

RAMBLER ATHENS

558 W. BROAD STREET, ATHENS, GA 30601

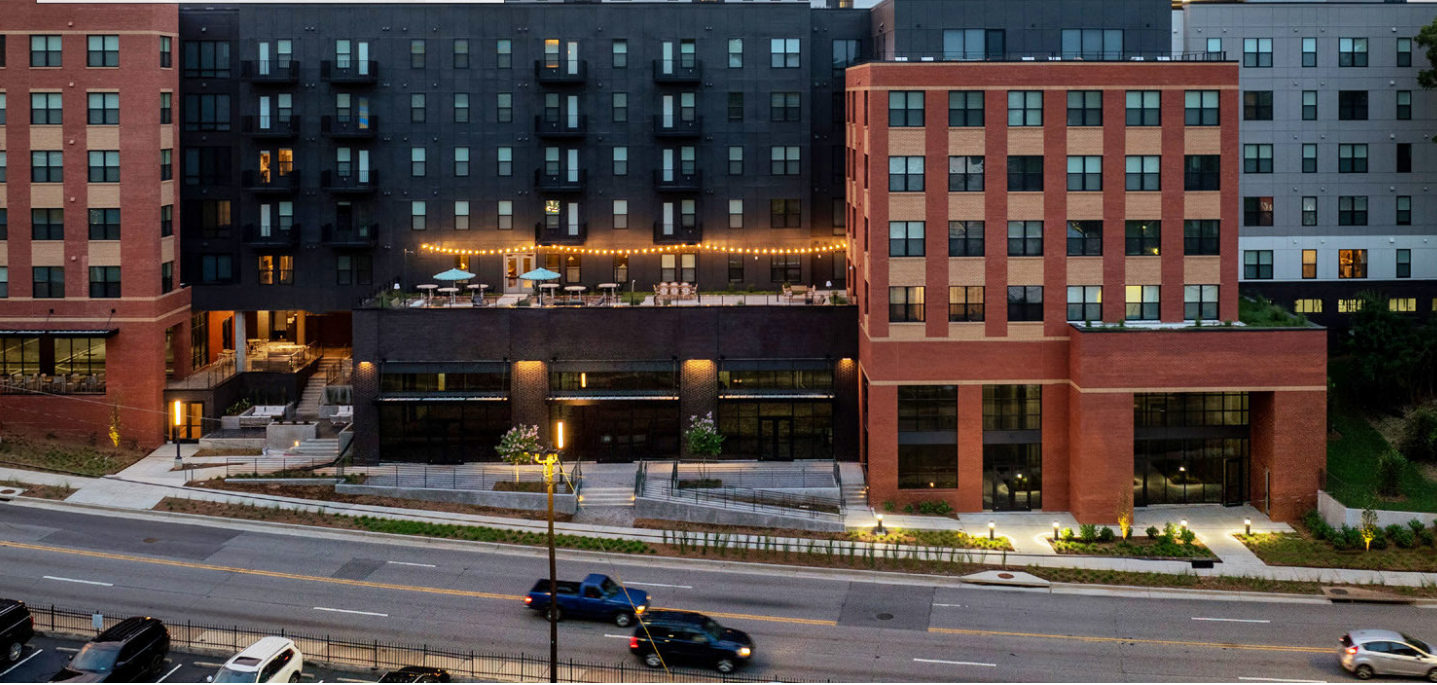


UNIVERSITY OF
GEORGIA

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



RAMBLER ATHENS



JOIN THESE AREA TENANTS



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

1 mi **19,335**

3 mi **69,843**

5 mi **118,896**

EST. AVG HH INCOME

1 mi **\$63,334**

3 mi **\$72,474**

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

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

SITE PLAN

REESE STREET

N FINLEY STREET

N NEWTON 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	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 pipe stubbed into premises
- Concrete floor
- Mens & Womens restrooms
- HVAC

AT LEASE

LEASED



AERIAL



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MSC



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