

RAMBLER ATHENS



UNIVERSITY OF
GEORGIA

558 W. BROAD STREET, ATHENS, GA 30601

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



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
- ▶ 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

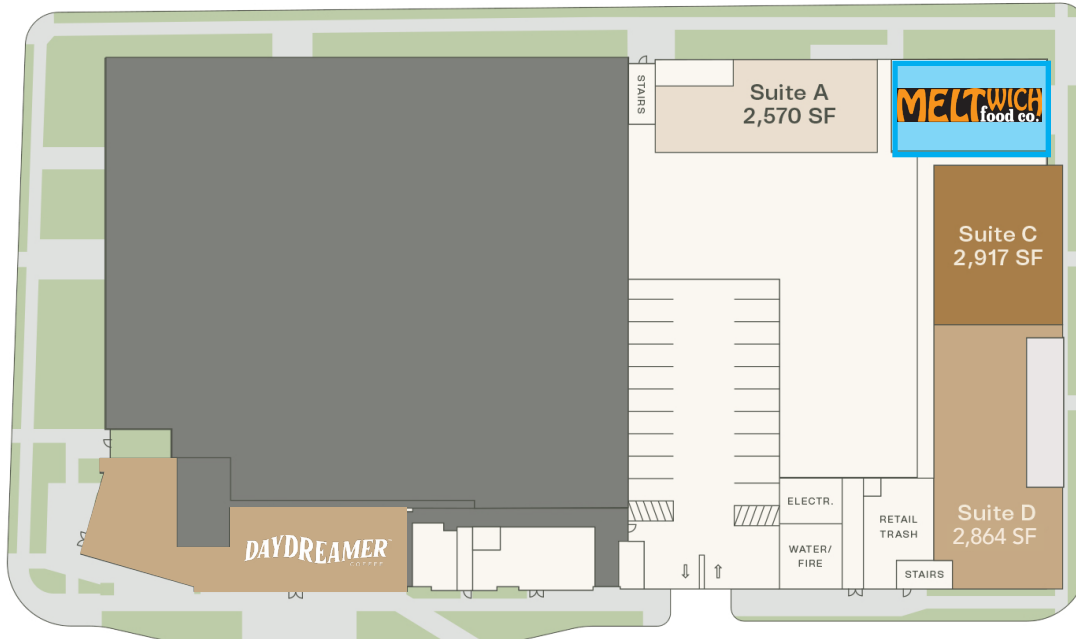
> **24,000 VPD ON BROAD ST**

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



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



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.



MATTHEW STEIN
mstein@hellomsc.com
215.883.7407

MICHAEL CHUCKER
mchucker@hellomsc.com
215.883.7383

