



**POLLOCK**  
COMMERCIAL



**160**

# CLAIREMONT AVENUE

160 Clairemont Ave. Decatur, GA 30030

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

*±1,095-2,284 SF Spaces  
Available for Lease*

160

CLAIREMONT AVENUE

DECATUR'S CHOICE  
ENVIRONMENT.

PROMINENTLY LOCATED.  
PREMIER FINISHES.

Presented By  
Pollock Commercial Inc.  
[www.pollockcommercial.com](http://www.pollockcommercial.com)



# RETAIL/LOBBY-LEVEL AVAILABILITY



Suite 120 | ± 1,095 SF  
Suite 150 | ± 2,284 SF  
Suite 160 | ± 1,349 SF  
Suite 102 | ± 1,699 SF





# TAPESTRY

## URBAN CHIC



Households: 1,635,200  
Average Household Size: 2.39  
Median Age: 43.3  
Median Household Income: \$109,400

## LAPTOPS & LATTES



Households: 1,307,500  
Average Household Size: 14.87  
Median Age: 37.4  
Median Household Income: \$112,200

## TRENDESTTERS



Households: 1,319,400  
Average Household Size: 2.12  
Median Age: 36.3  
Median Household Income: \$63,100

## EMERALD CITY



Households: 1,748,600  
Average Household Size: 2.06  
Median Age: 37.4  
Median Household Income: \$59,200



# DEMOGRAPHICS

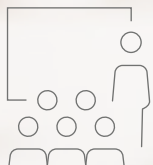
**701,608**  
Total Population

**919,360**  
Daytime Population

**\$57,149**  
Median HH Income

**\$37,815**  
Per Capita Income

# EDUCATION



11%

No HS Diploma



19%

HS Graduate



23%

Some College



48%

Degree or Higher

# POPULATION

# HOUSING

**299,051**  
Total Households

**340,049**  
Total Housing Units

# HOMES

**43.8%**  
Home Ownership

**\$236,845**  
Median Home Value

# PEOPLE

**35.0**  
Median Age

**Metro Renters**  
Tapestry Segment

5 Mile Radius  
2019 ESRI



# PROXIMITY MAP



Downtown Decatur has an average of 24 restaurants within a five-minute walk.

## TRANSIT STATS

WALK SCORE	90% <i>Walker's Paradise</i>
TRANSIT SCORE	56% <i>Good Transit</i>
BIKE SCORE	76% <i>Very Bikeable</i>

## TRAFFIC COUNTS

Clairemont Ave at Commerce Dr	9,940 ADDT
Church St at Commerce Dr	10,990 ADDT



# UNMATCHED LOCATION

Over 30 restaurants and retailers within three blocks such as Parker's on Ponce, Eddie's Attic, Found Co. Decatur, Leon's Full Service, and No. 246.

Two blocks from robust Ponce de Leon and Decatur Square amenities.



# HOSPITALITY & MULTIFAMILY DEVELOPMENT



Source: Atlanta Business Chronicle, "A \$70 million project will bring 194 apartments and new retail to downtown Decatur" - April 9th, 2019

- 1 1133 On the Square - 167 apartments
- 2 Mill Creek Residential - 194 apartments
- 3 The Place On Ponce - 234 apartments
- 4 The Artisan Condominiums - 171 condos
- 5 Decatur Renaissance - 168 apartments
- 6 335 West Ponce Condominiums - 70 condos
- 7 Decatur Conference Center - 179 room hotel & 15,000sf conference center
- 8 Hampton Inn & Suites - 145 rooms
- 9 160 Clairemont - +150 occupants



160

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