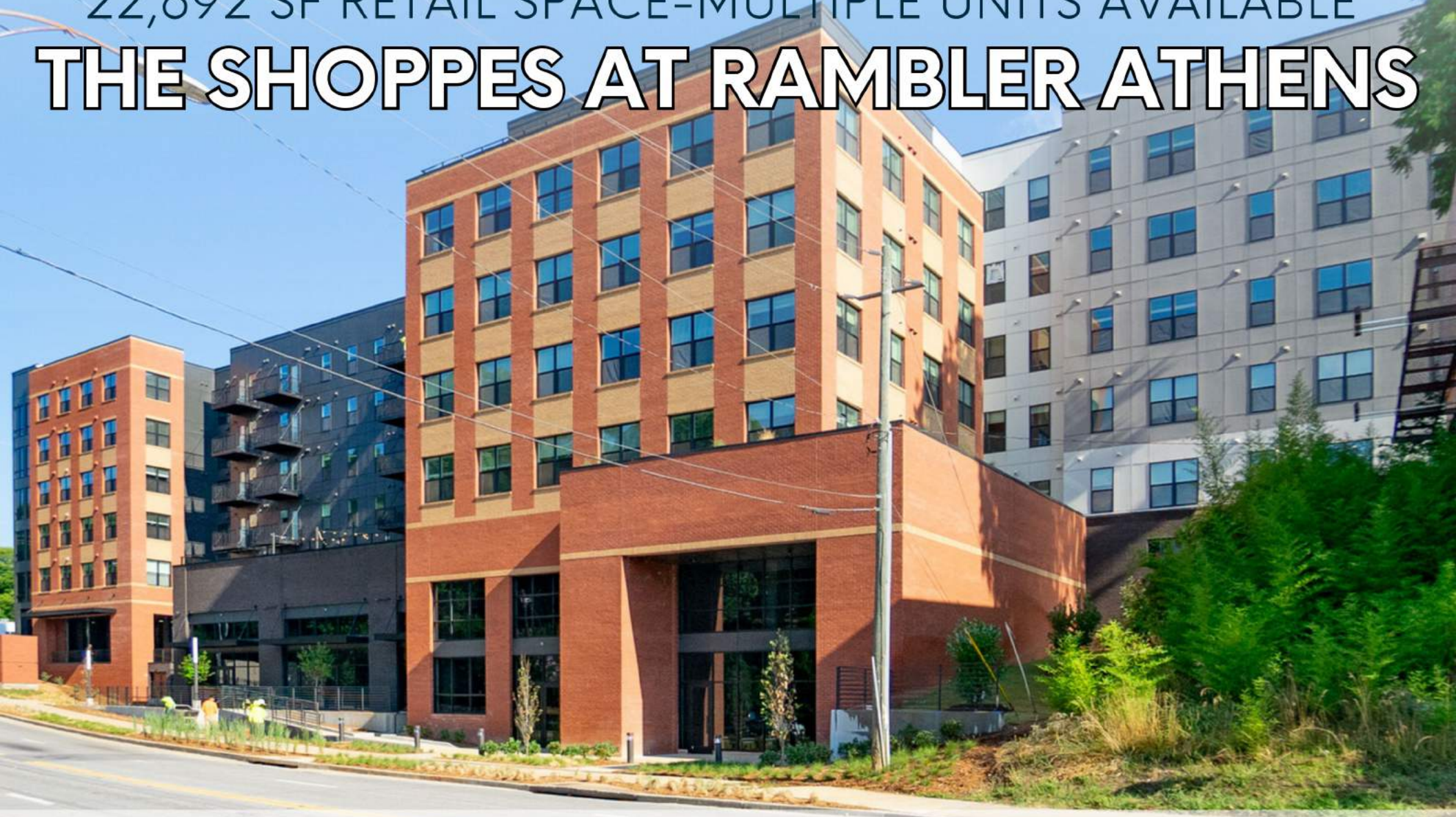


558 W. BROAD ST. ATHENS, GA 30601

22,692 SF RETAIL SPACE-MULTIPLE UNITS AVAILABLE

THE SHOPPES AT RAMBLER ATHENS



Chris Blackmon, CCIM, RICS
Kyle Nelson, Associate Broker
www.AtlasREA.com
706-534-0385 Office
info@AtlasREA.com

CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Atlas Real Estate Advisors it should not be made available to any other person or entity without the written consent of Atlas Real Estate Advisors. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return to Atlas Real Estate Advisors.

This offering memorandum has been prepared to provide a summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Atlas Real Estate Advisors has not made any investigation and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business or Intentions to continue its occupancy of the subject property or tenants' plans.

The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Atlas Real Estate Advisors has not verified, and will not verify, any of the information contained herein, nor has Atlas Real Estate Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for the costs and expenses of investigating the subject property.



EXECUTIVE SUMMARY

Prime Retail & Restaurant spaces at the NEW Rambler Athens student oriented apartment complex!

The Rambler is Athens' newest mixed-use development currently under construction in the heart of downtown Athens. Upon completion, it will consist of 342 furnished residential units and over 22,000 SF of commercial space in a location that connects the downtown district with UGA campus on one end and Greek life on the other.

Geared toward students and young professionals, the development will feature high-end finishes, a full-service coffee shop, a pool and wellness center, and a variety of amenities such as tailgate areas, gameday lounges, firepits, fitness studios, and co-working spaces all with a boutique hotel vibe.

Totalling nearly 600,000 square feet, the mixed-use property will focus on fostering community interaction through the activation of the 22,000 SF ground-floor retail shops that face W. Broad, Reese and N. Newton St. These retail spaces range from 1,575 SF to 5,600 SF and offer both retail and retail/restaurant options. Retail parking is allocated in Tier 1 of the parking garage

Spaces will be delivered per specifications outlined in landlord work letter. Tenant improvement allowance from landlord work letter conditions.



\$28-\$32/PSF/YR/NNN



\$6.50/PSF/YR TICAM
*ESTIMATE



TI Allowance Available



6 Retail Spaces



2 Restaurant



4 Restaurant/Retail



Delivery Fall 2024



RENDERINGS



GALLERY



ELEVATIONS



W. BROAD ST.

ELEVATIONS



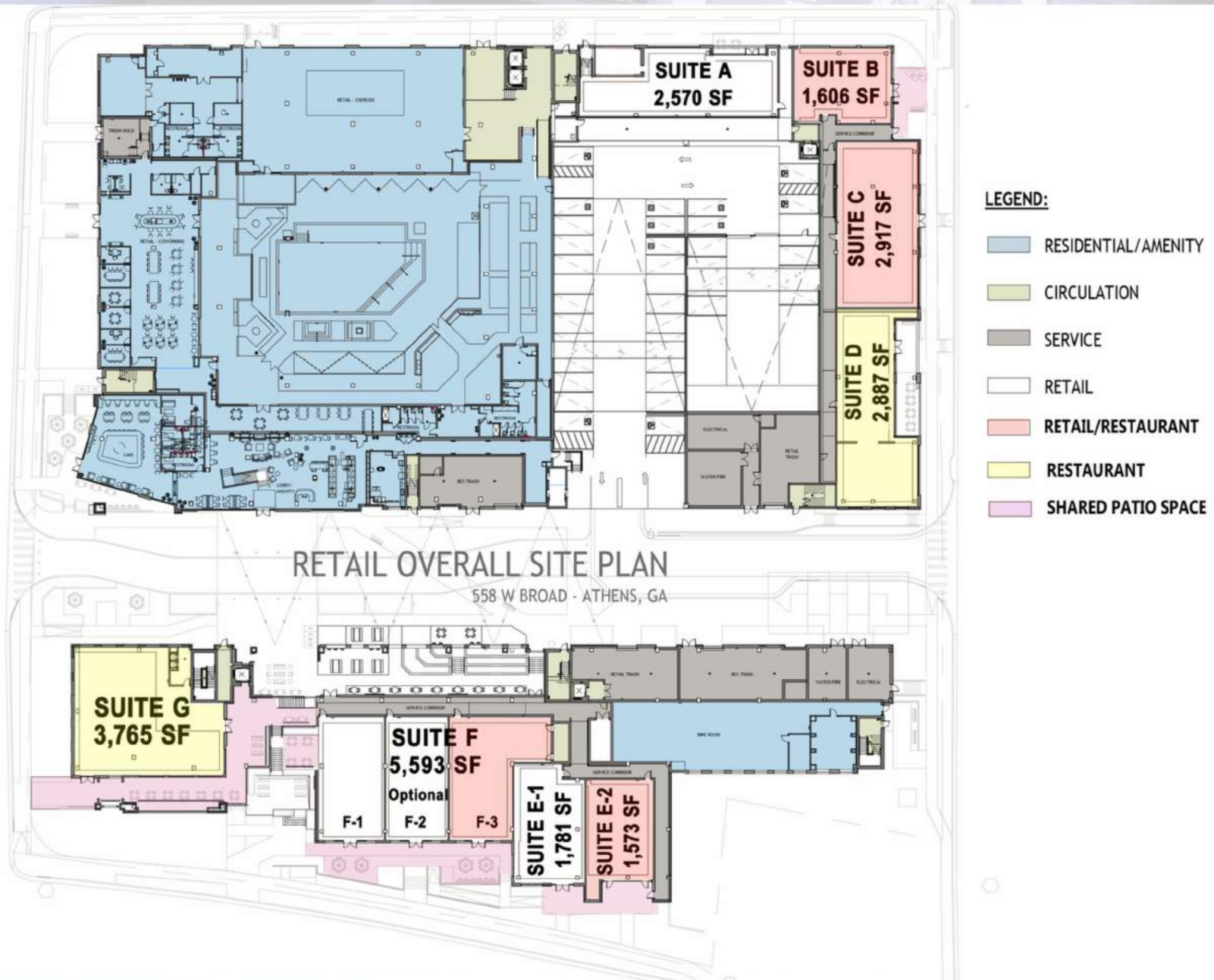
ELEVATIONS



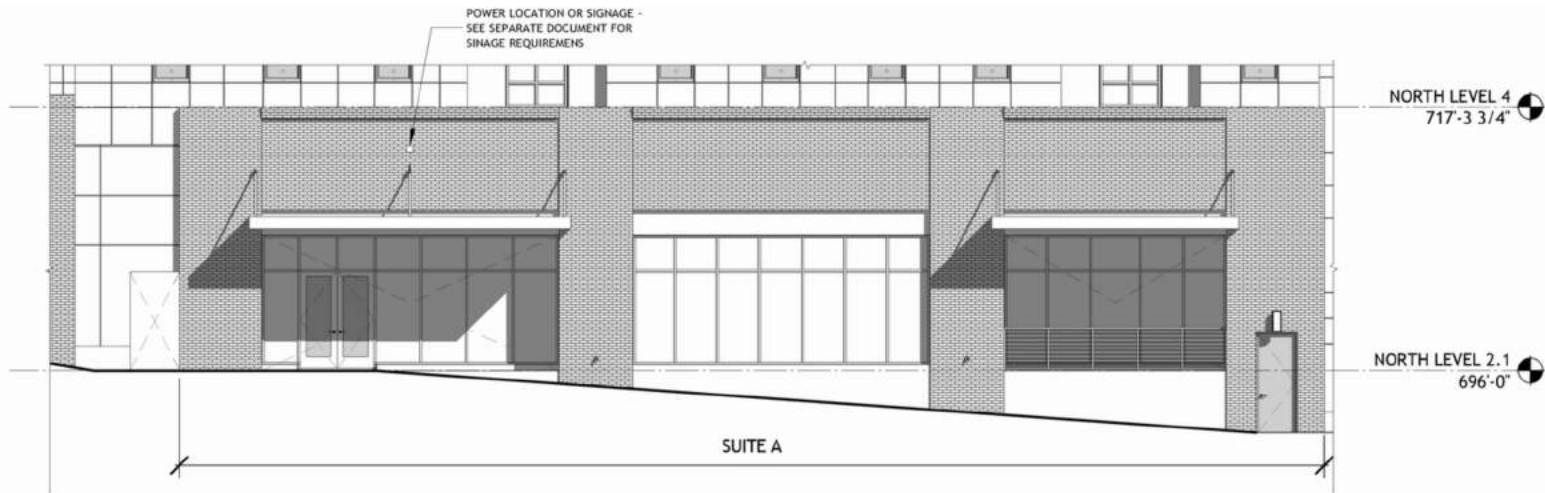
REESE ST.



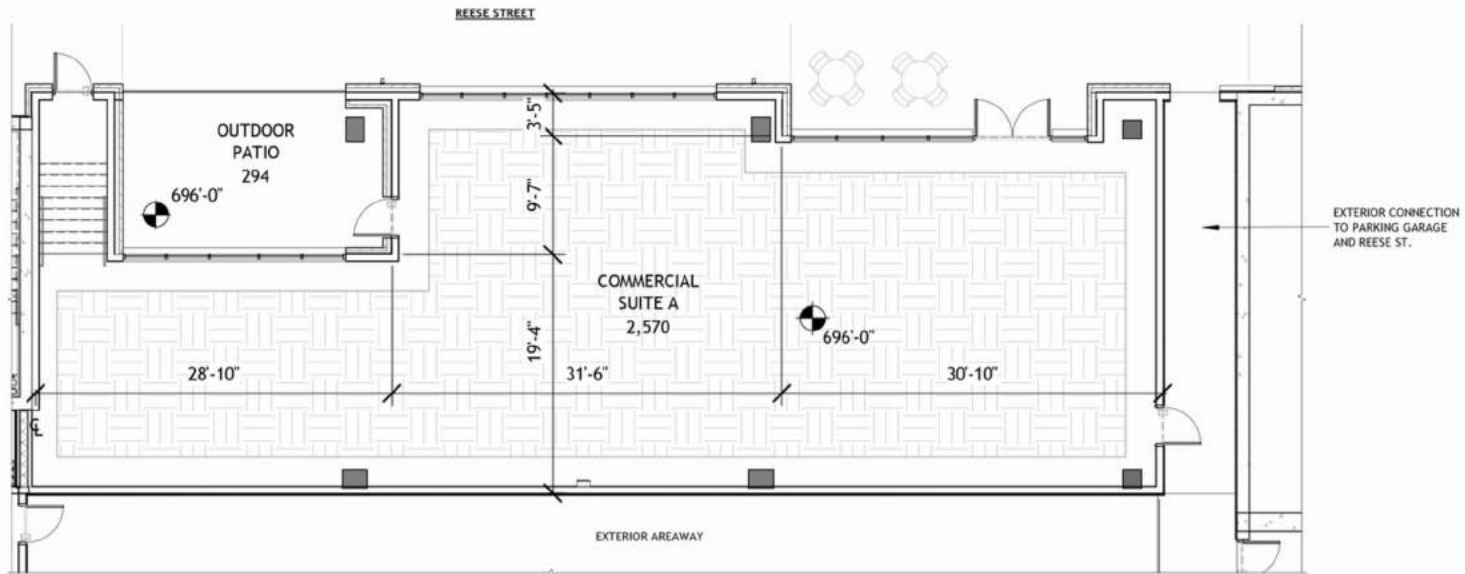
SITE PLAN



SUITE A

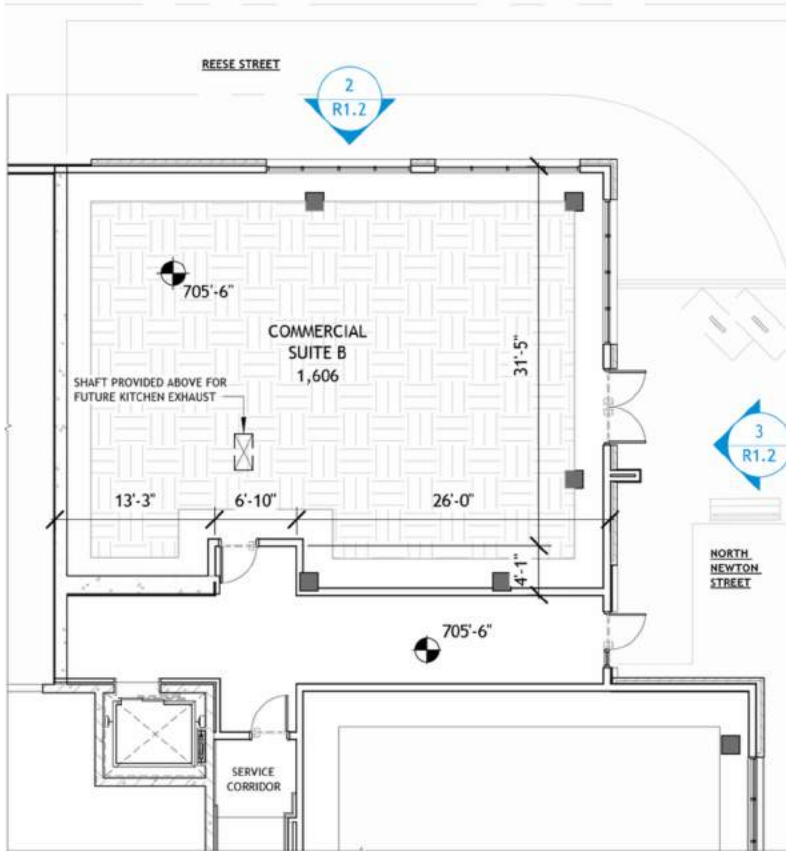


2 LOD RETAIL SUITE A - ELEVATION
R1.1 3/32" = 1'-0"

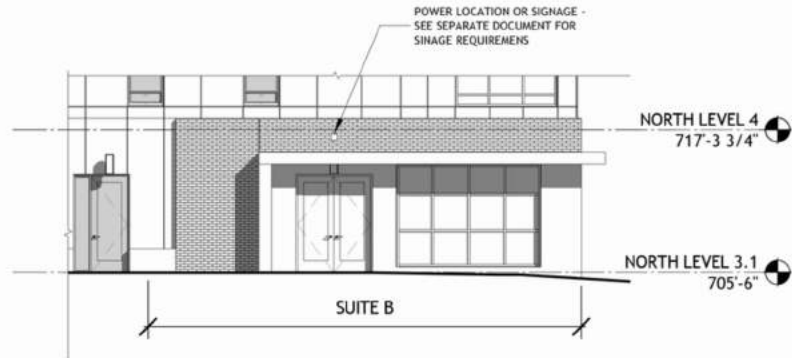


1 RETAIL SUITE A
R1.1 3/32" = 1'-0"

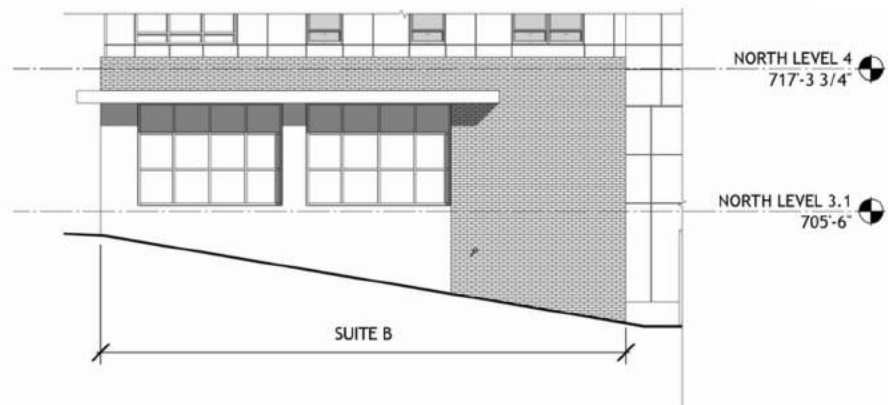
SUITE B



1 RETAIL SUITE B
R1.2 3/32" = 1'-0"

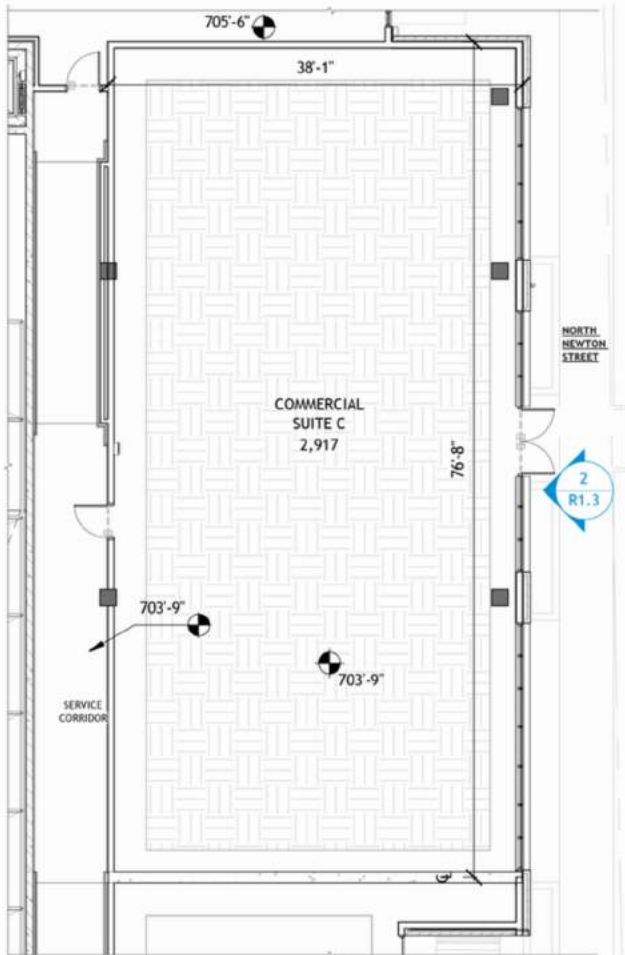


3 LOD RETAIL SUITE B - ELEVATION 2
R1.2 3/32" = 1'-0"

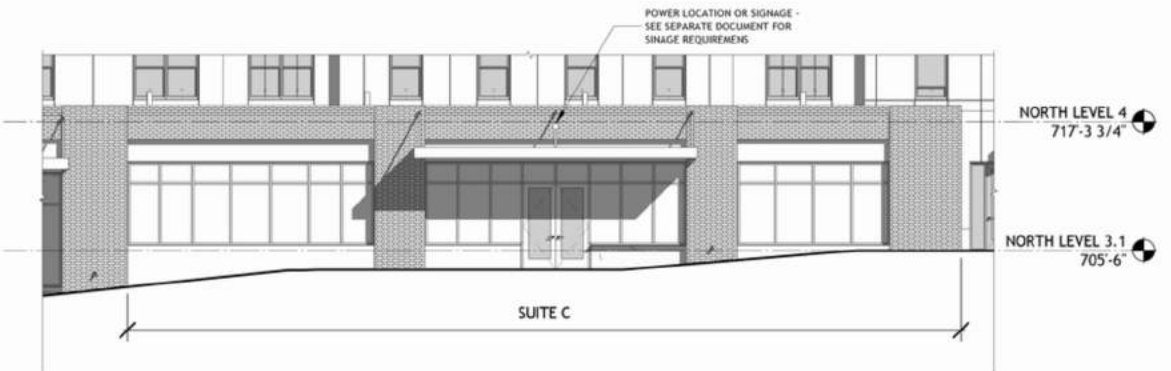


2 LOD RETAIL SUITE B - ELEVATION 1
R1.2 3/32" = 1'-0"

SUITE C



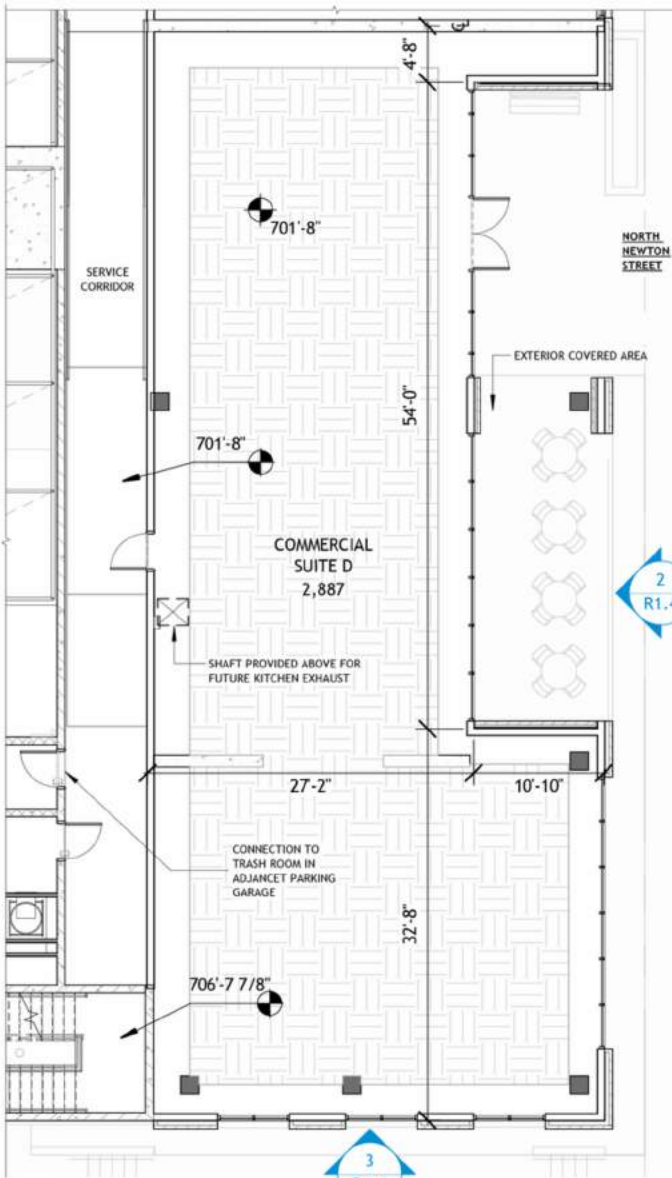
1 RETAIL SUITE C
R1.3 3/32" = 1'-0"



2 LOD RETAIL SUITE C - ELEVATION
R1.3 3/32" = 1'-0"

R1.3

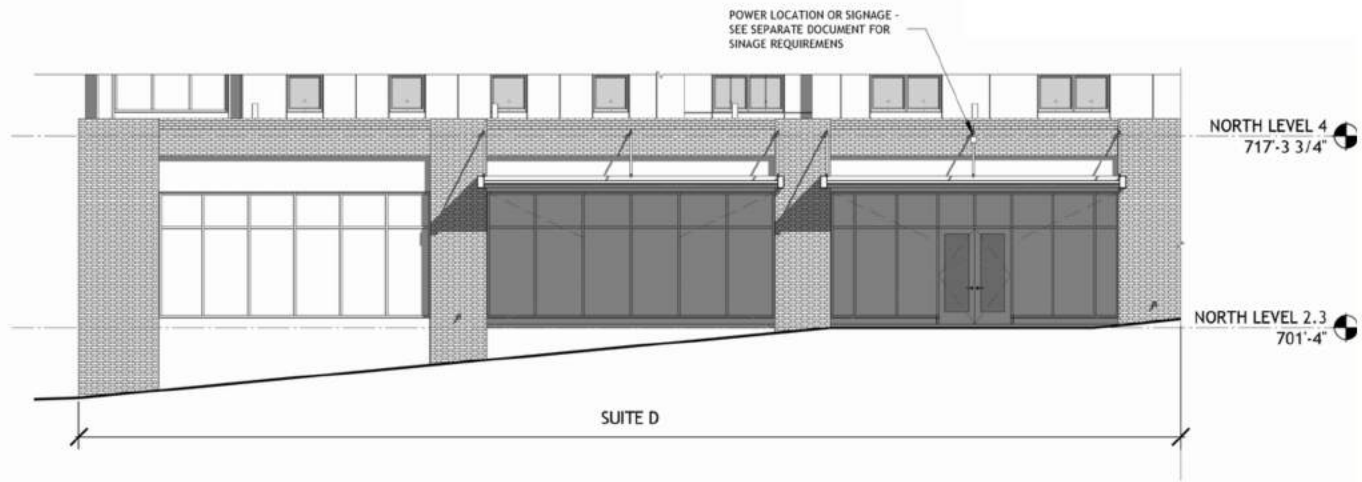
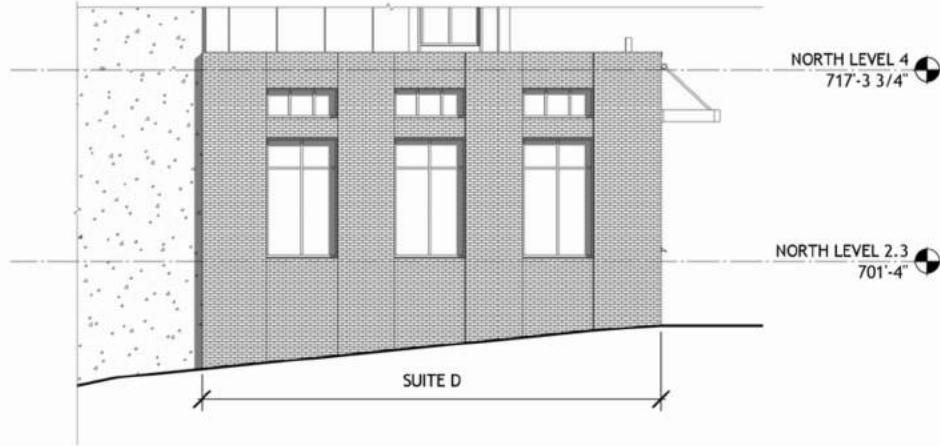
SUITE D



1 RETAIL SUITE D
R1.4 3/32" = 1'-0"

2
R1.4

3 LOD RETAIL SUITE D - ELEVATION 2
R1.4 3/32" = 1'-0"

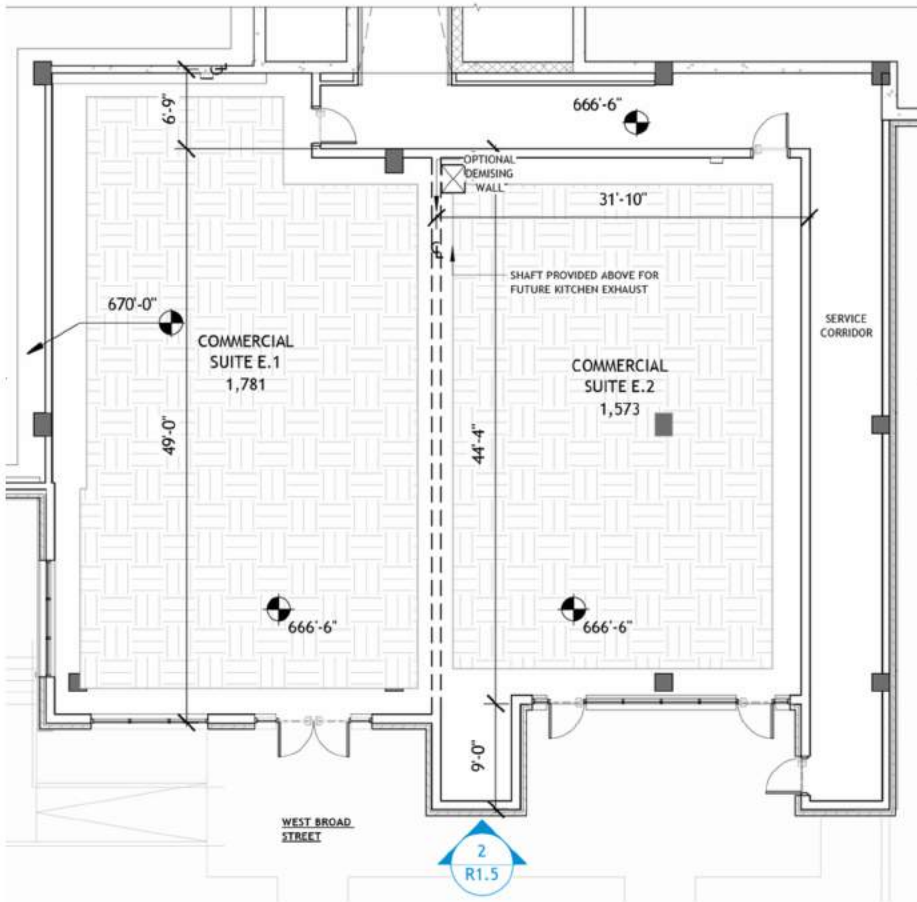


2 LOD RETAIL SUITE D - ELEVATION 1
R1.4 3/32" = 1'-0"

3
R1.4

R1.4

SUITE E (E-1, E-2)



1 RETAIL SUITE E.1 - E.2
R1.5 3/32" = 1'-0"

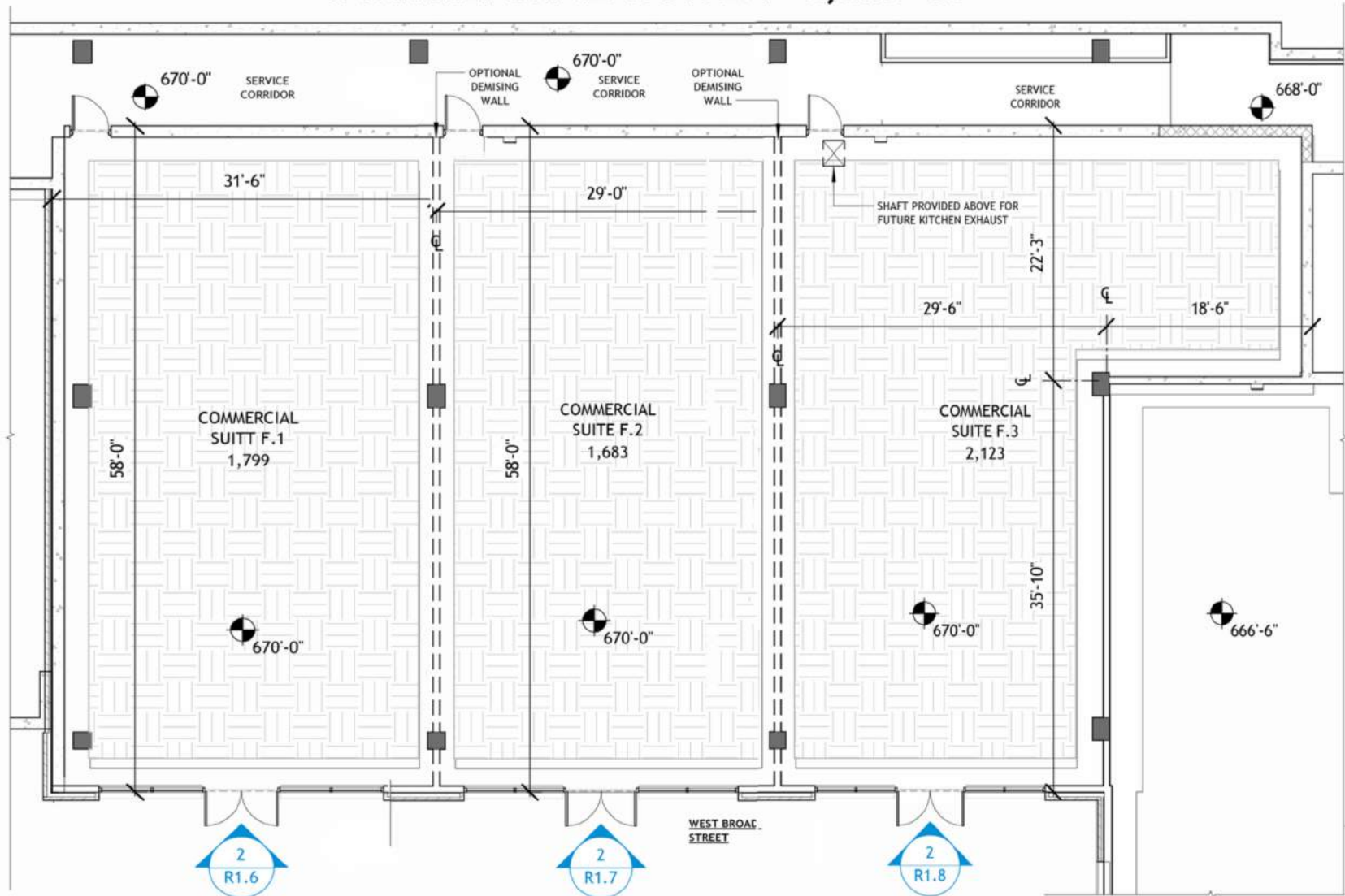


2 LOD RETAIL SUITE E.1 - E.2 - ELEVATION
R1.5 3/32" = 1'-0"

R1.5

SUITE F FULL (F-1, F-2, F-3)

COMMERCIAL SUITE F 5,593 SF



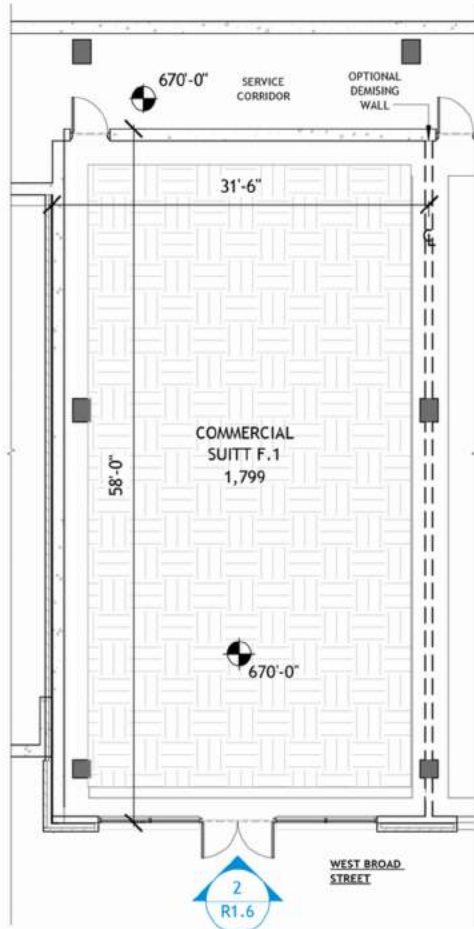
1 RETAIL SUITE F.1
R1.6 3/32" = 1'-0"

1 RETAIL SUITE F.2
R1.7 3/32" = 1'-0"

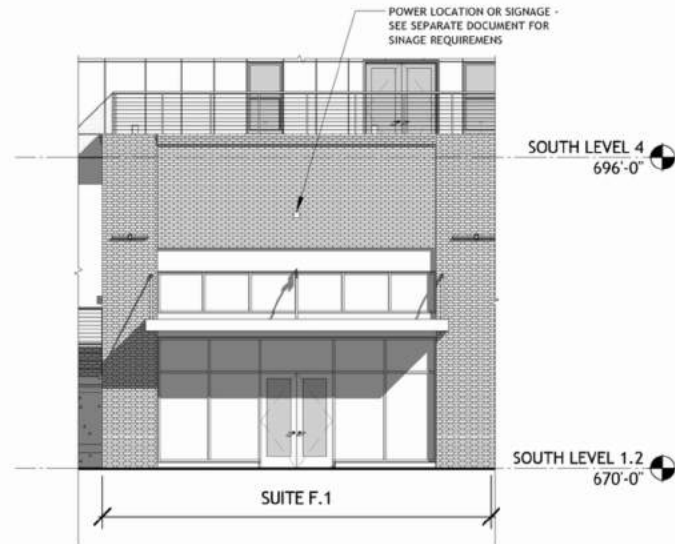
1 RETAIL SUITE F.3
R1.8 3/32" = 1'-0"



SUITE F-1

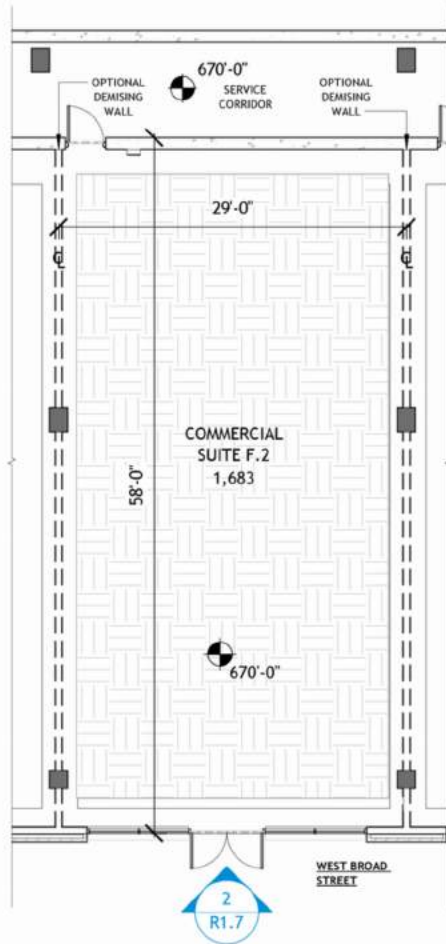


1 RETAIL SUITE F.1
R1.6 3/32" = 1'-0"

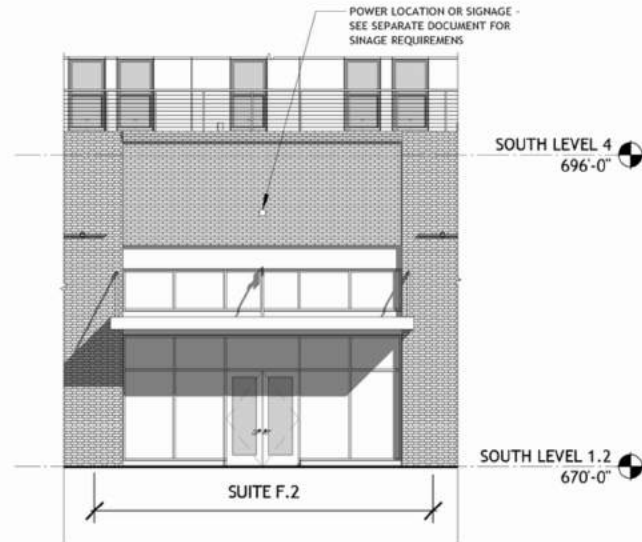


2 LOD RETAIL SUITE F.1 ELEVATION
R1.6 3/32" = 1'-0"

SUITE F-2

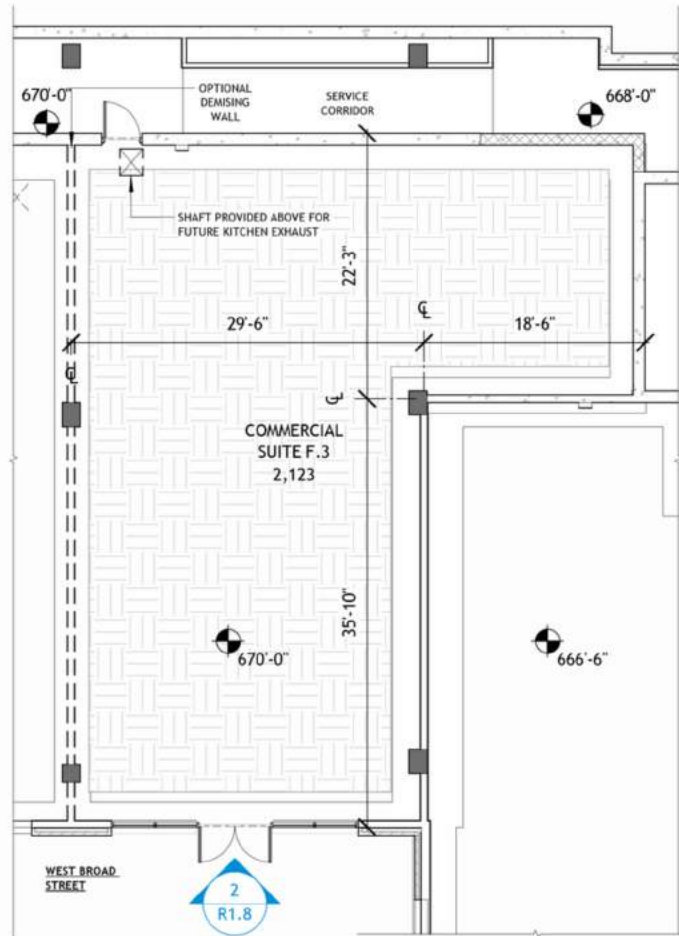


1 RETAIL SUITE F.2
R1.7 3/32" = 1'-0"

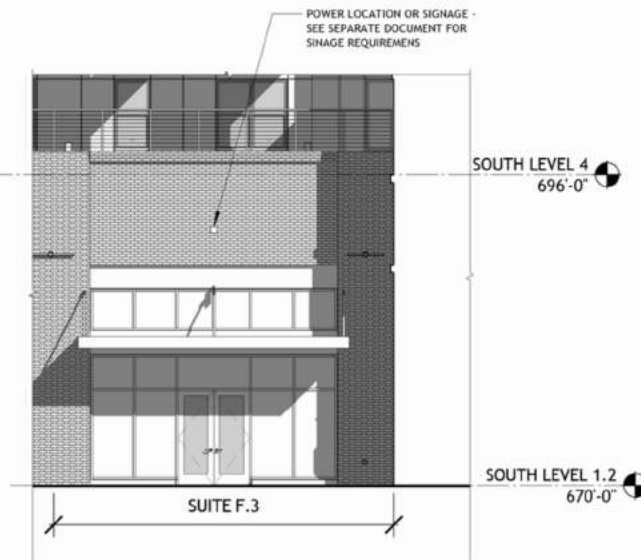


2 LOD RETAIL SUITE F.2 ELEVATION
R1.7 3/32" = 1'-0"

SUITE F-3

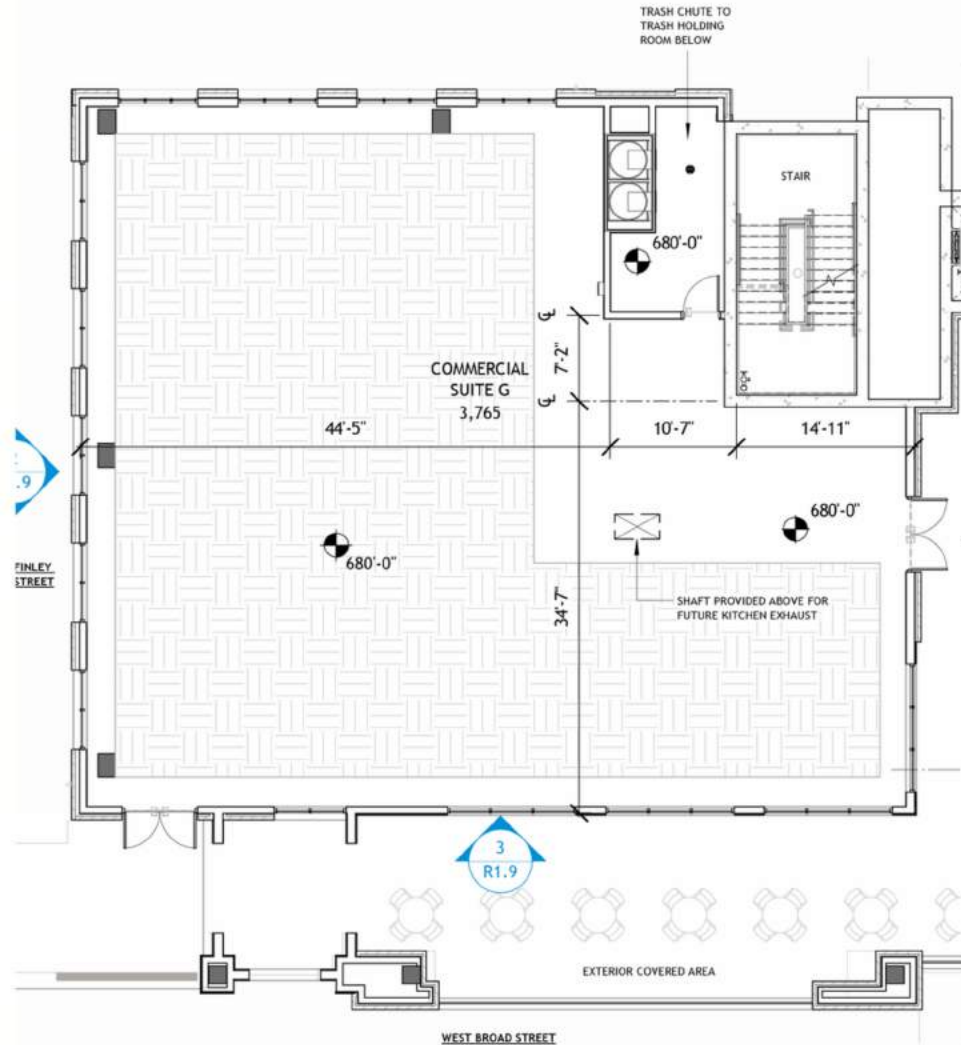


1 RETAIL SUITE F.3
R1.8 3/32" = 1'-0"



2 LOD RETAIL SUITE F.3 ELEVATION
R1.8 3/32" = 1'-0"

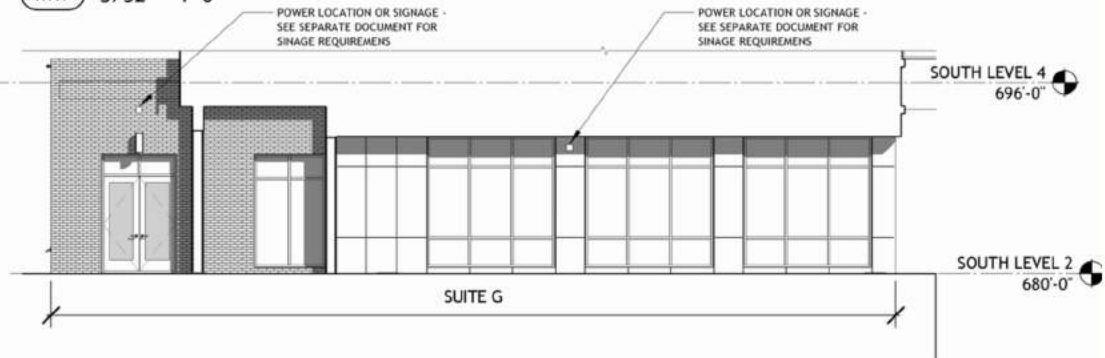
SUITE G



1 RETAIL SUITE G
R1.9 3/32" = 1'-0"



2 LOD RETAIL SUITE G - ELEVATION 2
R1.9 3/32" = 1'-0"



3 LOD RETAIL SUITE G - ELEVATION 1
R1.9 3/32" = 1'-0"

R1.9

PROPERTY FAQs

RETAIL/RESTAURANT SPACES

UNIT	SIZE	FRONTAGE	GREASE TRAP	VENT
B	1,606 SF	REESE ST./NEWTON ST.	Shared 4,500 gallon	Vent Shaft only
C	2,917 SF	NEWTON ST.	Shared 4,500 gallon	Vent Shaft only
E-2	1,573 SF	W. BROAD	No-will need above ground	Vent Shaft only
F-3	2,111 SF	W. BROAD	No-will need above ground	Vent Shaft Only

RESTAURANT SPACES

UNIT	SIZE	FRONTAGE	GREASE TRAP	VENT
D	2,887 SF	NEWTON ST.	Shared 4,500 gallon	Kitchen exhaust duct
G	3,765 SF	W. BROAD	TBD	Kitchen exhaust duct

RETAIL ONLY SPACES

UNIT	SIZE	FRONTAGE
A	2,570 SF	REESE ST.
E	3,354 SF	W. BROAD
E-1	1,799 SF	W. BROAD
F	5,593 SF	W. BROAD
F-1	1,799 SF	W. BROAD
F-2	1,685 SF	W. BROAD

ALL SPACES

- Delivery Fall 2024
- Delivered with:
 - Primed drywall (Restaurants starting at 8' above floor)
 - 1 1/2" 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 restroom
 - HVAC

LOCATION,

GEORGIA

SOUTH CAROLINA



Athens

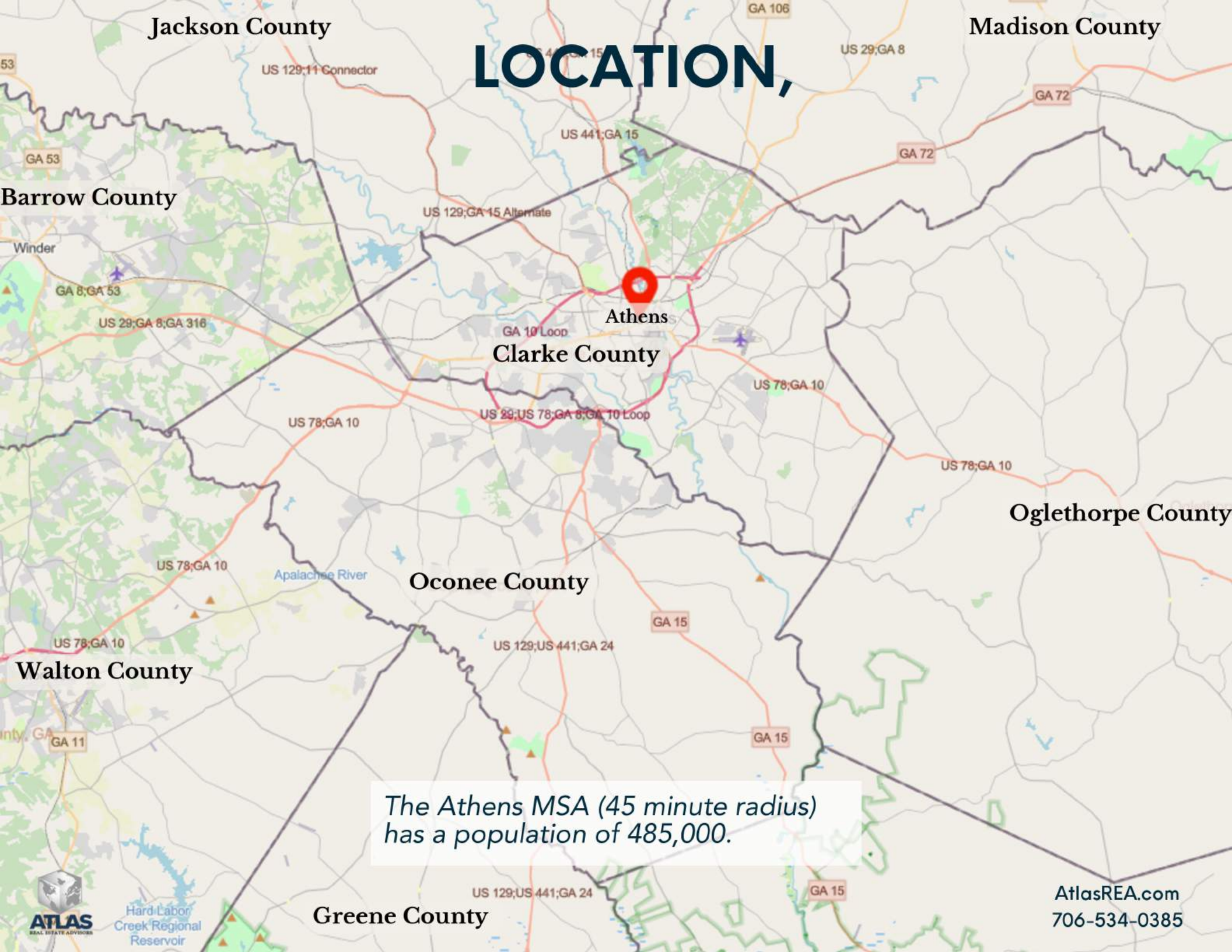
Augusta

Athens, GA is centrally located between Atlanta and Augusta and can be reached by taking any number of local routes and highways, as well as via I-20 or I-85.



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706-534-0385

LOCATION,



Jackson County

Madison County

Barrow County

Clarke County

Oglethorpe County

Oconee County

Walton County

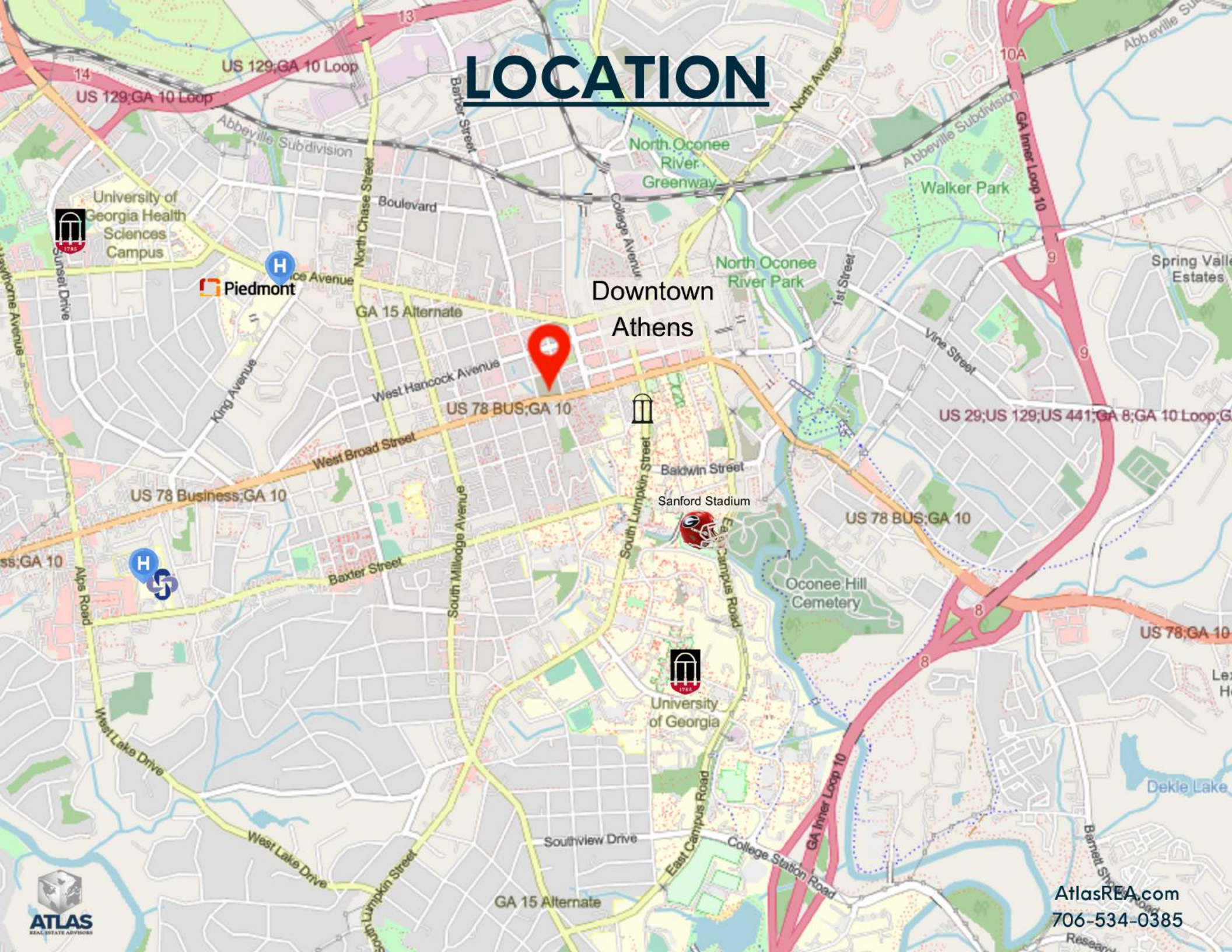
*The Athens MSA (45 minute radius)
has a population of 485,000.*

Greene County



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706-534-0385

LOCATION



Downtown
Athens



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706-534-0385



Downtown Athens



Main Campus



0.9 miles

Sanford Stadium



0.4 miles

NEWTON ST.

FINLEY ST.



24,300
AADT

MILLEDGE AVENUE

W. BROAD ST.



0.5 miles



AREA HIGHLIGHTS



117,936

Total Population



27.3

Average Age



141,763

Daytime Population



275,000+

Gameday Population



4,502

Nearby Businesses

Within a 5 mile radius

Athens, Georgia has been named one of the "South's Best College Towns" by Southern Living Magazine, March 2022, and one of the "25 Best College Towns and Cities," [Travel + Leisure](#), September 9, 2022. It is a vibrant college town filled with creative energy where you will find plenty to do and see. With gardens, museums, breweries, restaurants, and the live music that has made the town famous, there is something for everyone.

Over 200 bars, restaurants, and businesses line the streets downtown, taking advantage of the proximity to the university and the volume of tourists that visit the area on a near-constant basis. National brands like Chick Fil A, Mellow Mushroom, Target, Starbucks, and Urban Outfitters, all have a presence in downtown Athens along with local favorites like Condor Chocolates, Osteria Athena, Porterhouse Grill, and dozens more.

The University of Georgia's main campus is centrally located in downtown Athens, but its presence extends far beyond that. There are additional facilities and countless students living in the surrounding counties, many of whom travel to Athens to eat, drink, and shop on a regular basis. But it isn't just the 40,000 students that call Athens home that make an impact on local businesses. Move-in weekend, orientation, graduations and of course game days bring thousands of visitors to the Classic City, and those visitors spent close to \$340 million in 2021 (GA Dept of Economic Development).

The majority of residents in this area fall within two main consumer profiles: [Dorms to Diplomas](#) and [College Towns](#) (Esri location data). Meaning:

- They have Part-time jobs help to supplement their lifestyles.
- Are impulse buyers who experiment with different brands.
- Are heavily influenced by celebrity endorsements and trends.
- Dress to impress with the latest fashions of the season.
- Try to eat healthy, but often settle for fast food.
- Are always connected.



UGA IN ATHENS



UGA is one of the states largest employers, with over 20,000 employees



UGA has a total enrollment of over 40,000 students annually



The university generates an economic impact of \$291 Million annually



UGA students come from over 55 different countries



Students contribute \$538 million to the local community per year



Sanford Stadium is the 9th largest stadium in the US packing in 90k fans on game day.

Between gamedays and move-in, conferences, and commencement, visitors to Athens spend \$350 million in Athens each year (direct spending, domestic visitors only.)



LifeMode Group: Scholars and Patriots

Dorms to Diplomas

14C

Households: 630,300

Average Household Size: 2.22

Median Age: 21.6

Median Household Income: \$16,800

WHO ARE WE?

On their own for the first time, *Dorms to Diplomas* residents are just learning about finance and cooking. Frozen dinners and fast food are common options. Shopping trips are sporadic, and preferences for products are still being established. Many carry a balance on their credit card so they can buy what they want now. Although school and part-time work take up many hours of the day, the remainder is usually filled with socializing and having fun with friends. They are looking to learn life lessons inside and outside of the classroom. This is the first online generation, having had lifelong use of computers, the internet, and cell phones.

OUR NEIGHBORHOOD

- Mix of dorms, on-campus and off-campus housing cater to young renters.
- Off-campus householders are commonly students living alone or with roommates; average household size is 2.22.
- More than 80% of the housing is apartments; many older homes in town have been converted into multifamily living units.
- With limited parking on campus, many walk, bike, or carpool to class.
- Less than one in ten homes are owner occupied.

SOCIOECONOMIC TRAITS

- This is the youngest market with half of the population aged 20–24.
- Impulse buyers who experiment with different brands.
- Often purchase trendy clothes on a budget.
- Vehicles are just a means of transportation—economy and environmental impact are factors in purchases; used, imported subcompact cars are a popular choice.
- Socializing, having fun, and learning new things are valued.
- Always connected; their cell phone is never out of reach.



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MRI-Simmons.



LifeMode Group: Scholars and Patriots

College Towns

Households: 1,176,200

Average Household Size: 2.14

Median Age: 24.5

Median Household Income: \$32,200

WHO ARE WE?

About half the residents of *College Towns* are enrolled in college, while the rest work for a college or the services that support it. Students have busy schedules, but make time between studying and part-time jobs for socializing and sports. Students that are new to managing their own finances tend to make impulse buys and splurge on the latest fashions. This digitally engaged group uses computers and cell phones for all aspects of life including shopping, schoolwork, news, social media, and entertainment. *College Towns* residents are all about new experiences, and they seek out variety and adventure in their lives.

OUR NEIGHBORHOOD

- These are nonfamily households with many students living alone or with roommates for the first time.
- This segment is a mix of densely developed student housing and dorms with local residences.
- Off-campus, low-rent apartments comprise half of the housing stock.
- Over three-quarters of the households are renter occupied, with one in ten remaining vacant.
- One-third of homes are single family; mostly occupied by local residents who own their homes.
- This market is bike and pedestrian friendly.

SOCIOECONOMIC TRAITS

- Limited incomes result in thrifty purchases.
- Dress to impress with the latest fashions of the season.
- Strong preference for environmentally friendly products and vehicles that get good gas mileage.
- Heavily influenced by celebrity endorsements and trends in magazines.
- Most feel anything that can be done online is easier than in person.



What's in My Community?

Places that make your life richer and community better

558 W Broad St, Athens, Georgia, 30601
5 miles



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 15-minute City concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

Points of interest are sourced from [Foursquare](#) and updated quarterly. Each category shows a max of 1250 locations.



ABOUT ATLAS

Atlas Real Estate Advisors is one of the most successful independent commercial real estate firms in the Athens area. From traditional brokerage services and fee-based consulting to facility and property management, we provide a wide range of services that can be tailored to the individual client's needs.

Our team shares over 75 years of expertise in every product class and has worked with private, public, and institutional customers locally, nationally, and abroad. Atlas members possess numerous credentials above and beyond those required, and Atlas is presently licensed in 11 states and counting, allowing us to better serve our clients no matter where they are. Together, we have a single goal: to improve the value of your assets above and beyond what was previously thought possible.

SALES

We use in-depth industry expertise and a large network to optimize your visibility and produce the most value possible. We have represented individual property owners and publicly traded companies locally and across the US.

LEASING

Atlas works closely with each client to reduce costs, minimize risks and exposure, and stabilize the portfolio. We ask the tough questions to determine the overall health of the portfolio and look for opportunities to enhance the value.

MANAGEMENT

Atlas can create a management plan designed to maximize the value of your investment and tailored to your specific needs, whether you own a single storefront, a whole retail mall, or a commercial office park.

CONSULTING

A single commercial transaction can have many dependencies and contingencies. It is advantageous to have an advisor who can provide strategies and solutions working alongside you.

