

RAMBLER ATHENS

MSC
UNIVERSITY

558 W. BROAD STREET, ATHENS, GA 30601

1,575 TO 5,600 SF OF PRIME
RETAIL/RESTAURANT SPACE FOR LEASE



RAMBLER ATHENS



JOIN THESE AREA TENANTS



UNIVERSITY OF GEORGIA FACTS

31,514 Undergraduate Students
10,101 Graduate Students
~10,800 Faculty and Staff

PROPERTY DETAILS

- ▶ Retail space available in best-in-class new construction, mixed-use student housing project in Downtown Athens
- ▶ Ideally located on the edge of downtown, less than a mile from the University of Georgia campus
- ▶ 1,575 to 5,600 SF of retail/restaurant space available directly below 750 beds in 342 units
- ▶ Large student and employee population, with over 1 million visitors annually.

DEMOGRAPHICS

EST. POPULATION		EST. AVG HH INCOME	
1 mi	19,335	1 mi	\$63,334
3 mi	69,843	3 mi	\$72,474
5 mi	118,896	5 mi	\$83,403
EST. EMPLOYEES			
1 mi	10,194		
3 mi	34,143		
5 mi	48,345		
TRAFFIC			
> 24,000 VPD ON BROAD ST			

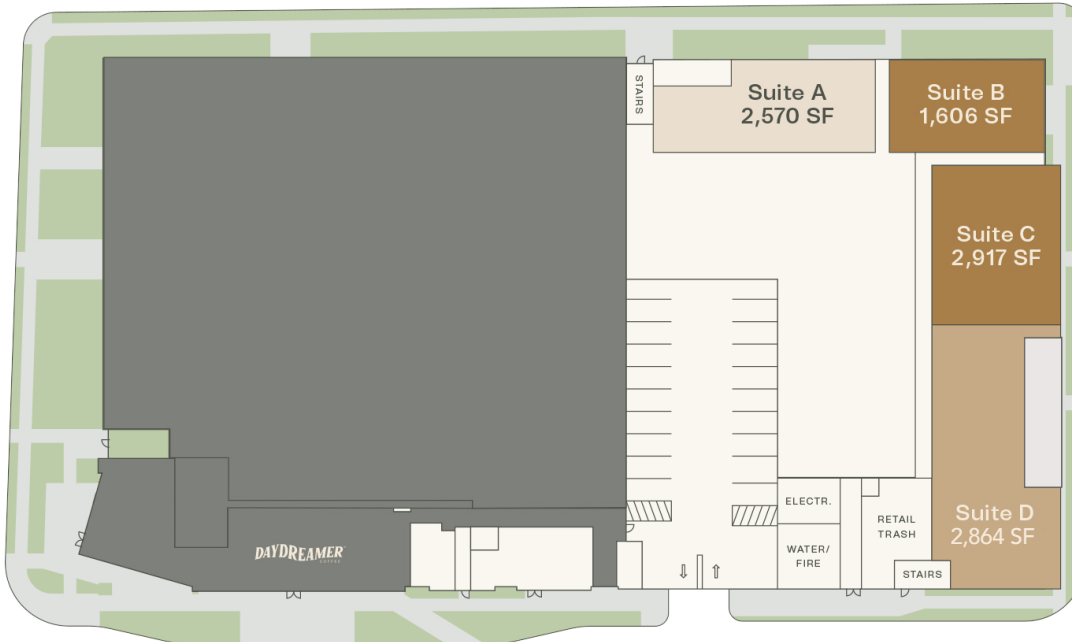
PROPERTY GUARANTOR AMI VS. MARKET

	University AMI	24-25 Property AMI	24-25 Property Avg.	25-26 Property AMI	25-26 Property Avg.
Rambler Athens	\$176,424	\$230,400	\$423,287	\$264,000	\$530,607

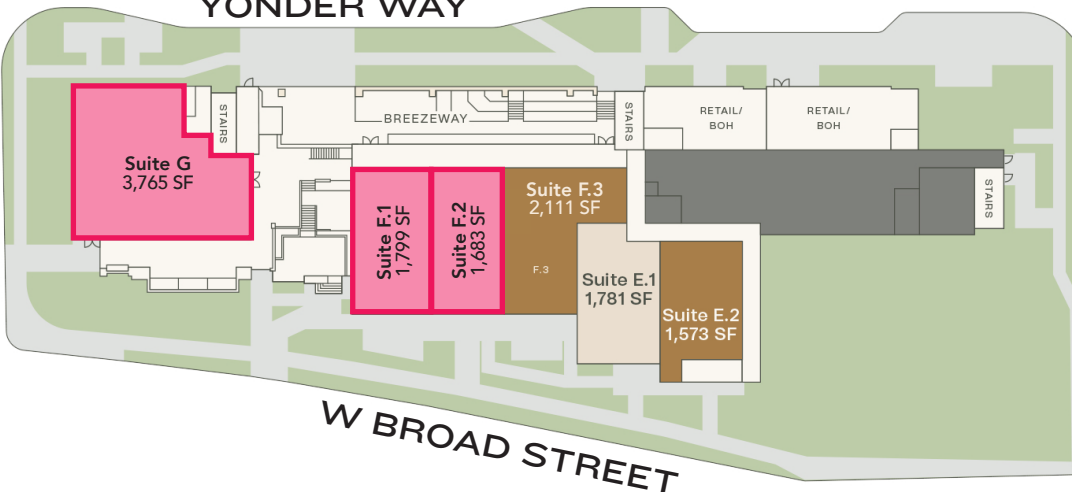
SITE PLAN

REESE STREET

N FINLEY STREET



YONDER WAY



W BROAD STREET

- RETAIL/RESTAURANT
- RETAIL
- RESTAURANT
- RESIDENTIAL

UNIT	SIZE	GREASE TRAP	VENT
A	2,570 SF	N/A	N/A
B	1,606 SF	SHARED 4,500 GAL	VENT SHAFT ONLY
C	2,917 SF	SHARED 4,500 GAL	VENT SHAFT ONLY
D	2,864 SF	SHARED 4,500 GAL	KITCHEN EXHAUST DUCT
E	3,354 SF	N/A	N/A
E.1	1,781 SF	N/A	N/A
E.2	1,573 SF	NO-WILL NEED ABOVE GROUND	VENT SHAFT ONLY
F	5,593 SF	N/A	N/A
F.1	1,799 SF	N/A	N/A
F.2	1,683 SF	N/A	N/A
F.3	2,111 SF	NO-WILL NEED ABOVE GROUND	VENT SHAFT ONLY
G	3,765 SF	1,500 GAL	KITCHEN EXHAUST DUCT

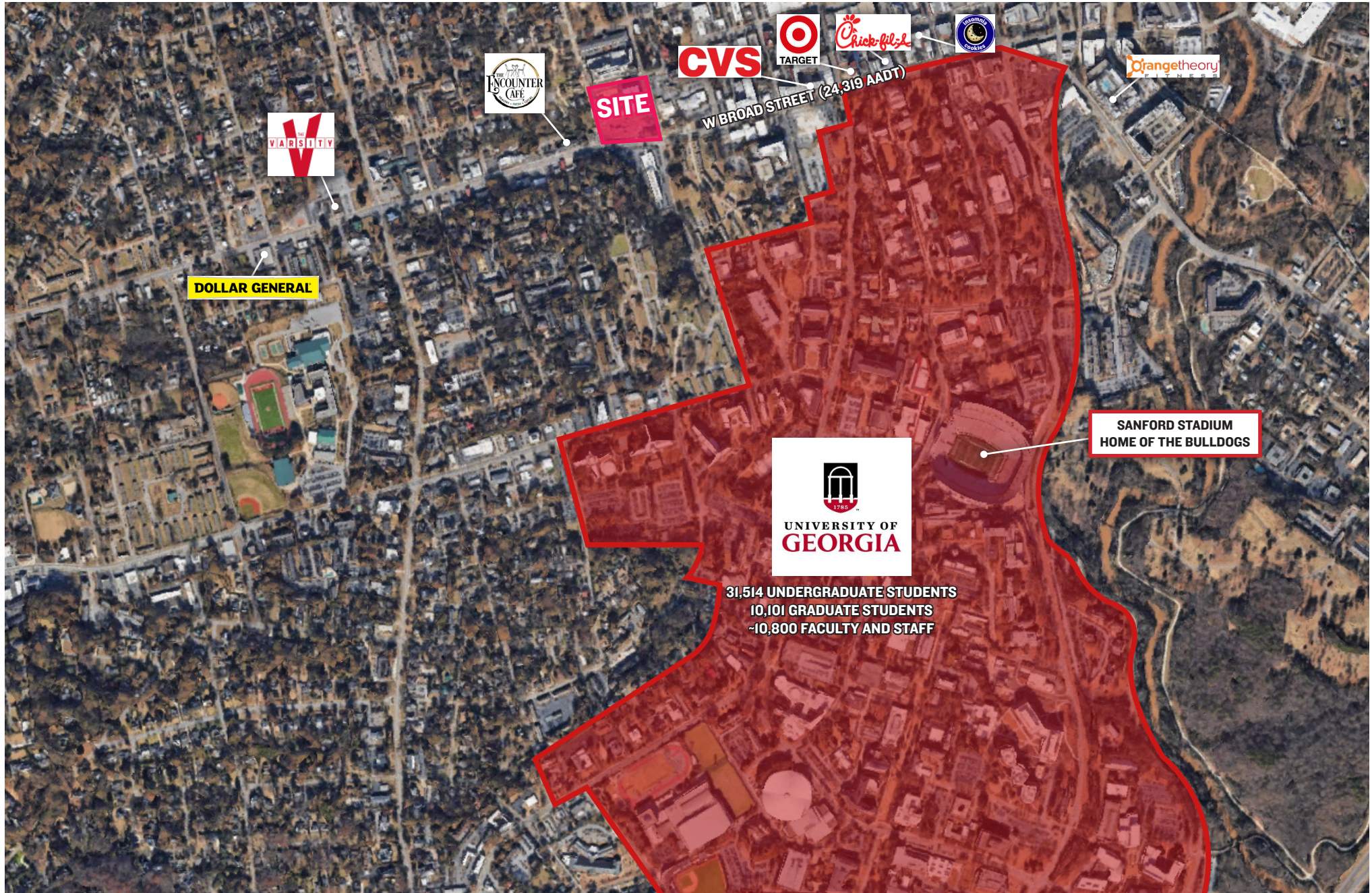
ALL SPACES DELIVERED WITH

- Primed drywall (restaurants starting at 8' above floor)
- 1.5" domestic water line
- 4" sewer tap line
- 2" telephone/data conduit
- 400 amp 3 phase/4 wire electrical conduit & pullstring to premises
- 2" natural gas pipe stubbed into premises
- Concrete floor
- Mens & Womens restrooms
- HVAC



AT LEASE

AERIAL



The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

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