

863 Ponce

863 Ponce De Leon Avenue | Atlanta, GA



Overview

BUILDING SIZE	± 3,000 SF
LOT SIZE	± 0.41 Acres
RATES	Call for Rates



Description

- Rare pin corner site at lighted intersection of Ponce De Leon Ave and Barnett St.
- Blocks away from Ponce City Market (award winning 2 Million Square Feet Mixed Use Development) and 725 Ponce Redevelopment including over 360k SF of A+ Office over urban prototype Kroger.
- Directly adjacent to Freedom Park (Atlanta's largest linear park at over 200 acres).
- Freedom Park Trail begins immediately adjacent to the site and connects to the Atlanta Beltline.
- Walkability Score of 82, which classifies the site as "very walkable".

Demographics

	1 MILE	3 MILES	5 MILES
Total Population	24,079	170,436	379,426
Total Households	13,719	81,995	175,622
Median HH Income	\$67,376	\$65,231	\$57,161
Daytime Population	21,772	372,930	618,143

Year: 2017 | Source: Esri

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Traffic Counts

Ponce De Leon Avenue	38,100 VPD
Freedom Parkway	19,200 VPD

Year: 2016 | Source: GDOT

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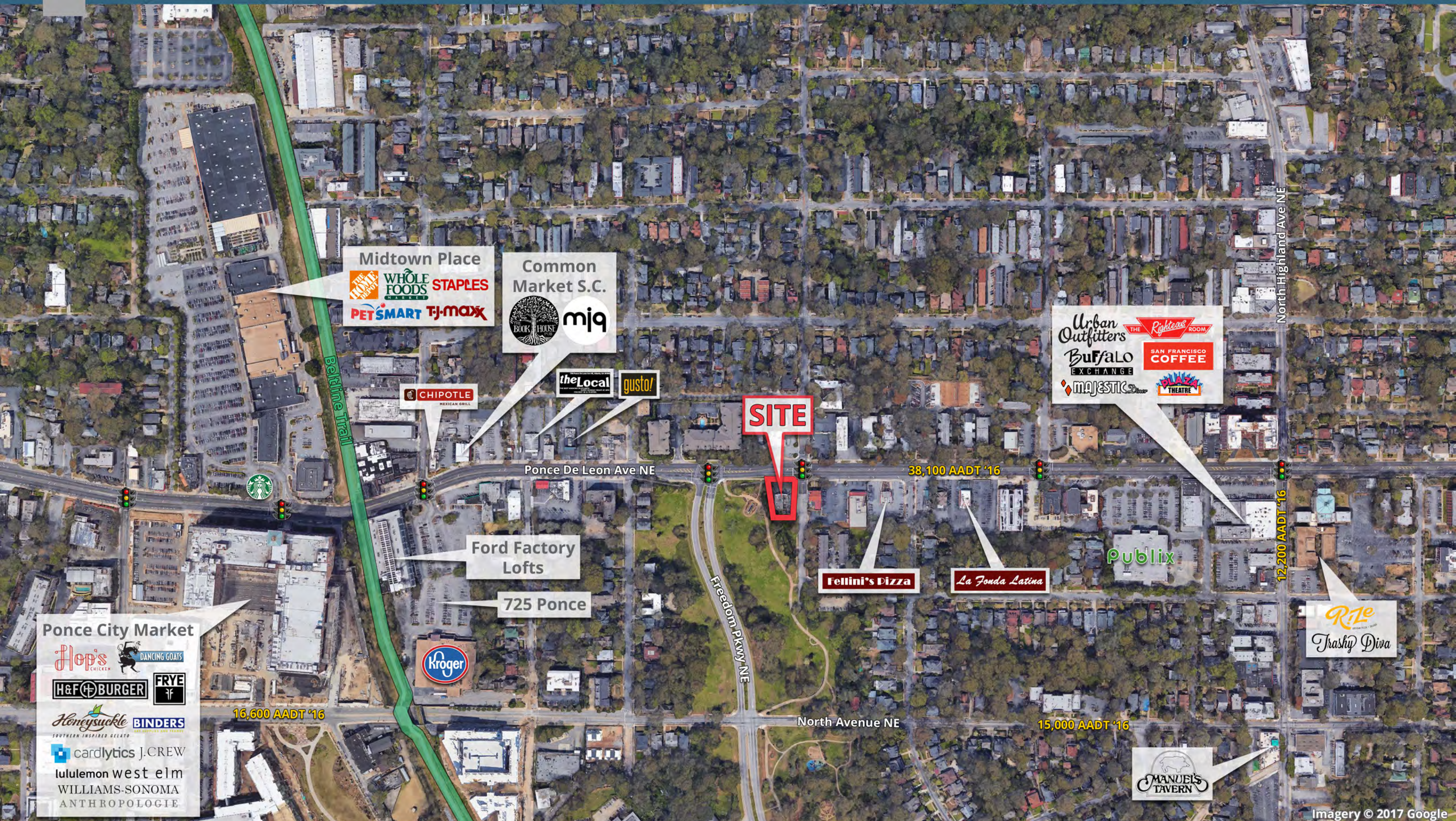
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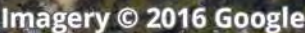
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Ponce De Leon & Beltline Trail

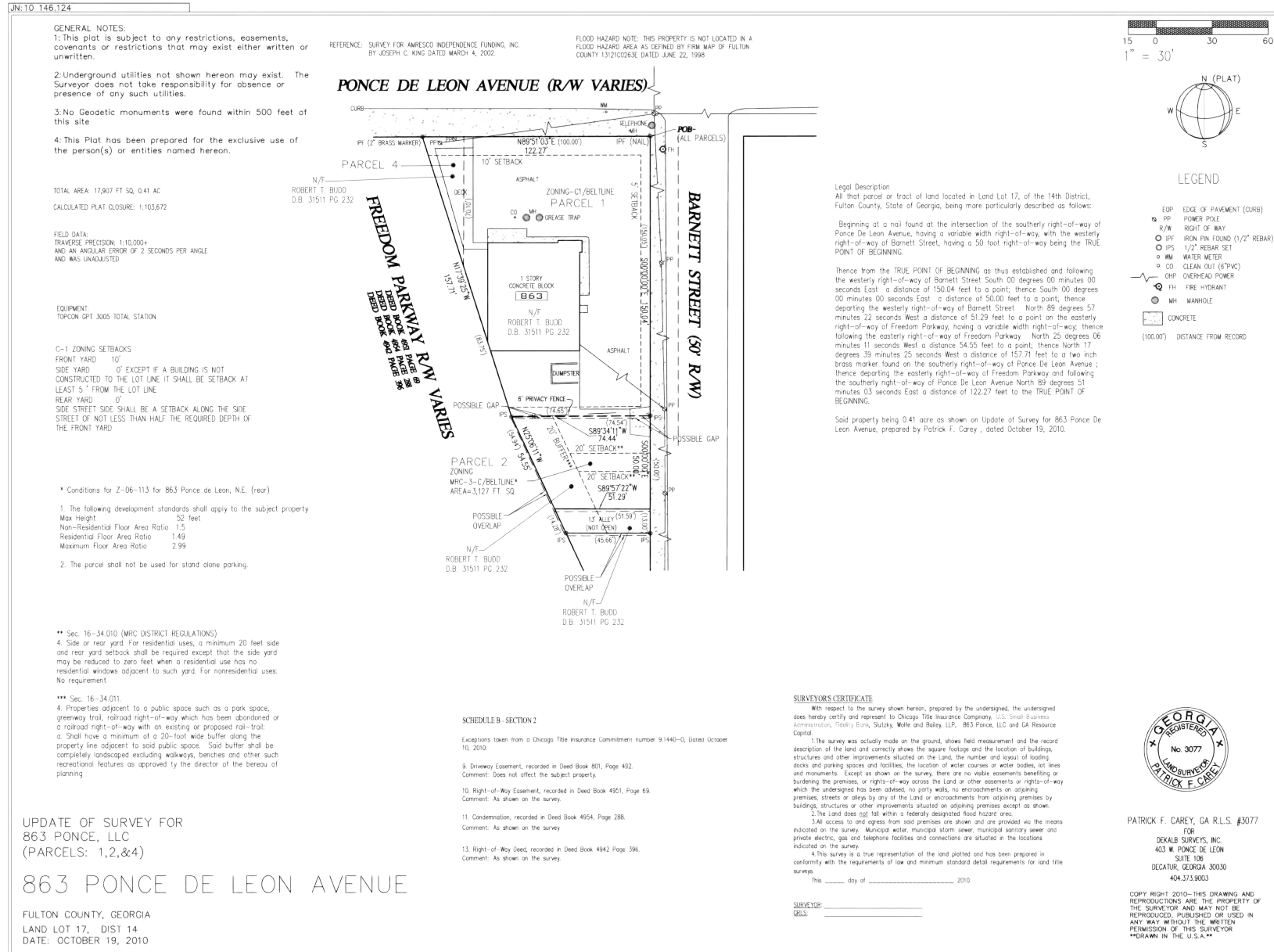
Atlanta, GA





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	1 mile	3 miles	5 miles
Population			
2000 Population	19,594	135,685	330,419
2010 Population	21,185	151,125	341,478
2017 Population	24,079	170,436	379,426
2022 Population	25,813	182,694	403,986
2000-2010 Annual Rate	0.78%	1.08%	0.33%
2010-2017 Annual Rate	1.78%	1.67%	1.46%
2017-2022 Annual Rate	1.40%	1.40%	1.26%
2017 Male Population	51.7%	53.7%	51.3%
2017 Female Population	48.3%	46.3%	48.7%
2017 Median Age	34.4	32.6	33.4
Households			
2000 Households	11,184	60,740	140,819
2010 Households	12,041	71,572	156,240
2017 Total Households	13,719	81,995	175,622
2022 Total Households	14,739	88,986	188,745
2000-2010 Annual Rate	0.74%	1.65%	1.04%
2010-2017 Annual Rate	1.82%	1.89%	1.63%
2017-2022 Annual Rate	1.44%	1.65%	1.45%
2017 Average Household Size	1.71	1.81	1.96
Housing Units			
2017 Total Housing Units	14,924	93,840	204,404
2017 Owner Occupied Housing Units	4,383	32,045	68,478
2017 Renter Occupied Housing Units	9,336	49,950	107,143
2017 Vacant Housing Units	1,205	11,845	28,782
Race and Ethnicity			
2017 White Alone	68.7%	59.6%	50.6%
2017 Black Alone	22.4%	27.0%	37.0%
2017 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2017 Asian Alone	3.6%	8.3%	6.7%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Hispanic Origin (Any Race)	4.9%	4.9%	6.1%
Income			
2017 Median Household Income	\$67,376	\$65,231	\$57,161
2017 Average Household Income	\$102,215	\$100,548	\$90,479
Per Capita Income	\$59,394	\$51,170	\$43,494
2017 Population 25+ by Educational Attainment			
Total	18,556	116,992	260,419
High School Graduate	8.7%	8.4%	11.6%
GED/Alternative Credential	1.6%	1.6%	2.2%
Some College, No Degree	14.7%	13.1%	14.5%
Associate Degree	4.8%	4.5%	4.6%
Bachelor's Degree	34.6%	34.9%	31.7%
Graduate/Professional Degree	31.9%	32.3%	27.5%
Daytime Population			
2017 Total Daytime Population	21,772	372,930	618,143
Workers	13,589	303,177	447,920
Residents	8,183	69,753	170,223