

SHOPPES AT 319 WEST PONCE

319 West Ponce de Leon Ave
Decatur, GA, 30030

AVAILABLE FOR LEASE

Premier second generation
restaurant space available

Outdoor Seating Available



For Leasing Information Call

404-381-2220

info@bridger-properties.com



- Prime 3,000 square foot second-generation restaurant space in the heart of highly sought-after Decatur.
- Anchors 10,000 square foot of premium retail space below 234 luxury apartments.
- Situated along the West Ponce de Leon retail corridor, within

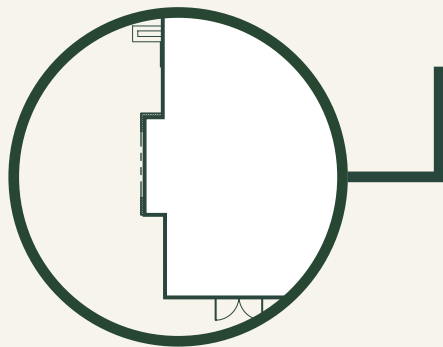
walking distance of the Decatur Square's premier dining and shopping.

- Close Proximity to the Decatur MARTA station.
- Highly visible, ample parking, newer construction and outdoor seating available.

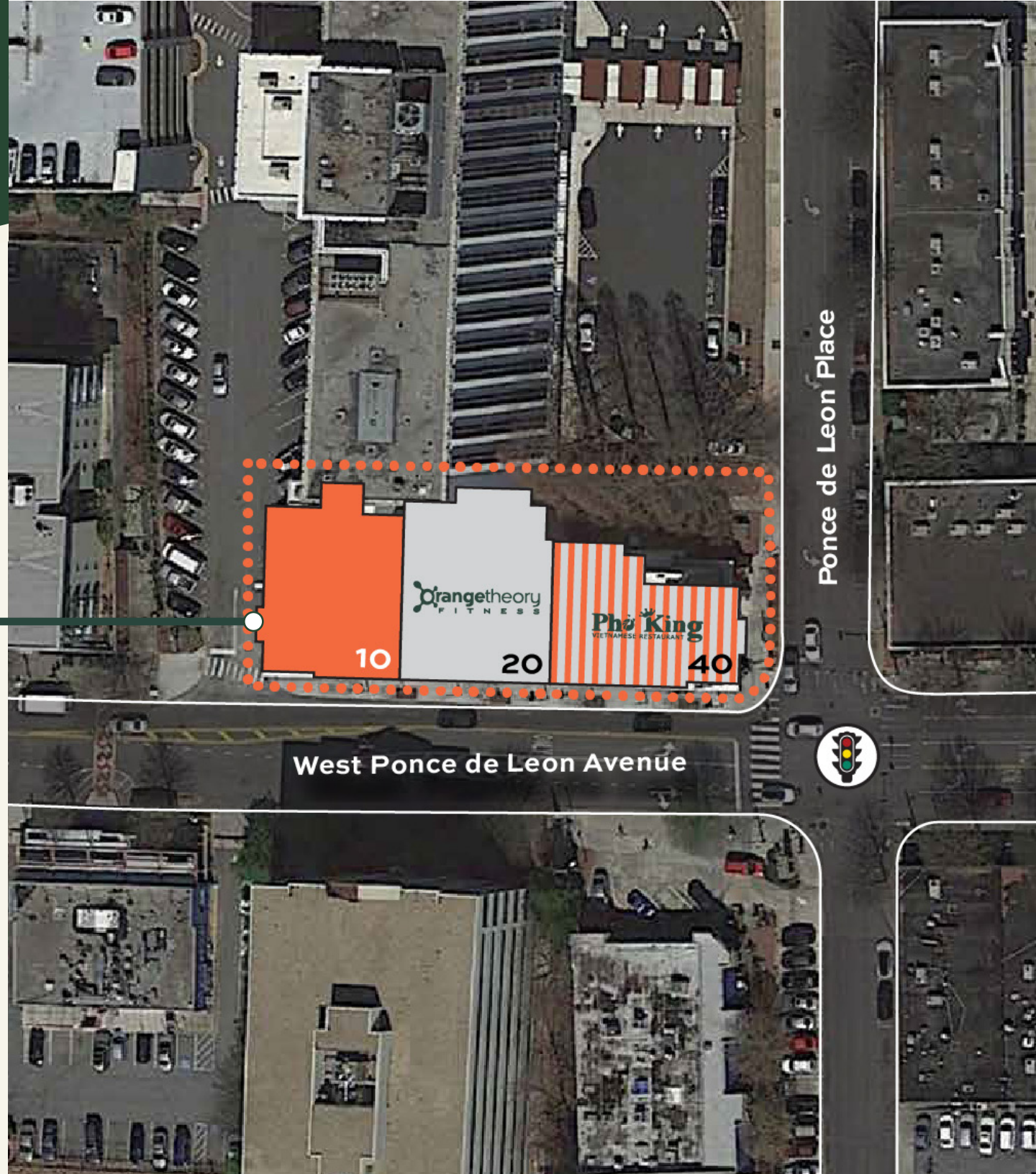
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SITE PLAN

| UNIT | TENANT | SF |
|------------|----------------------|-------|
| 10 | AVAILABLE | 3,080 |
| 20 | Orangetheory Fitness | 3,513 |
| 40 | Pho King | 3,000 |
| GLA: 9,593 | | |



Pickup Window



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Trade Area Overview



Population 2020

| | |
|--------|---------|
| 1 Mile | 18,333 |
| 3 Mile | 110,936 |
| 5 Mile | 355,047 |



Population Growth 2020-2025

| | |
|--------|-------|
| 1 Mile | 1.40% |
| 3 Mile | 0.80% |
| 5 Mile | 1.00% |



Households 2020

| | |
|--------|---------|
| 1 Mile | 8,396 |
| 3 Mile | 48,851 |
| 5 Mile | 157,320 |

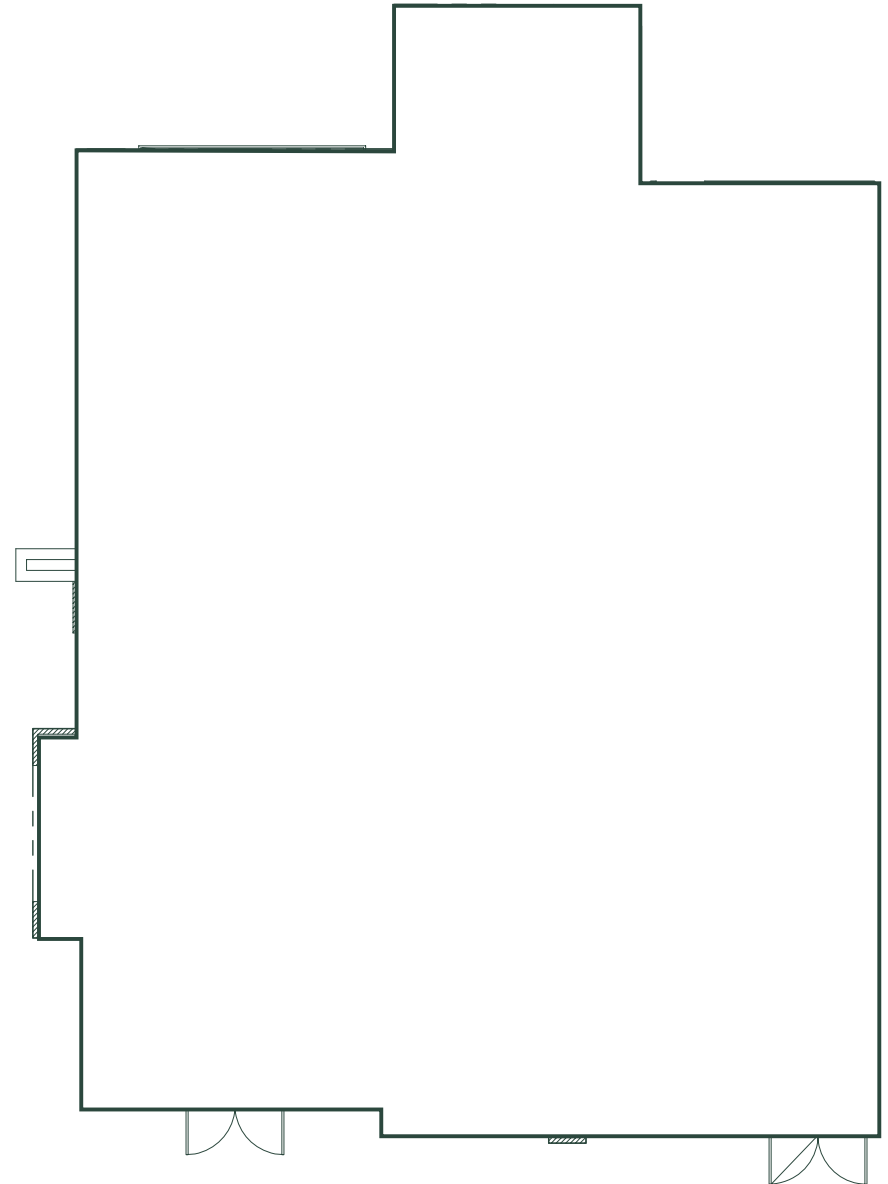
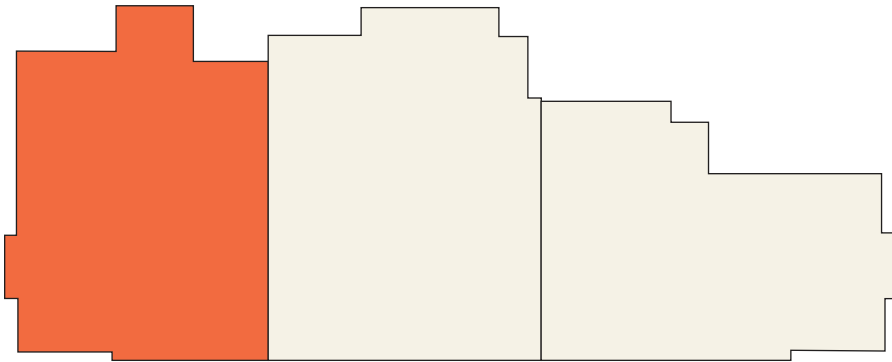


Household Income 2020

| | |
|--------|-----------|
| 1 Mile | \$133,441 |
| 3 Mile | \$118,314 |
| 5 Mile | \$102,437 |

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SUITE 10 | 3,080 SF



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PROPERTY PHOTOS

