



Camden Midtown

265 Ponce de Leon Ave
Atlanta, GA

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Property Details

[Click Here to Tour the Former Torched Brewery](#)

Available Space:

- **1,360 SF**
 - **10,485 SF**
- Located 1/2 mile from the I-75/I-85 connector, the Camden Midtown development, is well positioned on Ponce De Leon Avenue between Poncey-Highland and the Georgia Tech campus
 - Rare 2nd Gen restaurant opportunity for sale or lease along the highly trafficked Ponce De Leon Ave.
 - Features 296 residential units and around 85 parking spaces for guests

Demographics

	1 MILE	3 MILES	5 MILES
	52,146 TOTAL POPULATION	214,504 TOTAL POPULATION	429,184 TOTAL POPULATION
	30,291 TOTAL HOUSEHOLDS	108,654 TOTAL HOUSEHOLDS	207,088 TOTAL HOUSEHOLDS
	\$161,092 AVG. HH INCOME	\$169,435 AVG. HH INCOME	\$165,292 AVG. HH INCOME
	114,741 DAYTIME POPULATION	403,486 DAYTIME POPULATION	693,511 DAYTIME POPULATION

Traffic Counts

	23,400 VPD PONCE DE LEON WEST OF BOULEVARD	17,300 VPD NORTH AVE NE WEST OF BOULEVARD	14,300 VPD PIEDMONT RD NORTH OF NORTH AVE
	28,100 VPD PONCE DE LEON EAST OF BOULEVARD	18,500 VPD BOULEVARD AVE	18,500 VPD PIEDMONT RD SOUTH OF NORTH AVE



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Site Plan

Ponce de Leon Ave NW 23,400 VPD

STE	TENANT	SF
249	AVAILABLE	10,485
265-B	Nancy's Pizzeria	3,820
265-D	AVAILABLE	1,360
265-EF	Too Groovy	2,720

STE 249
10,485 SF

STE 265-D
1,360 SF

Penn Ave NE

Nancy's
PIZZERIA

GROOVY



Parking Deck

North Ave 17,300 VPD

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Trade Area



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