

AVAILABLE FOR SALE

Colliers

567 PONCE DE LEON AVE NE
ATLANTA, GA 30308

The Leon Retail

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Property Details

Nestled in Atlanta's vibrant Old Fourth Ward, The Leon at 567 Ponce de Leon Ave NE is a striking new mixed-use development that blends modern sophistication with urban energy. Just steps from Ponce City Market and the BeltLine, The Leon offers 74 luxury condominium residences alongside thoughtfully curated retail and office spaces.

KEY HIGHLIGHTS

- Retail spaces are positioned for maximum exposure along Ponce de Leon Avenue, ideal for foot traffic from nearby hotspots like Ponce City Market and the BeltLine.
- Designed to accommodate a variety of retail concepts—from boutique shops to food and beverage outlets—spaces offer modern finishes and adaptable floor plans. With luxury residences and rooftop offices on-site, retailers enjoy a built-in audience of residents, professionals, and visitors, enhancing daily foot traffic and brand visibility

AREA DEMOGRAPHICS



Total Population

1-Mile: 38,286
3-Mile: 207,438
5-Mile: 434,148



Total Households

1-Mile: 23,902
3-Mile: 105,045
5-Mile: 208,537



Avg. HH Income

1-Mile: \$150,320
3-Mile: \$159,364
5-Mile: \$156,136



Daytime Population

1-Mile: 44,973
3-Mile: 475,264
5-Mile: 710,518



Traffic Counts

28,100 VPD
Ponce de Leon Ave NE

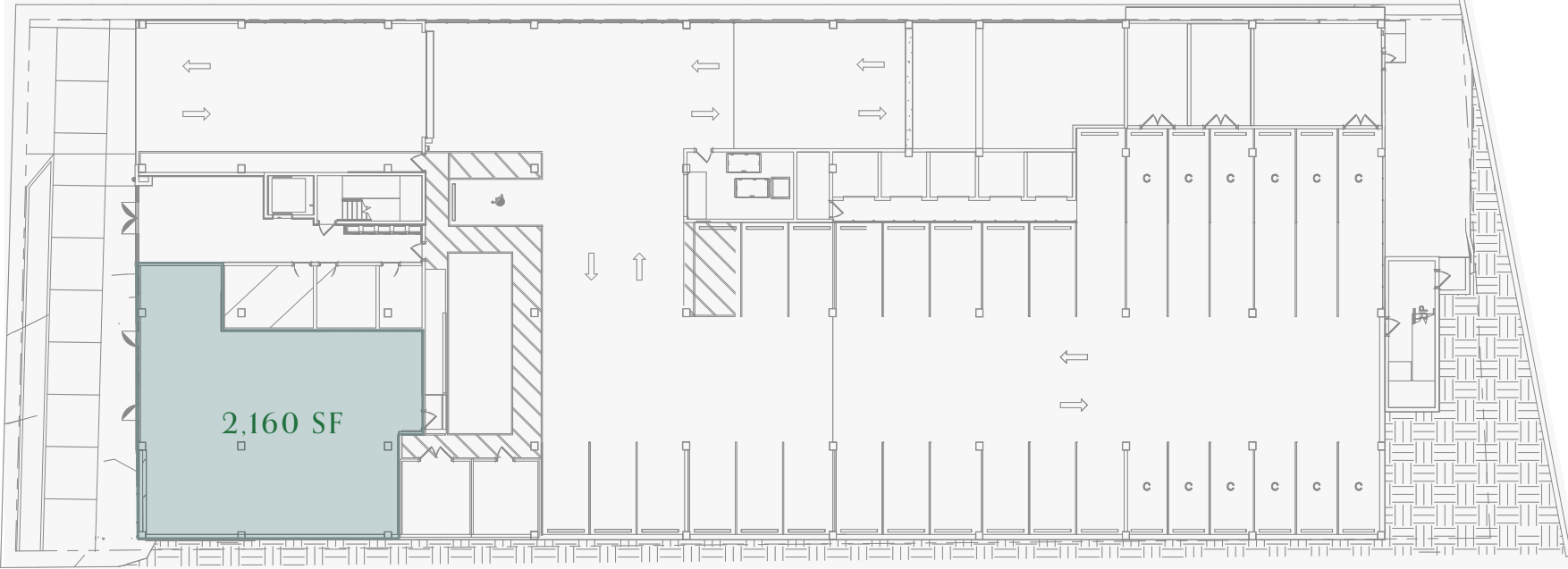
18,500 VPD
Monroe Dr NE



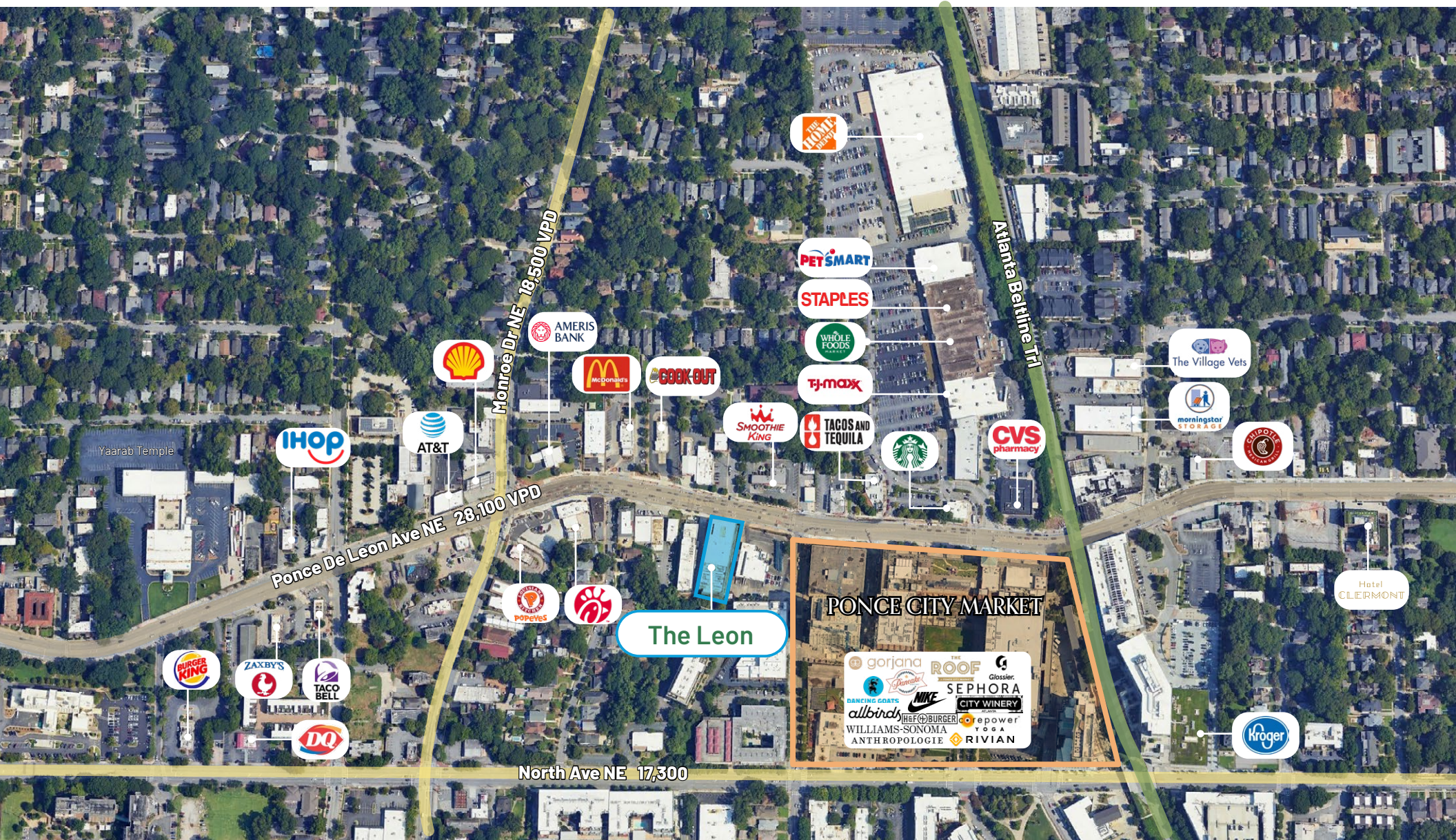
Floorplan

TOTAL RETAIL
2,160 RSF

PONCE DE LEON AVE 28,100 VPD



Trade Area



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