

Camden Midtown

265 Ponce de Leon Ave

Atlanta, GA

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Camden Midtown
265 Ponce de Leon Ave

Property Details

Click Here to Tour the
10,485 SF
2nd Gen Restaurant Space

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

28,500 VPD
PONCE DE LEON
WEST OF BOULEVARD







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Site Plan



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

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Trade Area



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