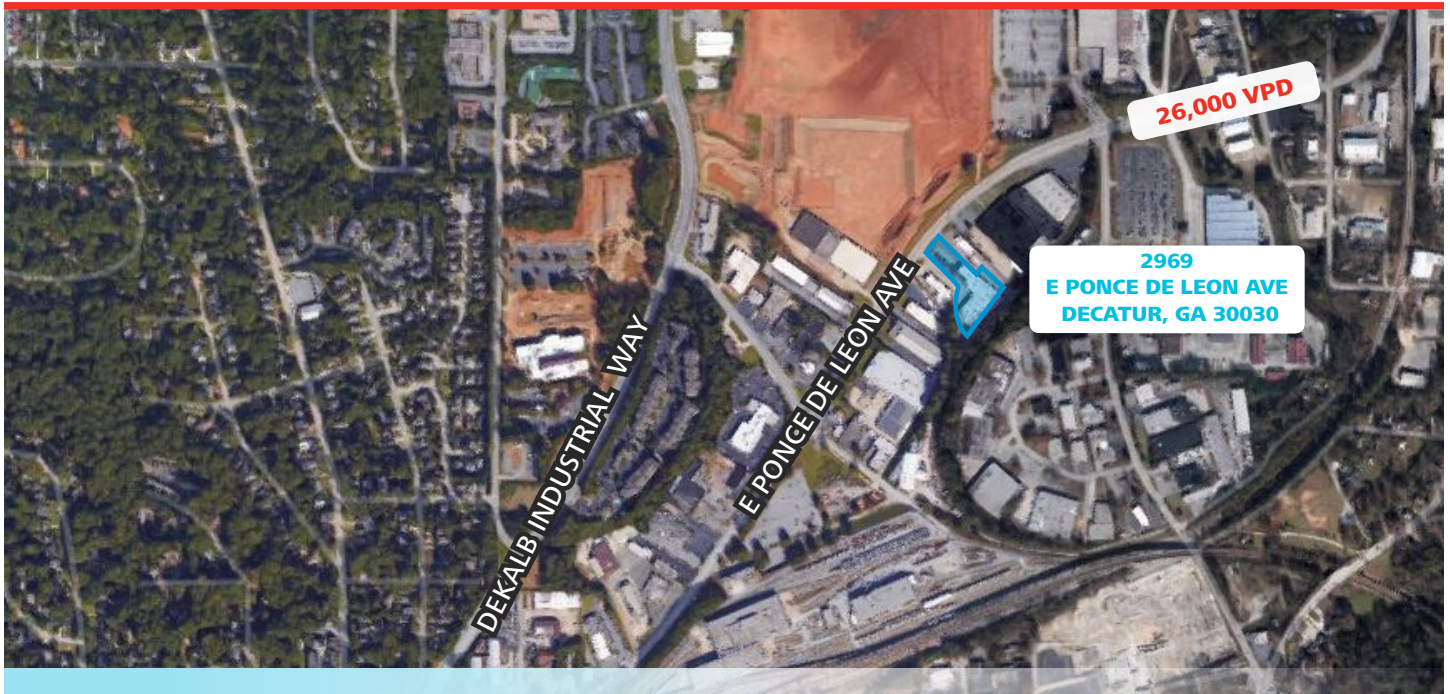


# 2969 EAST PONCE DE LEON AVE

Decatur, GA 30030 | Dekalb County



## PROPERTY FOR SALE

**PROPERTY FOR SALE** 2.5± acres with 37,000 SF of office or warehouse building

**ASKING PRICE** \$3,500,000

### HIGHLIGHTS

- Intown re-development opportunity
- Prime location for re-development
- Close to MARTA
- 240 feet of frontage on East Ponce De Leon Avenue
- All utilities available
- High traffic count of 26,000 VPD
- Relocation of Dekalb Farmers Market's main entrance will have a lighted traffic signal directly across from this location
- Last of industrial locations available in corridor
- Great for a owner user and investment property
- Dekalb Farmers has 120,000 visitors per week and rapidly rising
- High market appreciation



**BEN CAMPBELL**

770.913.3931

bcampbell@ackermanco.net

**Ackerman & Co.**

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Property for Sale

Decatur, GA 30030  
DeKalb County

## DECATUR MARKET OVERVIEW

Prior to the invention and popularity of the automobile, the history of Atlanta's development has been based upon its natural geological features and its transportation system or "rivers, ridges, and railroads."

Virtually every city in Atlanta's Metropolitan Statistical area has grown from the commerce associated with the railroad transportation system. The city of Decatur is a clear example of this development.

With the invention and popularity of the automobile, the development patterns begin to change. Interstates were constructed to parallel the road lines and, as the area's population increased, the interstate system (particularly Interstate-285) has become the "unnatural barrier". As the employment base inside the perimeter in areas like Buckhead, Midtown and Emory have exploded, many industrial buildings inside the perimeter have been demolished to make room for higher and better uses like retail, multifamily and office. The City of Decatur is no exception and the general area is already continuing to see this trend.



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770.913.3931 | [bcampbell@ackermanco.net](mailto:bcampbell@ackermanco.net)

[www.ackermanco.com](http://www.ackermanco.com)

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## DEKALB FARMER'S MARKET OVERVIEW

**Market History:** The Dekalb Farmer's Market began on June 2nd, 1977 as a small 7,500 SF produce stand in Decatur, Georgia. Since that humble beginning, we have grown into a 140,000 square feet true world market serving up to 120,000 people per week. The original founder and owner of the market, Robert Blazer, is still in charge of operations along with his wife, Barbara, and son Daniel.

As the very first private farmers market of its kind in Georgia, their reputation in the industry is as a pioneer in fresh food distribution to the consumer. They are very unique in receiving direct shipments of fresh food without costly warehousing and distribution delays. The result is the highest quality, lowest cost, and largest variety of fresh and organic food products currently available.

**Market Expansion:** The planned expansion appears to be underway. When all is completed, there will be more than a million square feet of additional space, 2,800 new parking spaces, and two new driveways: one on Ponce De Leon and the other on Dekalb Industrial Way. Dekalb Farmer's Market's expansion is so large it had to be vetted as a Development of Regional Impact by the Atlanta Regional Commission. Over the ten years, the massive renovation will triple the stores size. Once completed will become the largest grocery store in the United States. According to the Development of Regional Impact report: the entire project will be completed by 2023:

- **Phase 1** 361,972 SF of Warehouse and 186,703 SF of retail (2015 completion)
- **Phase 2** 223,530 SF of Warehouse
- **Phase 3** 419,875 SF of Warehouse and 89,065 SF of Retail
- **Phase 4** 98,774 SF of Warehouse and 53,186 SF of Retail



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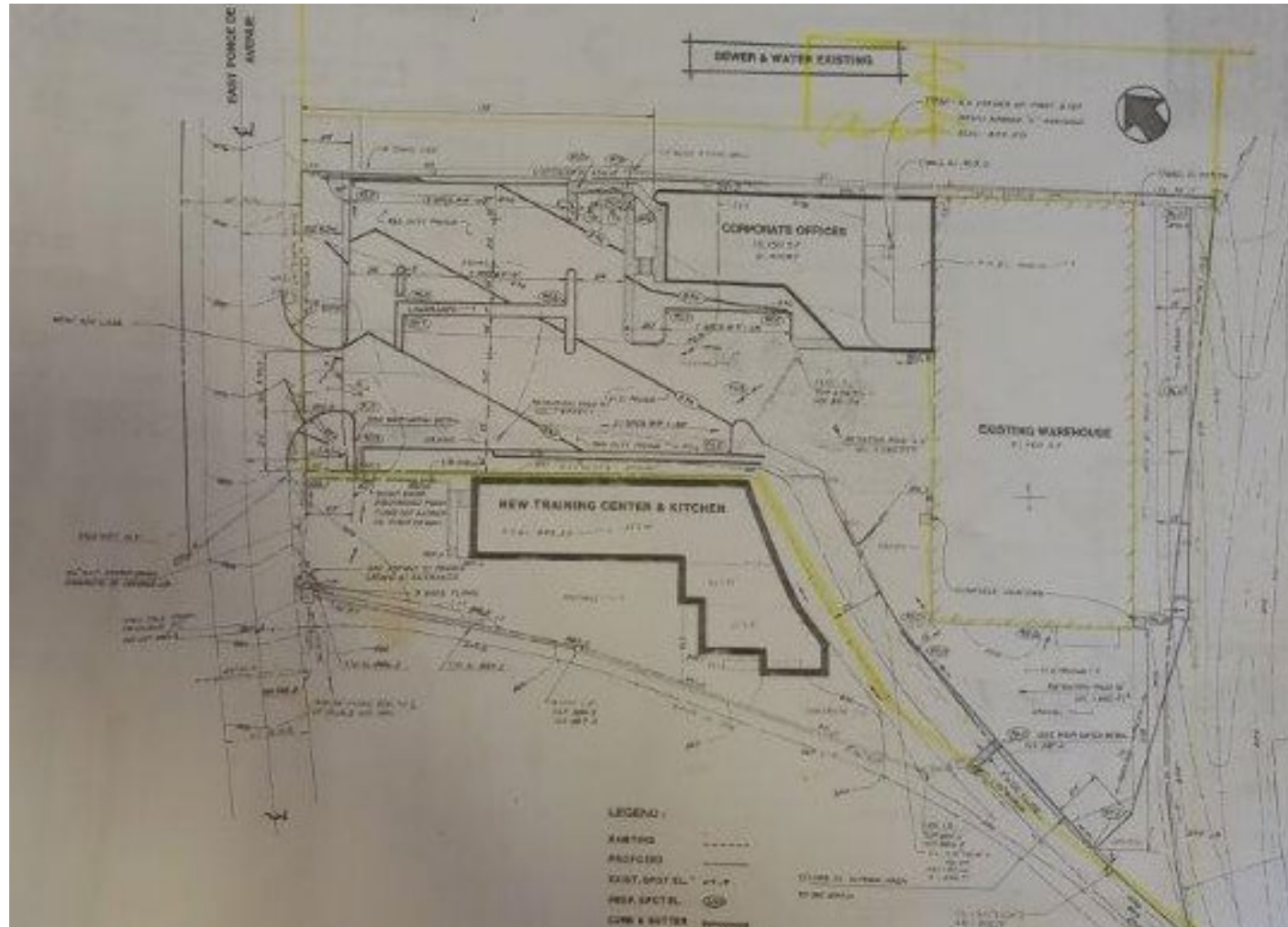
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## SURVEY



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