RAMBLER ATHENS

558 W. BROAD STREET, ATHENS, GA 30601

UNIVERSITY OF GEORGIA



1,575 TO 5,600 SF OF RETAIL/RESTAURANT SPACE IMMEDIATELY AVAILABLE

collective

RAMBLER ATHENS



PROPERTY DETAILS

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

JOIN THESE AREA TENANTS

BIG CITY BREAD CAFE · THE ENCOUNTER CAFÉ · CVS · GRASS-FED FARM BURGER · SOUTH KITCHEN + BAR · Wendy's · insomnia cookies · TARGET · CREATURE COMFORTS BREWING CO. · DAYDREAMER COFFEE

UNIVERSITY OF GEORGIA FACTS

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

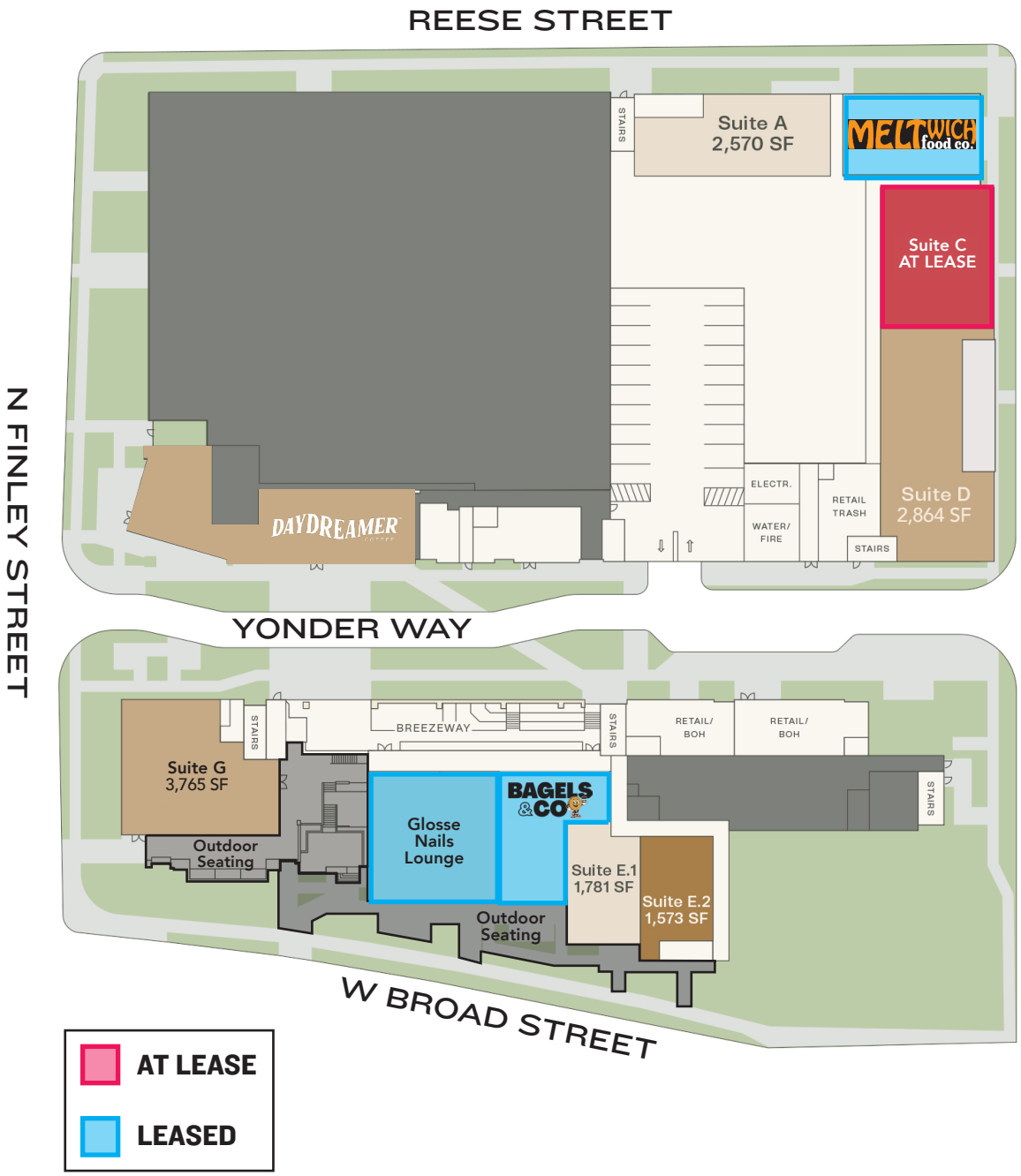
PROPERTY GUARANTOR AMI VS. MARKET

	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

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.

MSC

SITE PLAN



RETAIL/RESTAURANT

RETAIL

RESTAURANT

RESIDENTIAL

UNIT	SIZE	GREASE TRAP	VENT
A	2,570 SF	N/A	N/A
B	LEASED		
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.1&F.2	LEASED		
F.3	LEASED		
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 pupe stubbed into premises
- Concrete floor
- Mens & Womens restrooms
- HVAC

AERIAL



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