



OFFICE | RETAIL | STUDIO | INDUSTRIAL

3172 E Ponce de Leon Ave
Scottsdale, GA 30079

PROFILE

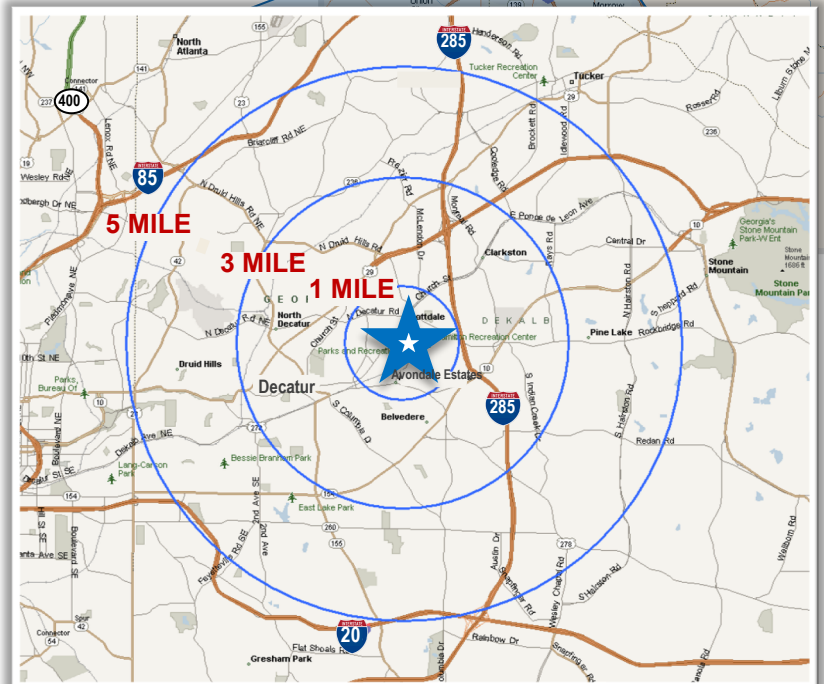
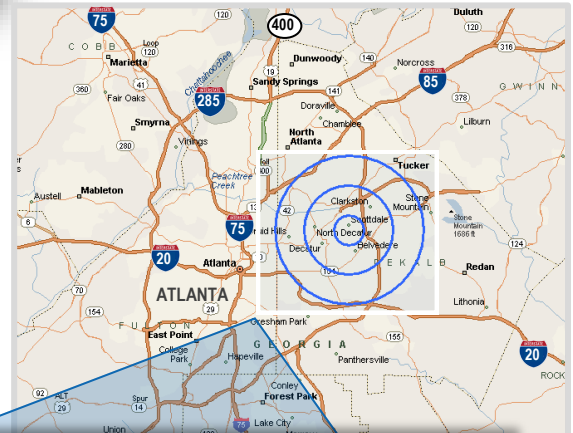
- 8,000 SF building in the heart of the Rail Arts District with a unique mix of tenants and suites
- Brick and steel construction with high ceilings and loading dock/overhead door access in some suites
- Tenants include: My Elderberry Fairy, Pleasant Hugh Studio, and Sivvy Studios
- Two suites currently available:

Suite A - 1,020 SF

Suite E - 1,474 SF

LOCATION

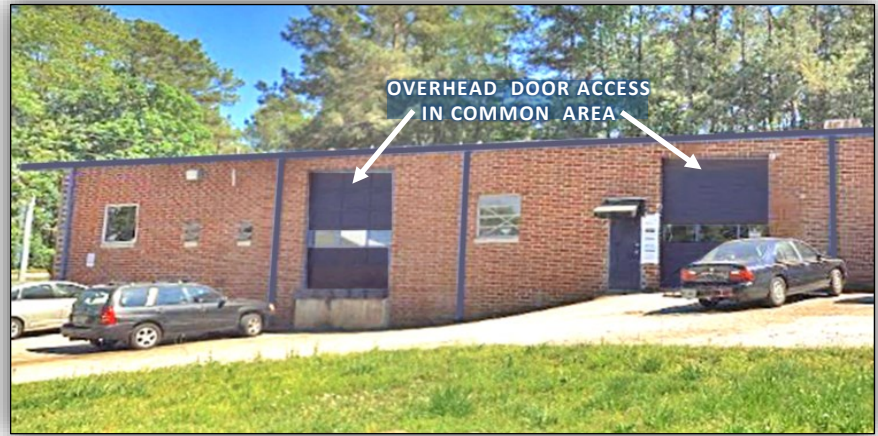
- Highly visible location at the intersection of East Ponce De Leon Ave and Paloma Drive on the north side of Avondale Estates Rail Arts District
- Just 1.8 miles to downtown Decatur, 1 mile to DeKalb Medical Center, and 1.5 miles to either of 2 exits off I-285
- Ample parking and located along MARTA bus route
- Excellent demographics with over 300,000 people in a 5 mile ring and incomes over \$113,000 in 1, 3 and 5 mile rings.
- Monument signage available and average daily traffic counts of 11,100



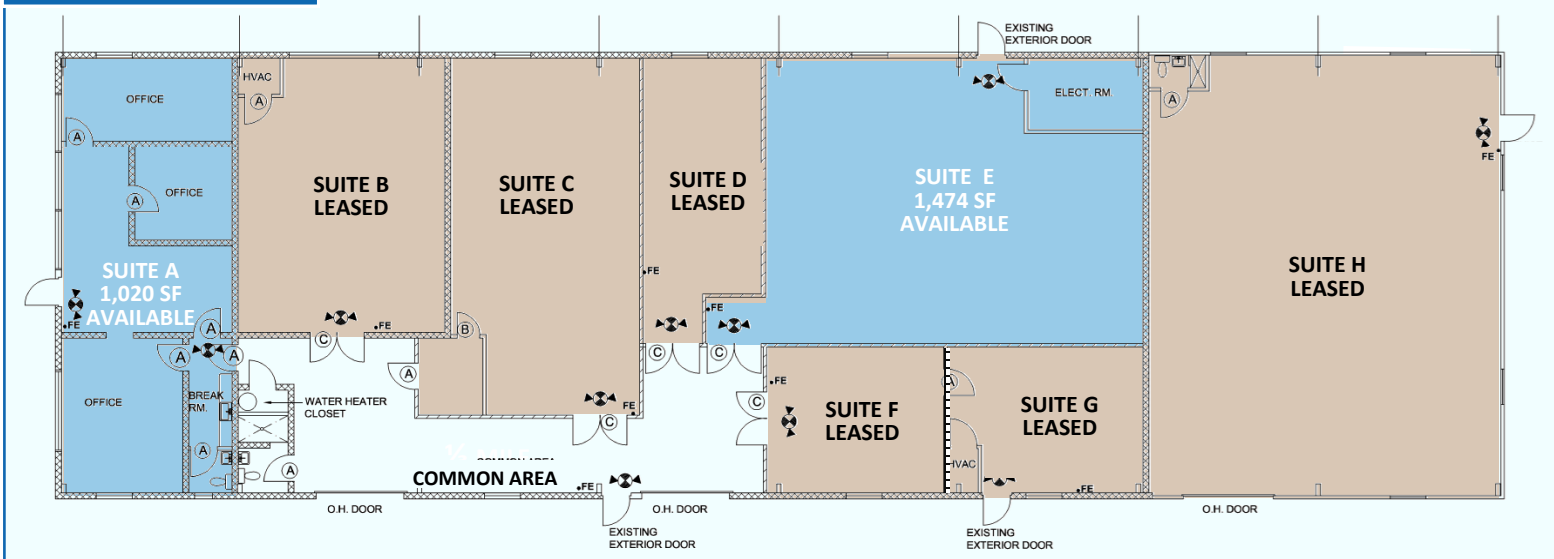
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population (2023)	11,587	125,385	305,212
Households	5,333	50,610	124,060
Average HH Income	\$113,146	\$119,000	\$119,766



AERIAL PERSPECTIVE



FLOOR PLAN

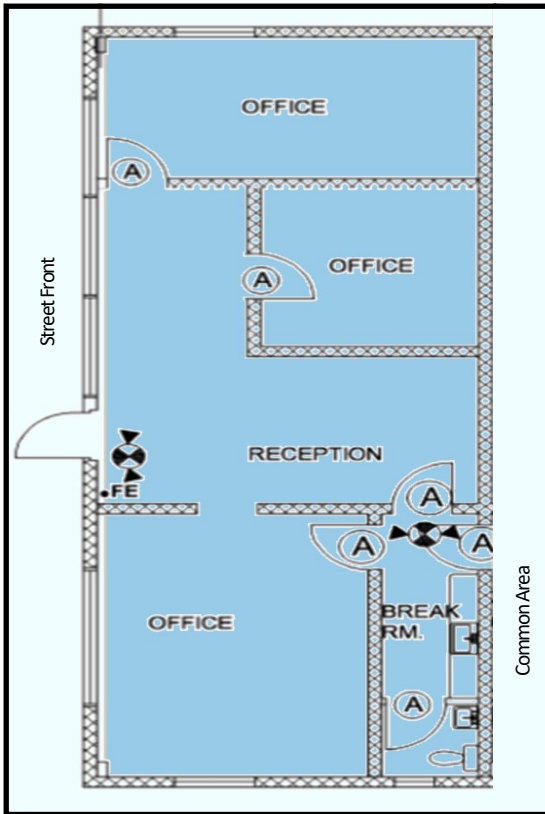




SUITE A

1,020 SF

- Office Suite with reception area and 3 offices
- Fronts onto East Ponce de Leon with excellent street-front visibility and signage opportunity
- Numerous windows offer abundant natural light
- Private breakroom and lavatory
- Opens to both the front exterior and common area



SUITE E

1,474 SF

- Studio/Warehouse/Industrial Suite
- 12 - 16 ft. high ceilings
- Large, double door entrance off of common area with another door to the back
- Access to 2 overhead doors off of the common area - one dock high and the other a drive-up

