

CALL FOR OFFERS NOVEMBER 2, 2021

738 PONCE

PREMIER MIDTOWN ATLANTA DEVELOPMENT OPPORTUNITY IN OLD FOURTH WARD

738 PONCE

ADDRESS

738 Ponce de Leon Avenue NE
Atlanta, GA 30306

LOCATION

Adjacent to Ponce City Market
Direct access to Atlanta Beltline Eastside Trail
Abundant amenities within walking distance

ACRES

1.313

CURRENT ZONING

C-1

FUTURE LAND USE

MU-Mixed Use

APN

14-0017-0-008-0731

TRAFFIC COUNTS

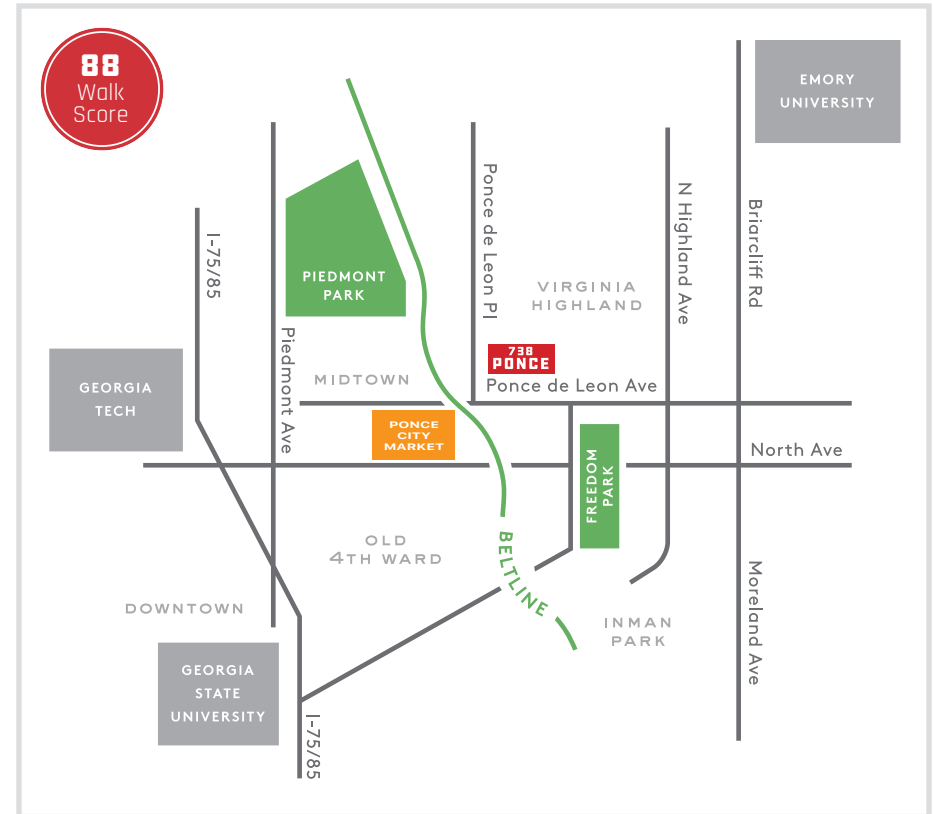
33,700 VPD on Ponce de Leon Ave at property

DEMOGRAPHICS

2021 @ESRI	1 mile	3 miles	5 miles
Population	29,309	188,316	410,373
Avg HH Income	\$127,586	\$128,437	\$119,306
Median Age	34.8	33.4	34.2

LIST PRICE

\$11,350,000 / Acre



For more information, contact:

NAI Brannen Goddard



TODD ELLIS

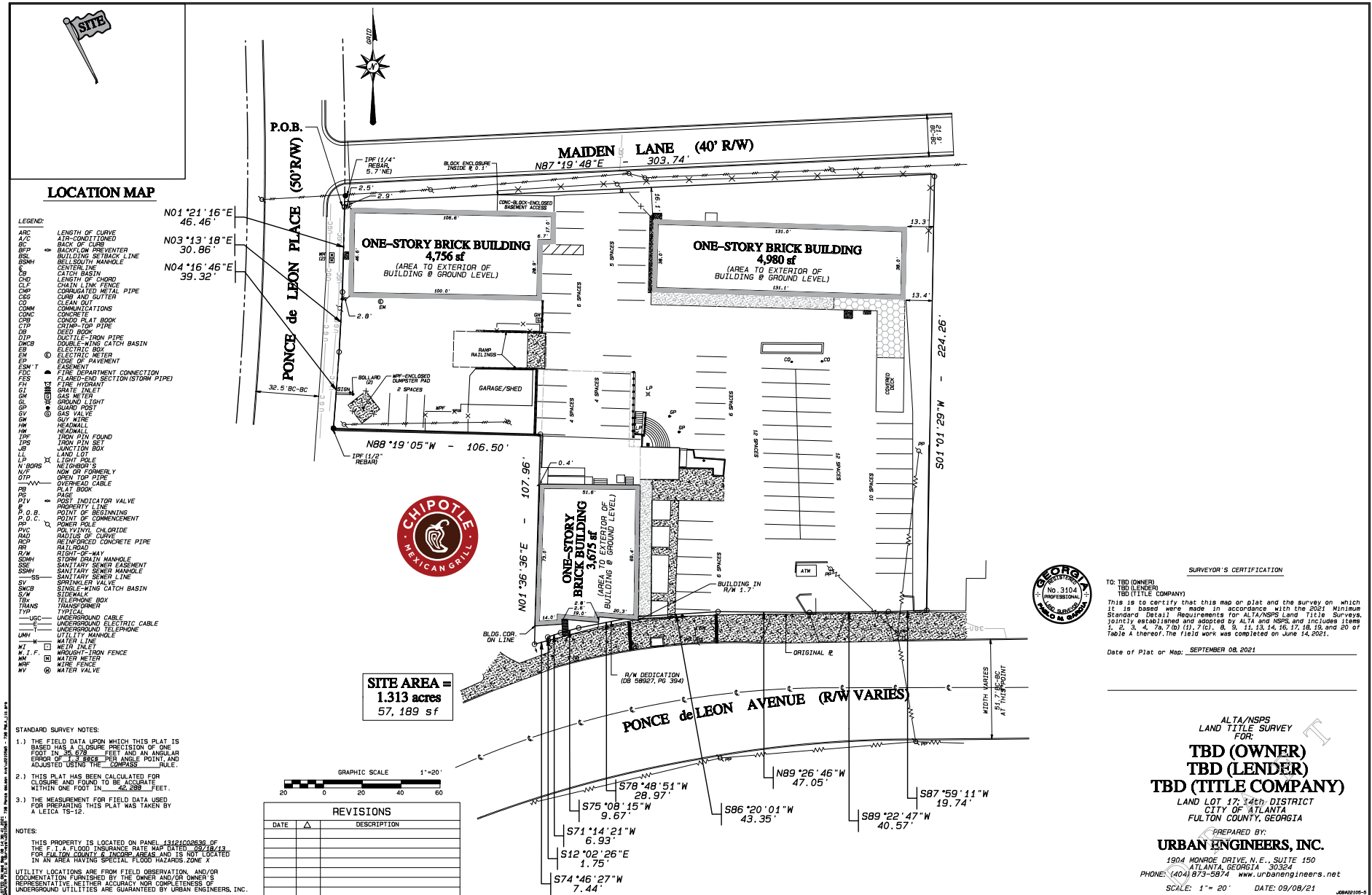
404 812 4009
tellis@naibg.com



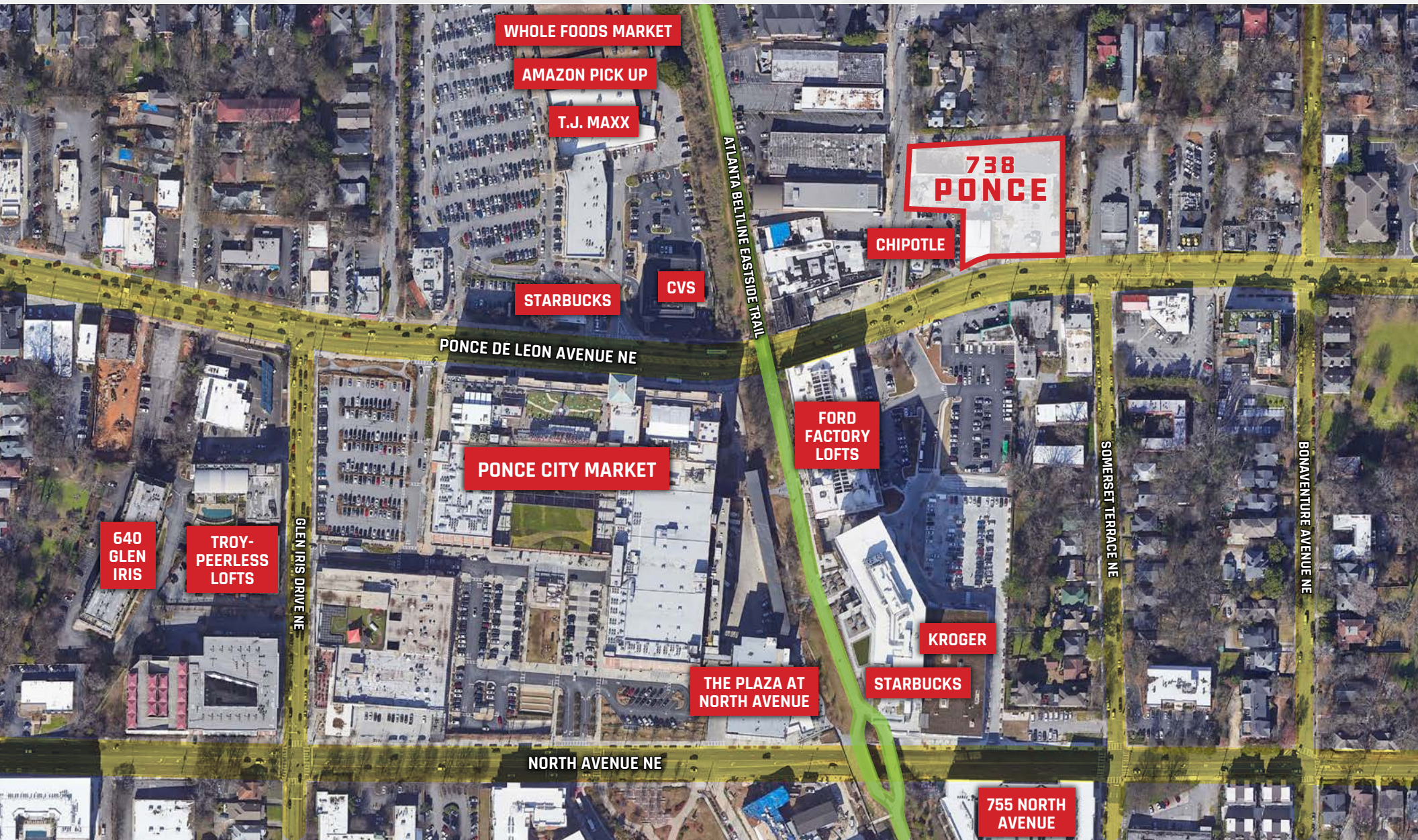
RUSTY BENNETT

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