

Freestanding Building

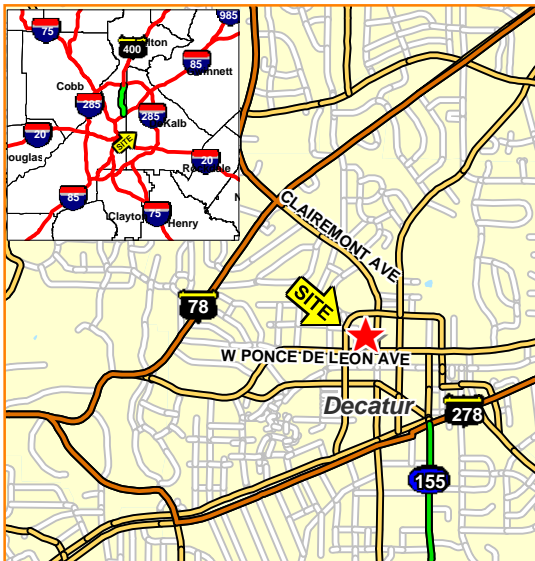
Metro Atlanta



IN THE HEART OF DOWNTOWN DECATUR

Decatur, GA - DeKalb County

For Lease



PROPERTY HIGHLIGHTS

- 101 W. Ponce De Leon Ave - Decatur, Georgia
NW Corner of W. Ponce De Leon Ave & Clairmont Ave
- ± 3,600 SF - Street Level
± 3,000 SF - Lower Level
- Dimensions: 36' x 100' - Street Level
- Area Retailers: Wachovia, Kroger, Atlanta Bread Company, Natural Body Spa, Taco Mac, Fidelity Bank
- Zoning: C3
- Lease: \$32/SF - Street Level
\$10/SF - Lower Level
- Traffic Counts:
± 20,380 (2009 AADT) north of site on Clairmont Ave
± 10,250 (2009 AADT) west of site on Ponce de Leon Ave

For More Information Call:

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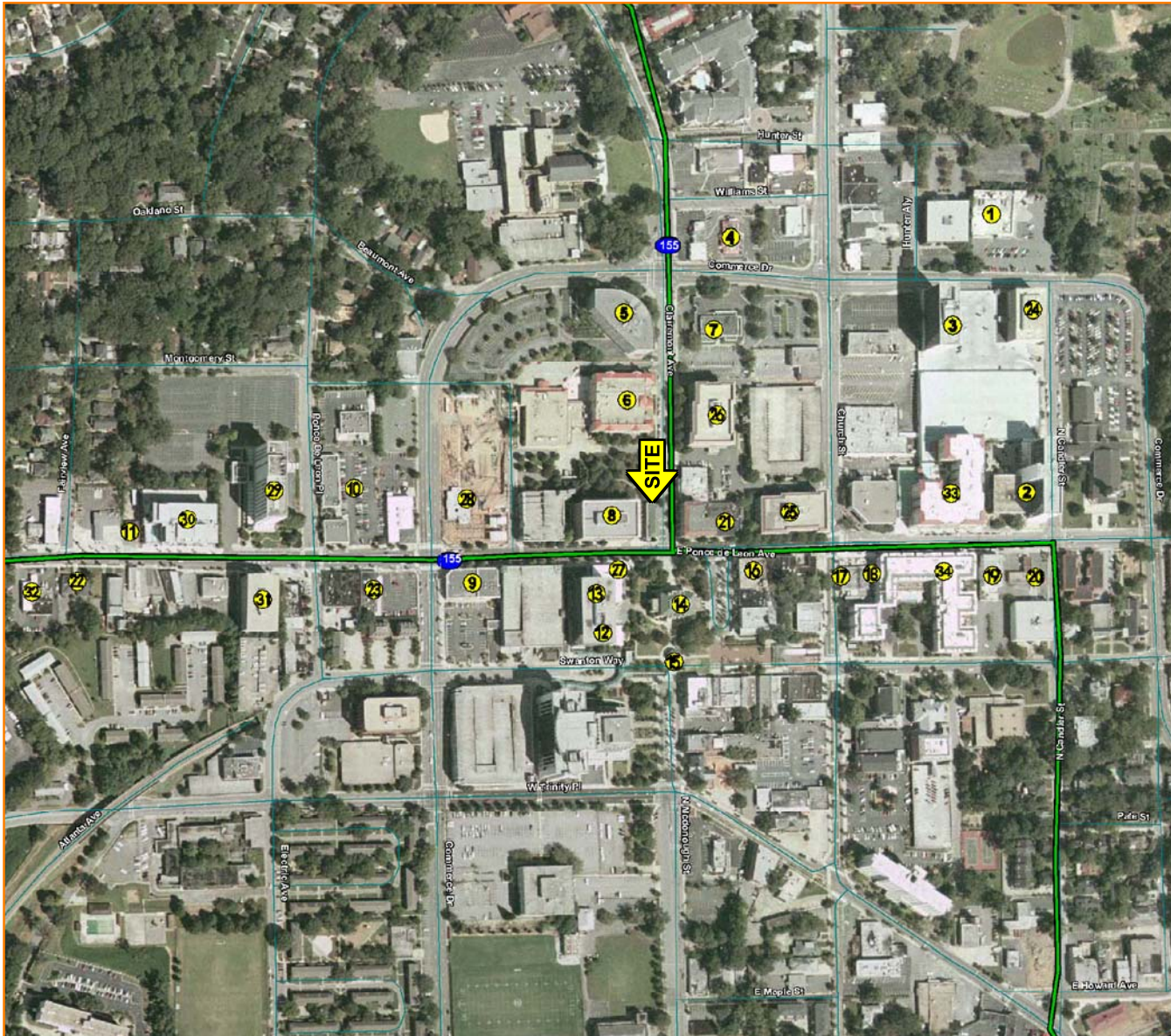
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For Lease - Freestanding Building

101 W. Ponce De Leon Ave
Decatur, Georgia



# Tenant	# Tenant
1. Kroger	17. Atlanta Bread Co.
2. Wachovia	18. Noodles
3. Commerce Plaza	19. Natural Body Spa
4. McDonald's	20. Texaco
5. Fidelity Bank	21. Mick's
6. Holiday Inn	22. Watershed
7. Bank of America	23. Taco Mac
8. Emory Clinic Corp. Offices	24. Decatur Hospital
9. SunTrust Bank Retail	25. Georgia Power
10. CVS & Commerce Square	26. Decatur Plaza Offices
Mellow Mushroom, Surin	27. Sherlock's Cook
Thai Bowl, Ritz Camera,	Warehouse
Cingular Wireless	28. The Artisan, Ted's
11. Taqueria Del Sol	Montana Grill 1st Level
12. Crescent Moon Eatery	29. Condos
13. Ruby Tuesday	30. 385 W. Ponce Condos
14. Court House	31. DeKalb County Offices
15. MARTA Station	32. The Angel
16. Starbucks/Cold Stone	33. Condos
Creamery	34. Condos

For More Information Call:

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DEMOGRAPHICS*	1-Mile	3-Miles	5-Miles
Population	13,376	106,092	329,272
Med HH Income	\$61,763	\$57,622	\$59,015
Daytime Population	16,716	68,056	178,717

*Applied Geographic Solutions, 2010 Estimates, USPS Postal Counts.
**GDOT 2009 Estimates AFRTDecatur Square2007.wor Rev. 7/8/10

