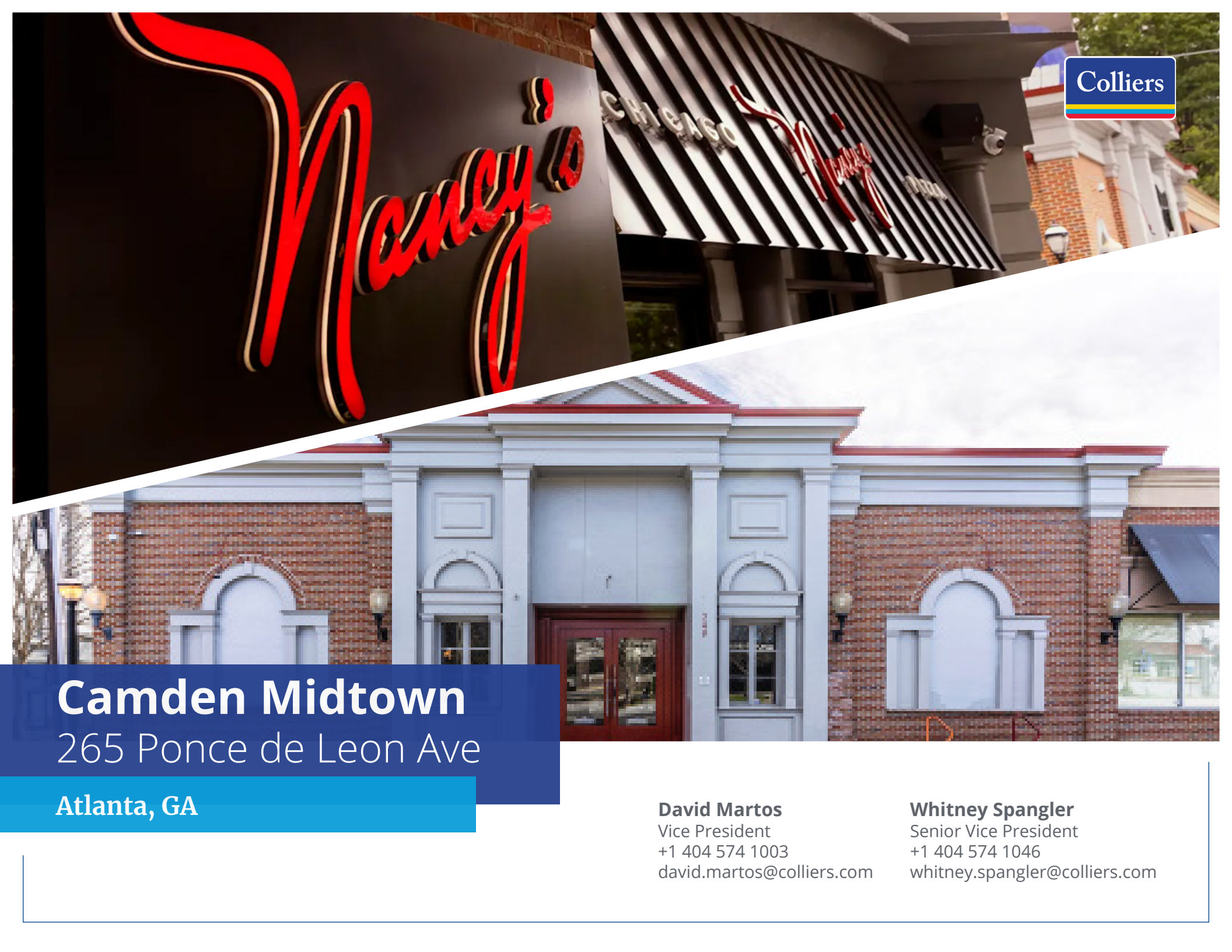


A photograph of the exterior of a Nancy's Chicago restaurant. The building has a brick facade with white architectural details, including columns and arched windows. A large, illuminated red and white "Nancy's" sign is mounted on the left side of the building. A black and white striped awning is over the entrance. The image is split diagonally, with the top half showing the sign and the bottom half showing the entrance.

Camden Midtown

265 Ponce de Leon Ave

Atlanta, GA

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Camden Midtown

265 Ponce de Leon Ave

Property Details

Available Space:

- 1,360 SF
- 3,820 SF (2nd Gen Restaurant)
- 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

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

[Click Here to Tour the Former Nancy's Pizza](#)

Demographics

1 MILE	3 MILES	5 MILES
 50,480 TOTAL POPULATION	211,684 TOTAL POPULATION	425,295 TOTAL POPULATION
 29,071 TOTAL HOUSEHOLDS	106,191 TOTAL HOUSEHOLDS	204,106 TOTAL HOUSEHOLDS
 \$145,281 AVG. HH INCOME	\$155,299 AVG. HH INCOME	\$155,025 AVG. HH INCOME
 112,886 DAYTIME POPULATION	408,493 DAYTIME POPULATION	699,878 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



Camden Midtown
265 Ponce de Leon Ave

Site Plan

Ponce de Leon Ave NW 23,400 VPD

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

STE 249
10,485 SF

STE 265-B
3,820 SF

STE 265-D
1,360 SF



Penn Ave NE

Parking Deck

North Ave 17,300 VPD

Camden Midtown

265 Ponce de Leon Ave

Trade Area



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