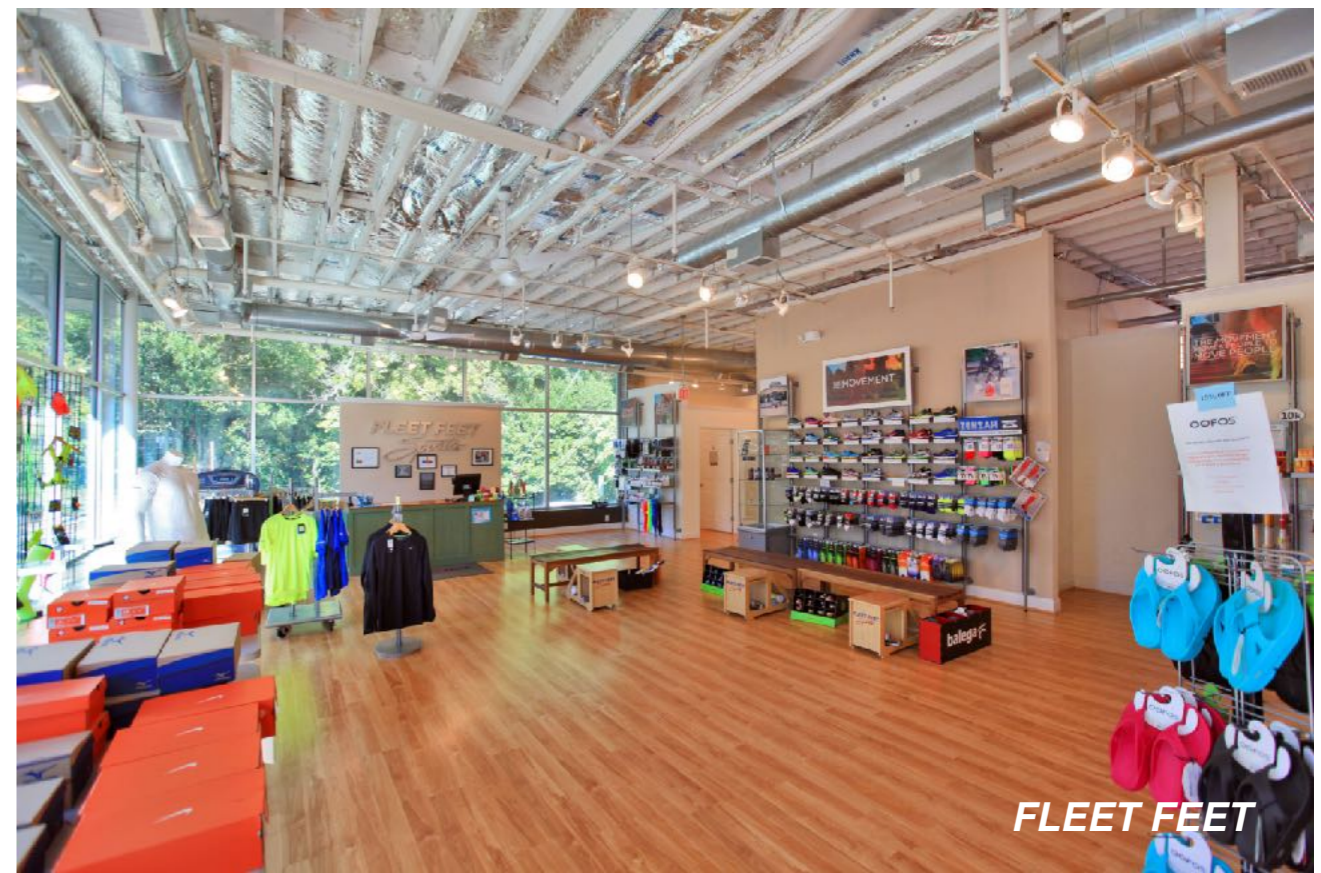
LOWER LEVEL



SUITE 10



SUITE 8-9



FLEET FEET



DANCING GOATS