

RAMBLER ATHENS

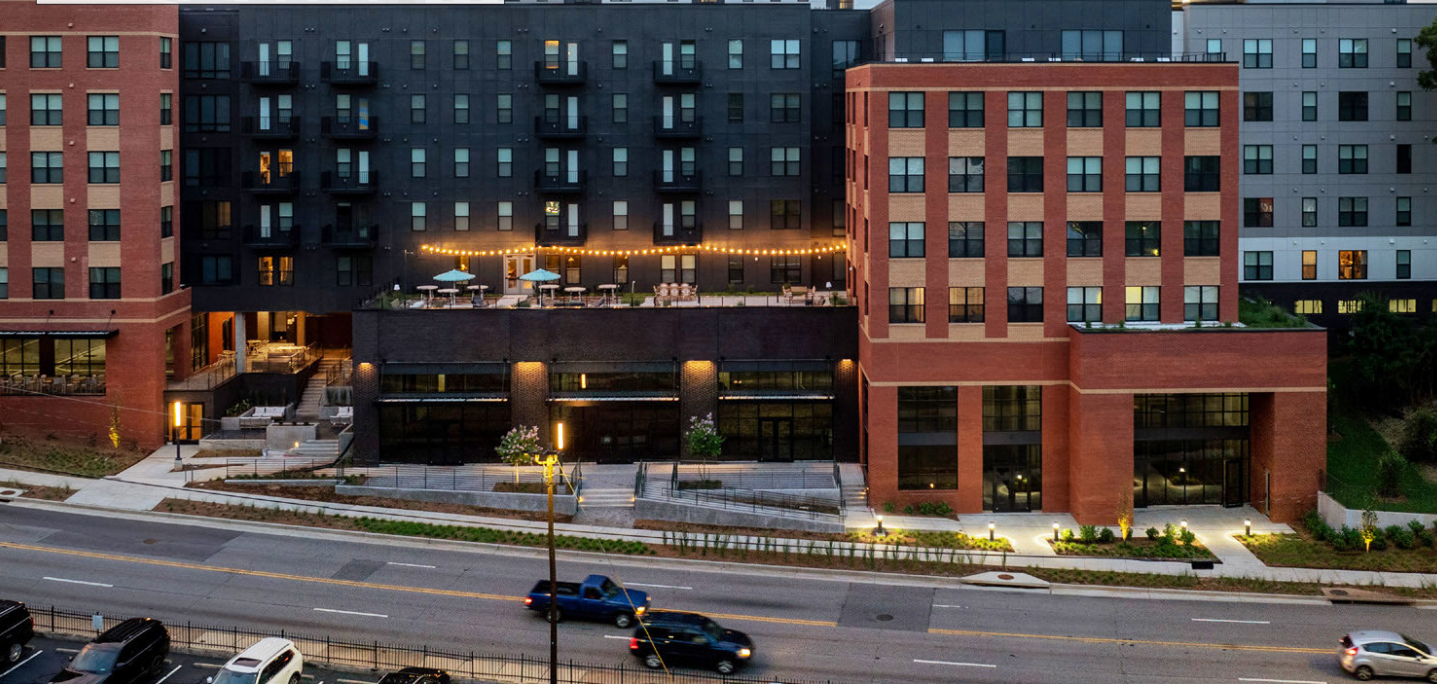
MSC
UNIVERSITY

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

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

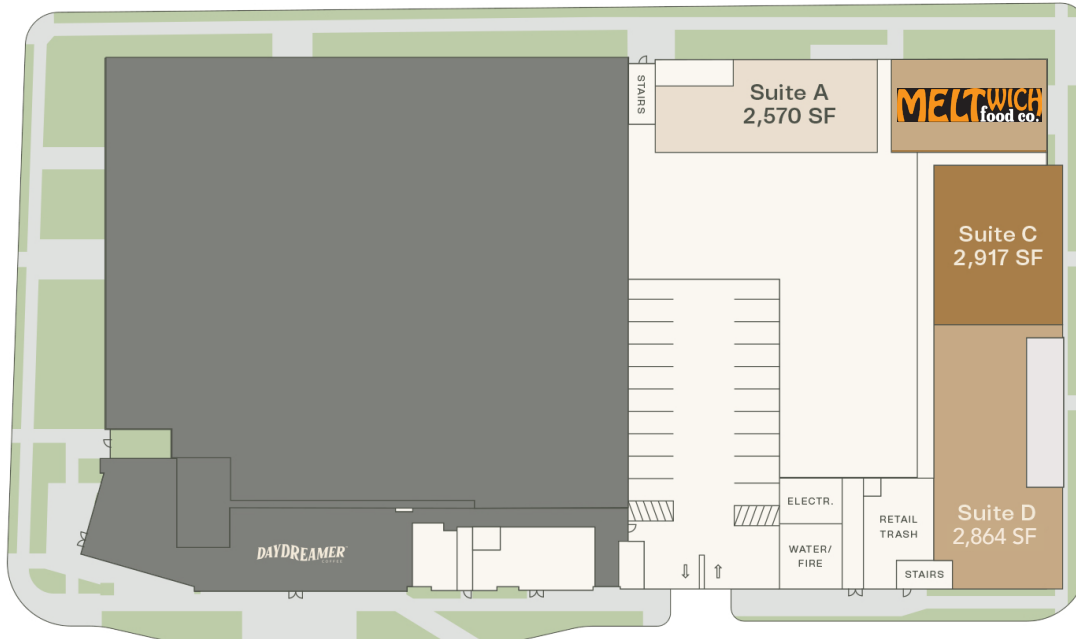
	University AMI	24-25 Property AMI	24-25 Property Avg.	25-26 Property AMI	25-26 Property Avg.
Rambler Athens	\$176,424	\$230,400	\$423,287	\$264,000	\$530,607

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SITE PLAN

REESE STREET



YONDER WAY



W BROAD STREET

N FINLEY STREET

N NEWTON STREET

- RETAIL/RESTAURANT
- RETAIL
- RESTAURANT
- RESIDENTIAL

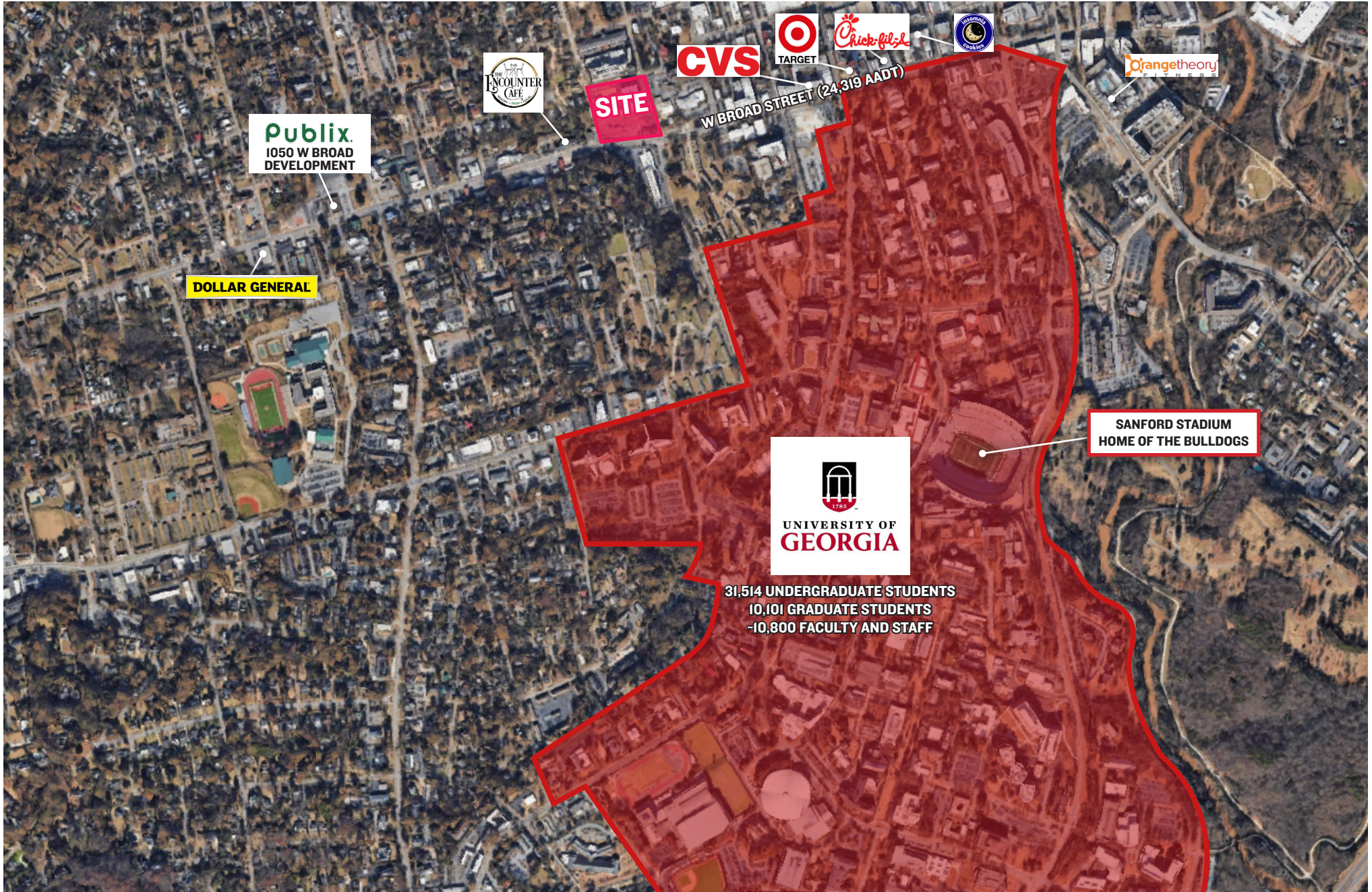
UNIT	SIZE	GREASE TRAP	VENT
A	2,570 SF	N/A	N/A
B	1,606 SF	SHARED 4,500 GAL	VENT SHAFT ONLY
C	2,917 SF	SHARED 4,500 GAL	VENT SHAFT ONLY
D	2,864 SF	SHARED 4,500 GAL	KITCHEN EXHAUST DUCT
E	3,354 SF	N/A	N/A
E.1	1,781 SF	N/A	N/A
E.2	1,573 SF	NO-WILL NEED ABOVE GROUND	VENT SHAFT ONLY
F	5,593 SF	N/A	N/A
F.1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

- AT LEASE
- LEASED

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

AERIAL





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