

FOR LEASE

4540 E Ponce De Leon Ave

STONE MOUNTAIN, GA



OFFERING MEMORANDUM

FOR MORE INFORMATION CONTACT:

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OmniCommercial
Real Estate Services

4540 E PONCE de LEON AVE

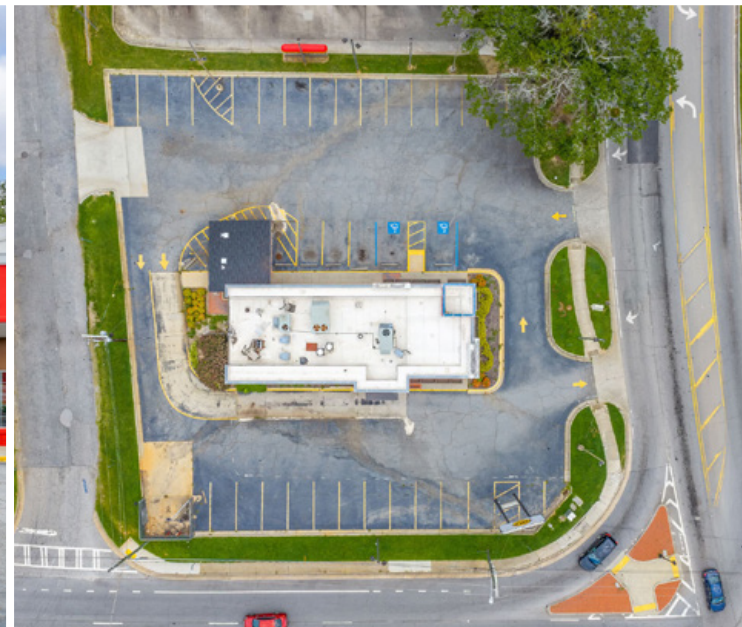
CLARKSTON, GA 30021

PROPERTY HIGHLIGHTS

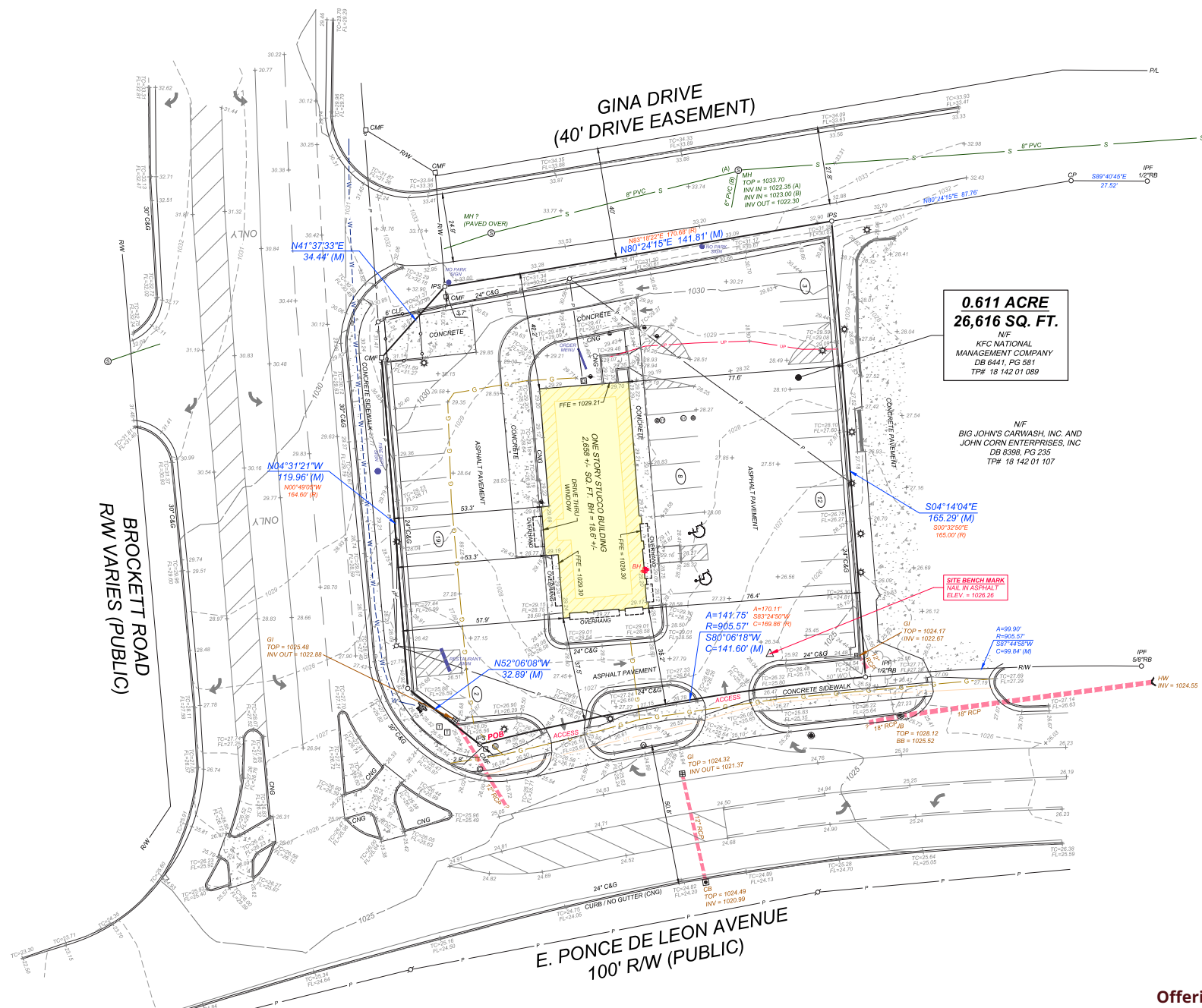
- 2,658 SF freestanding restaurant — former DBA BBQ
- Second-generation space with existing kitchen and hood in place
- Existing drive-thru
- Dedicated lot with 39 parking spaces
- 25,000+ vehicles per day on East Ponce de Leon Ave
- Strong road frontage and excellent visibility
- Prime Stone Mountain location along a major thoroughfare
- Zoned C-1



PROPERTY PHOTOS



SITE PLAN



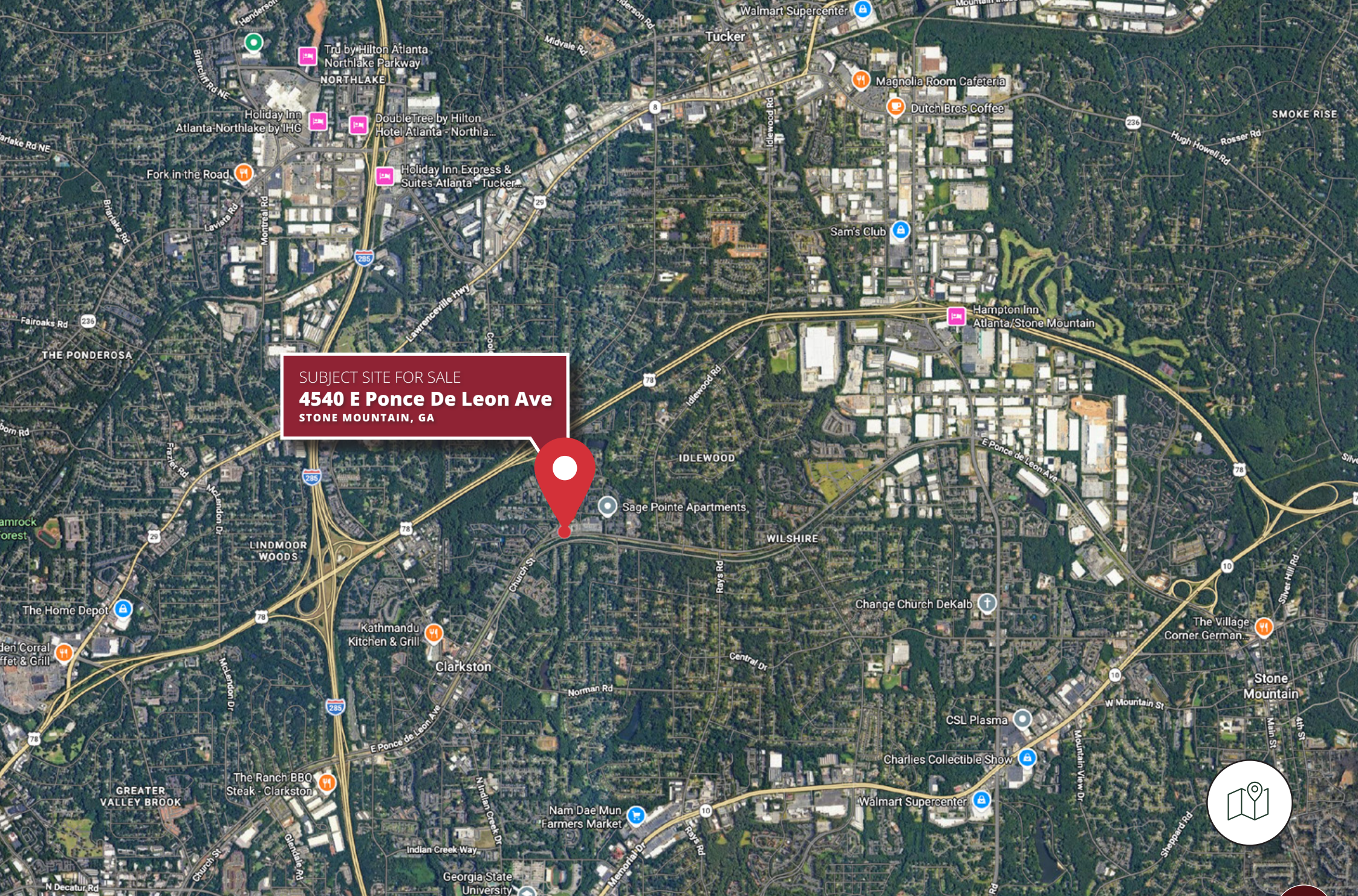
**FAMILY
DOLLAR**

SUBJECT SITE FOR SALE
4540 E Ponce De Leon Ave
STONE MOUNTAIN, GA

Brockett Rd

E Ponce Leon Ave





SUBJECT SITE FOR SALE
4540 E Ponce De Leon Ave
STONE MOUNTAIN, GA

MARKET OVERVIEW

Clarkston, Georgia is strategically positioned in DeKalb County within the greater Atlanta metropolitan area. Located approximately 10 miles northeast of Downtown Atlanta, the community benefits from convenient regional connectivity and proximity to major employment, residential, retail, and transportation corridors throughout the eastern Atlanta market.

The subject property at 4540 E Ponce De Leon Avenue is positioned along an established commercial corridor serving Clarkston, Stone Mountain, Tucker, and surrounding DeKalb County communities. The immediate area features a diverse mix of restaurants, neighborhood retail, service businesses, and residential development, creating a strong environment for consumer-oriented commercial uses.

Clarkston is characterized by a dense and diverse population base. The subject property's 5-mile trade area contains approximately 269,131 residents and 106,592 households, while the 3-mile radius includes more than 103,000 residents. Population within the 5-mile radius is projected to increase to approximately 273,556 by 2030, supporting continued demand for retail, restaurant, and service-oriented businesses.

The property also benefits from access to a sizable consumer base with a 5-mile median household income of \$75,509 and median home value of approximately \$395,203. Combined with Clarkston's location within the Atlanta metropolitan area and the established commercial activity along E Ponce de Leon Avenue, the market provides an attractive setting for restaurant and retail users.

Income Projection

MEDIAN HOUSEHOLD INCOME: \$75,509

MEDIAN HOME VALUE: \$395,203



39

**MEDIAN
AGE**

269,131

**TOTAL
POPULATION**

2.4

**AVERAGE
HH SIZE**

273,556

**2030
POPULATION**

4540 E PONCE de LEON AVE

CLARKSTON, GA 30021

2025 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Total Population	16,619	103,783	269,131
2030 Population	16,882	105,034	273,556
Population Growth 2025-2030	1.58%	1.21%	1.64%
Average Age	35	37	39
2025 Total Households	5,829	39,397	106,592
Household Growth 2025-2030	1.92%	1.24%	1.68%
Median Household Income	\$61,176	\$66,574	\$75,509
Average Household Size	2.8	2.6	2.4
2025 Avg. HH Vehicles	2	2	2
Median Home Value	\$310,928	\$355,466	\$395,203



BUILT ON VISION DRIVEN BY EXECUTION

Guided by purpose, driven by accuracy, and grounded in strong relationships.

We provide commercial real estate services that go beyond transactions, building trust and value every step of the way.

CONTACT FOR LEASING DETAILS

3905 Lavista Rd, STE C
Tucker, GA 30084

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



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