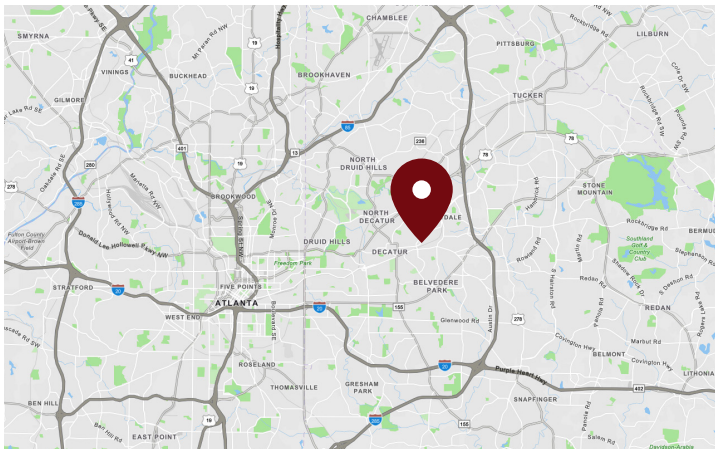
Publix #1724 - Sam's Crossing Village

2720 East Ponce de Leon Avenue
Decatur, GA 30030
Lat 33.777, Long -84.278

FULLY LEASED

PROPERTY HIGHLIGHTS

- Publix-Anchored Center Located along East Ponce de Leon at North Arcadia Avenue amidst a Submarket with Explosive Multi-family Residential Growth
- Located in Decatur, GA which is one of Atlanta's most Desirable Neighborhoods Offering the Convenience of the City and Perks of the Suburbs
- Strategically Positioned Less than 2 Miles from Agnes Scott College (1,621 Students) and Emory Decatur Hospital (400 Beds), 4 Miles from Emory University (14,769 Students), and Less than a 10-Minute Walk to the Avondale Marta Station
- Center Provides Excellent Visibility and Easy Entry via Multiple Access Points
- Immediately Adjacent to Notion, a 300-Unit Luxury Apartment Community



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	14,182	121,964	316,802
Daytime Population	21,638	161,386	353,052
Total Households	6,654	49,750	132,131
Avg. HH Income	$160,667	$140,195	$136,378

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Melody Holley

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Crossman & Company
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SITE PLAN

Suite	Tenant	Size
100	Publix	53,875
151/ 155	Ideal Dental	3,400
157	Planet Smoothie	1,000
161	5th Nail Lounge	2,600
181	Jeremiah's Italian Ice & Ice Cream	1,200
183	RC's Waxing and Threading	1,200
185	Tutu School	1,200
187	Jersey Mike's	1,400

TOTAL 65,785

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
242,300

EST. # OF VISITS ANNUALLY
1.6 Million

AVG. VISITS / CUSTOMER
6.75

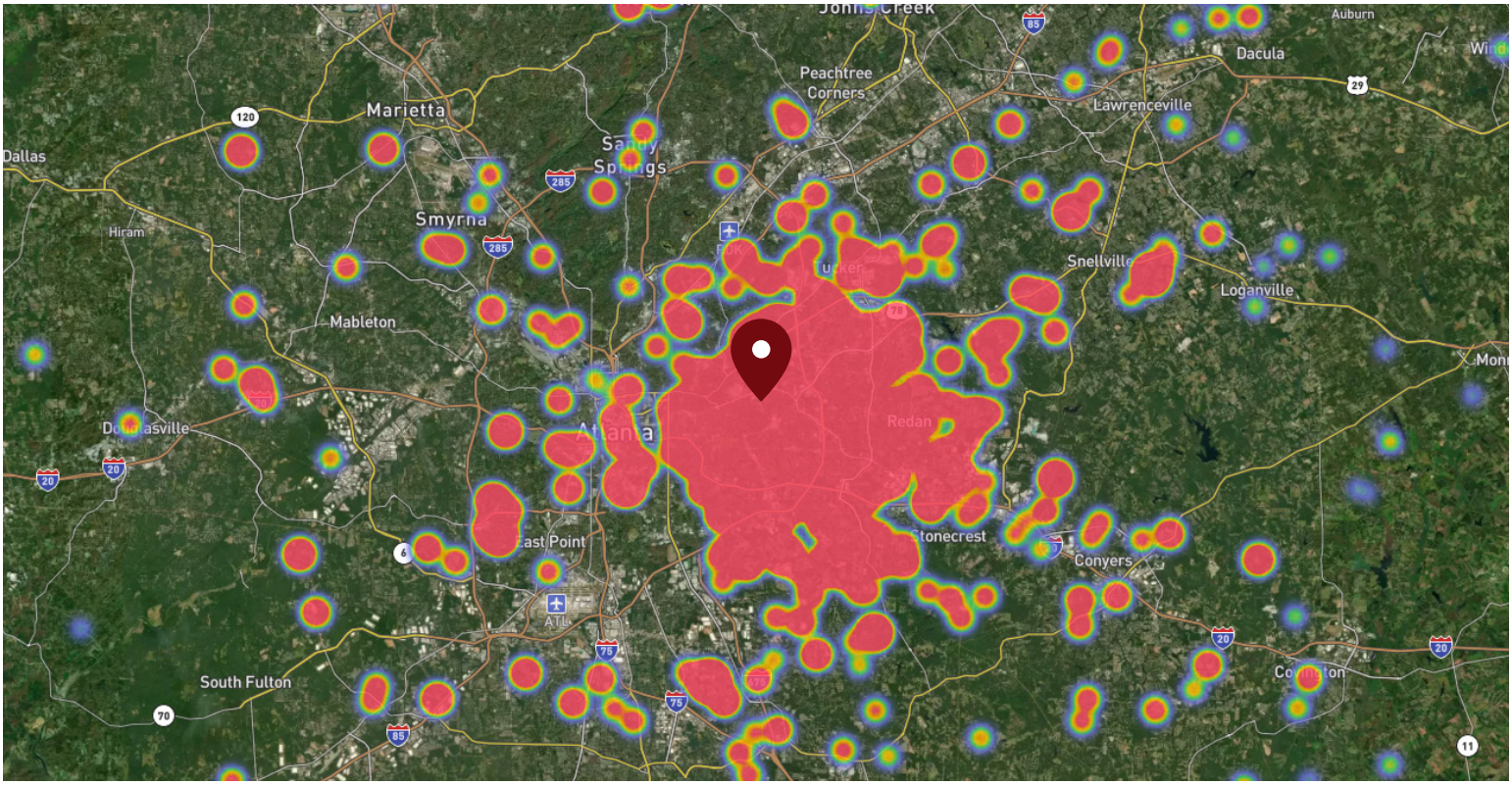
AVG. LENGTH-OF-STAY / VISIT
27 Min

TOP 3 DAYS	# OF VISITS
Sunday	245,551
Saturday	242,176
Wednesday	233,121

TOP 3 HOURS	# OF VISITS
5-6 PM	246,733
6-7 PM	227,181
4-5 PM	220,798

Data provided by Placer Labs Inc. (www.placer.ai) August 1, 2023 - July 31, 2024

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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