

OFFICE / RETAIL FOR SALE

WIDESPREAD
COMMERCIAL GROUP

PONCE SPRINGS - GROUND FLOOR LOFT

620 GLEN IRIS DRIVE NORTHEAST, UNIT 108, ATLANTA, GA 30308



COMMERCIAL LOFT FOR SALE

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

DANNY GLUSMAN
O: (404) 465-3345
C: (404) 822-9193
dglusman@widespreadgroup.com

ALICIA PARKER
O: 404-635-6626
alicia@widespreadgroup.com

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SECTION 1

Property Summary

PROPERTY SUMMARY

PONCE SPRINGS - GROUND FLOOR - COMMERCIAL LOFT
620 Glen Iris Drive Northeast | Atlanta, GA 30308



Property Summary

Building SF:	777
Floors:	1
Parking:	1 Dedicated+ Visitors Lot
Price:	\$395,000
Sub-market:	Poncey Highlands / O4W
Type:	Office/Retail
Zoning:	PD-MU

Property Overview

Intown loft in Atlanta's hottest neighborhood. Located in Ponce Springs Loft just south of Ponce City Market and O4W Park/Beltline. Perfect location for owner/occupant, creative space, Professional Office (Law, Accounting, Architect), Spa/Salon, Fitness Trainer, or storefront retail. Previous tenants include Design Studio, Cabinet Showroom, Financial Services Office, Hair Salon, and most recent, a custom bake shop. Available community private conference rooms, club room, fitness center, catering kitchen, common courtyard, and loading docks.

Location Overview

Fantastic location just south of Ponce City Market, Old 4th Ward Park and Beltline
Ground Floor Courtyard view
2 levels of designated guest only parking deck
Secure parking for Owner
13' Ceiling Height
Use of auxiliary conference room, catering kitchen, and lounge
Flexible Commercial space

SECTION 2

Property Images

PROPERTY PHOTOS

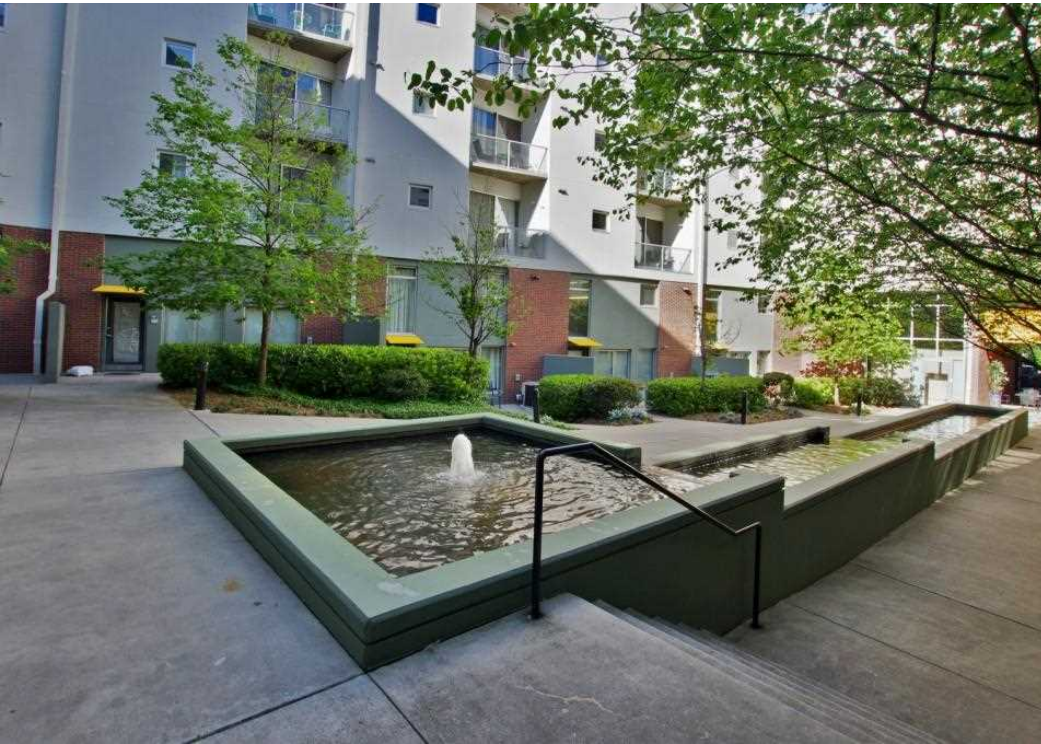
PONCE SPRINGS - GROUND FLOOR - COMMERCIAL LOFT
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PROPERTY PHOTOS

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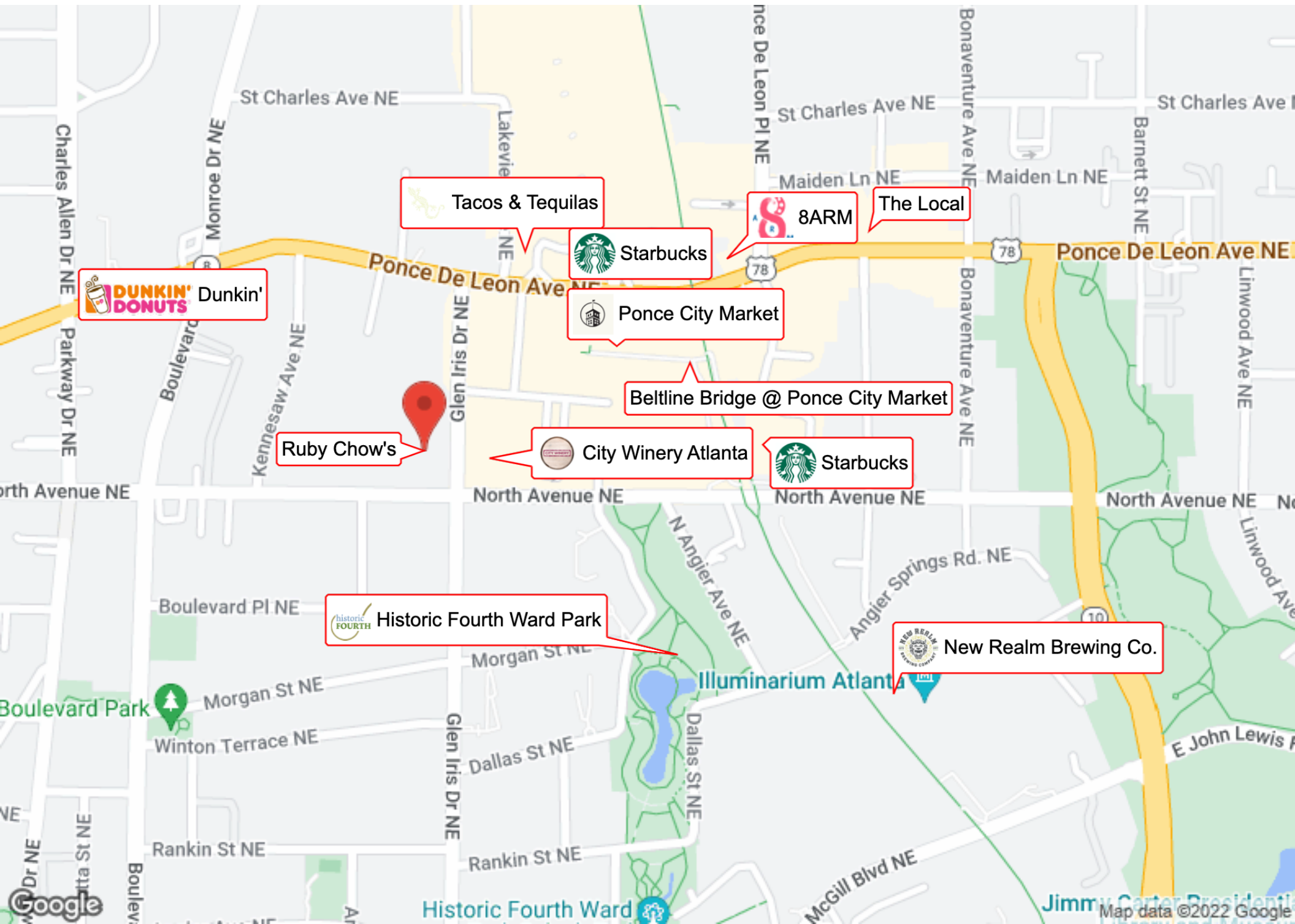


SECTION 3

Property Location

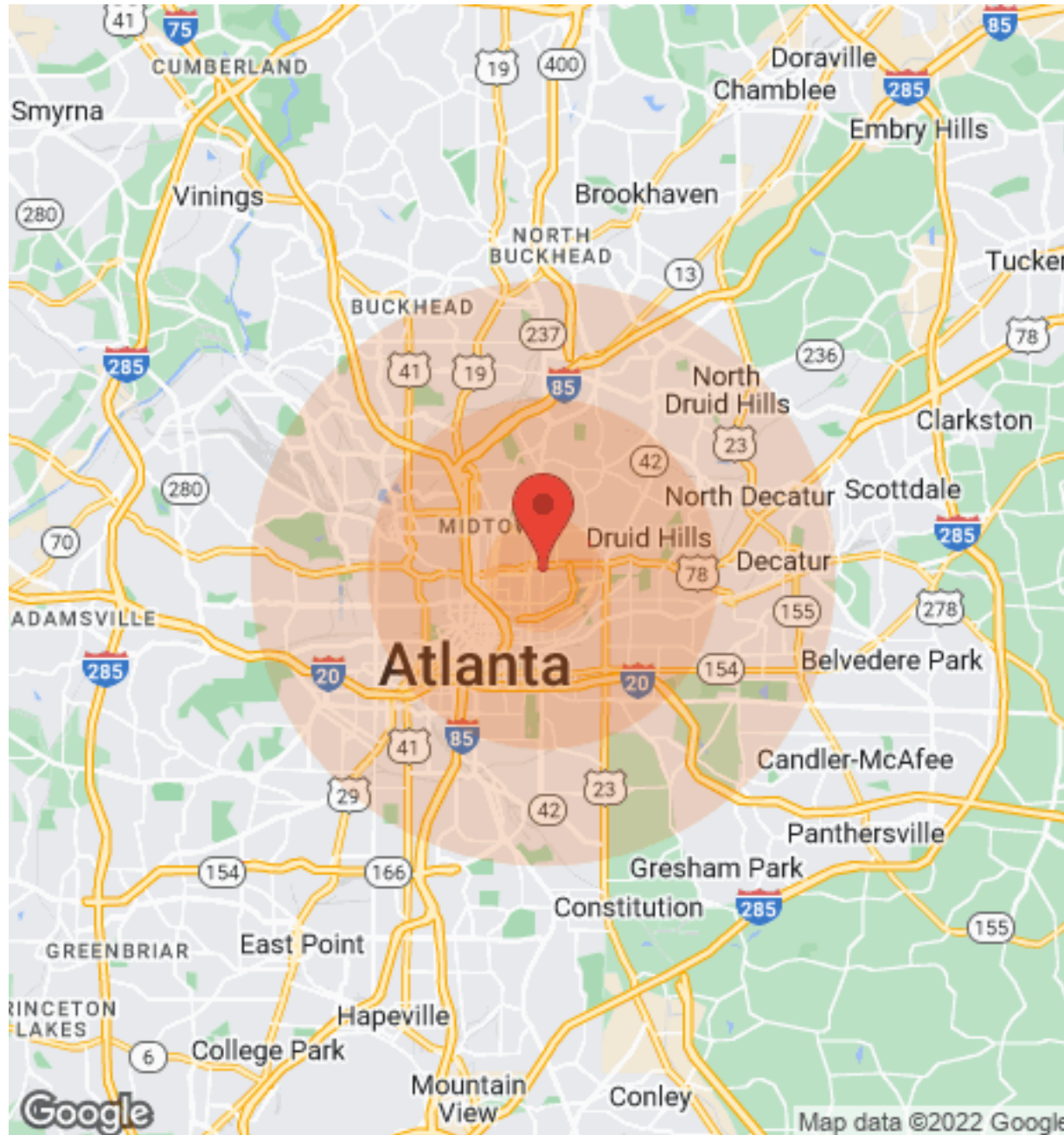
RETAILER MAP

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DEMOGRAPHICS

PONCE SPRINGS - GROUND FLOOR - COMMERCIAL LOFT
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Population	1 Mile	3 Miles	5 Miles
Male	14,682	83,771	177,278
Female	12,415	75,701	170,877
Total Population	27,097	159,472	348,155

Income	1 Mile	3 Miles	5 Miles
Median	\$57,117	\$59,678	\$50,239
< \$15,000	2,871	12,035	28,497
\$15,000-\$24,999	1,351	7,080	15,991
\$25,000-\$34,999	1,464	6,934	14,834
\$35,000-\$49,999	1,933	8,824	18,867
\$50,000-\$74,999	2,807	12,423	25,196
\$75,000-\$99,999	1,810	7,930	15,415
\$10,000-\$149,999	2,107	9,166	18,139
\$150,000-\$199,999	994	4,852	8,648
> \$200,000	974	6,910	12,827

Housing	1 Mile	3 Miles	5 Miles
Total Units	18,524	94,981	196,521
Occupied	16,602	78,980	163,622
Owner Occupied	5,598	33,084	72,898
Renter Occupied	11,004	45,896	90,724
Vacant	1,922	16,001	32,899

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