



FOR LEASE

1155 MITCHELL BRIDGE RD. BLDG A ATHENS, GA 30606
7,376 SF RESTAURANT SPACE
\$14.50/PSF/YR/NNN



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EXECUTIVE SUMMARY

1155 Mitchell Bridge Rd. Bldg A is a 7,376 sf restaurant space just off of Atlanta Hwy in Athens, GA that features two levels of dining space, an expansive bar area, outdoor patios and plenty of parking!

Building A is a 7,376 SF two-level restaurant with an additional 2,500 SF of outdoor seating area, including a 600 SF dining balcony.

The first floor features a large custom bar, built-in wine rack, private office, restrooms, prep area, outdoor patio and 1,394 sf of kitchen space. .

Upstairs offers a large dining area, prep station, restrooms, storage, outdoor balcony space, and private event area.

The restaurant kitchen is equipped with an 18-foot vent hood, a walk-in cooler, two fryers, 2 broilers, 2 ovens, a grill top, gas range and more.

This is a great opportunity for any restaurant, bar, private events, retail or professional concept.



\$14.50/MO/NNN



\$4.06/PSF/YR CAM



7,376 SF



On site parking



Outdoor seating



Equipped kitchen

GALLERY



FLOORPLANS

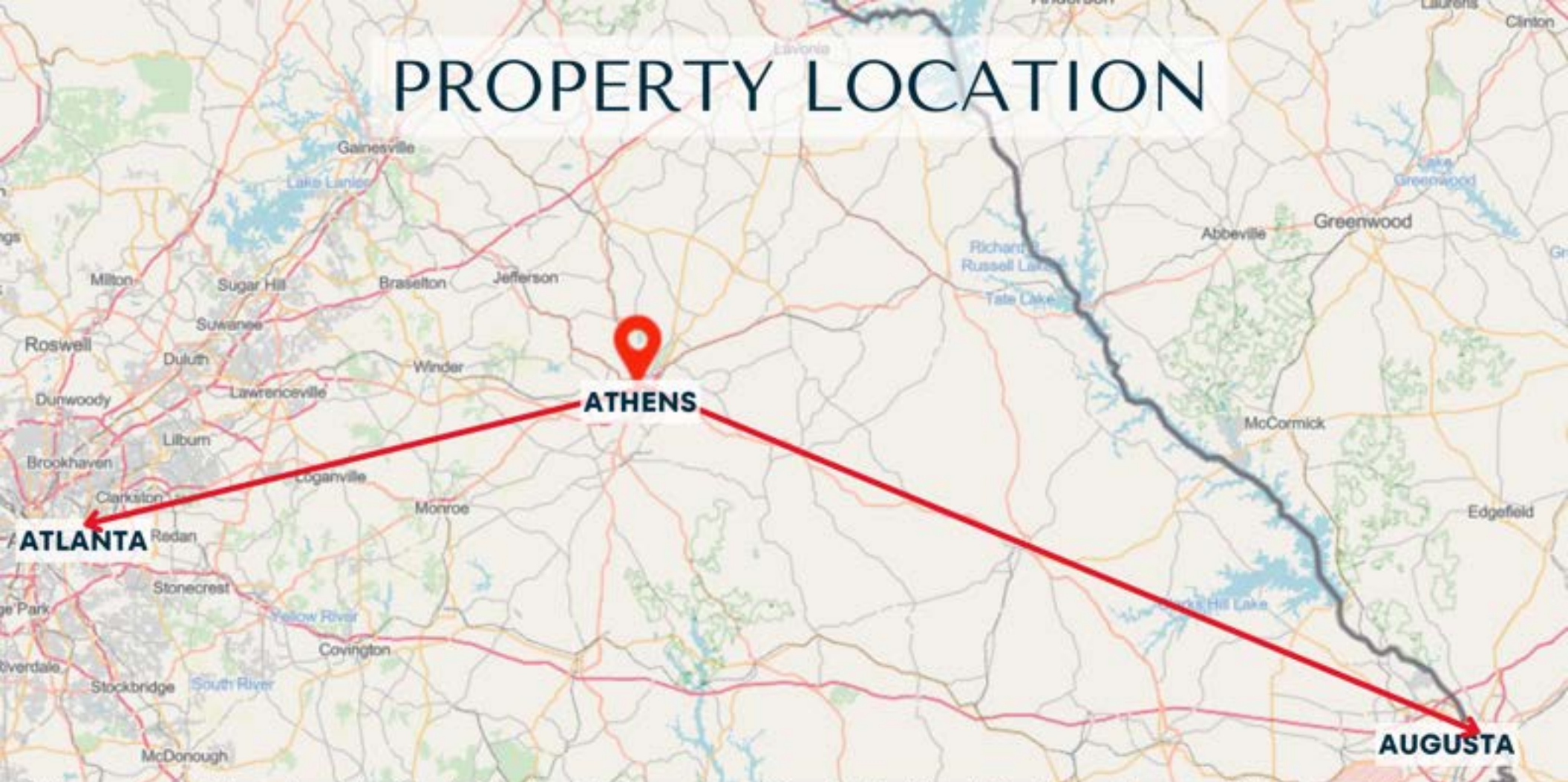


FIRST FLOOR



SECOND FLOOR

PROPERTY LOCATION



Athens, often celebrated as "The Classic City," resides in northeast Georgia. Positioned 70 miles to the east of Atlanta and 115 miles west of Augusta, this locale boasts a history that traces back to the time of the American Revolution. The roots of Athens trace back to its establishment in 1805. Named after Athens, Greece – the revered hub of learning in the classical era and the birthplace of Plato and Aristotle's renowned academies – the town resonates with historical significance. Since its inception, Athens has garnered an array of honors. Notably, it was recognized as one of the "South's Best College Towns" by Southern Living Magazine in March 2022, and also secured a spot on the list of the "25 Best College Towns and Cities" by Travel + Leisure on September 9, 2022. As a spirited college town infused with dynamic creativity, Athens offers an abundance of engaging experiences, from lush gardens, captivating museums, and artisanal breweries to enticing eateries and the renowned live music scene that has etched its fame.

Jackson County

PROPERTY LOCATION

Madison County

Athens-Clarke County is the hub of a four-county CBSA that includes Clarke, Madison, Oglethorpe, and Oconee Counties. It is the economic center of the ten-county northeast Georgia region, providing regional shopping, education, health care, and employment facilities and educational institutions. Between 2019 and 2020 the population of Athens-Clarke County, GA grew from 208,457 to 210,810, a 1.13% increase and its median household income grew from \$47,214 to \$49,503, a 4.85% increase.

Barrow County



Athens-Clarke County

Oglethorpe County

Oconee County

Walton County

Greene County

PROPERTY LOCATION



TRAFFIC COUNTS & NEARBY RETAILERS



AREA DEMOGRAPHICS

1155 Mitchell Bridge Road is located just off of Atlanta Highway in one of the busiest areas in Athens. It is surrounded by over 1,900 businesses and a population of over 25,000 residents within a 3 mile radius.

DEMOGRAPHIC PROFILE



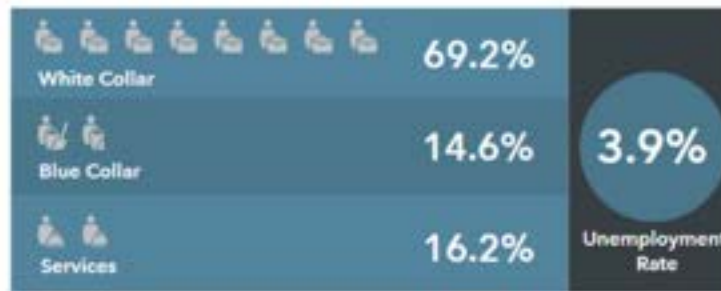
EDUCATION



BUSINESS

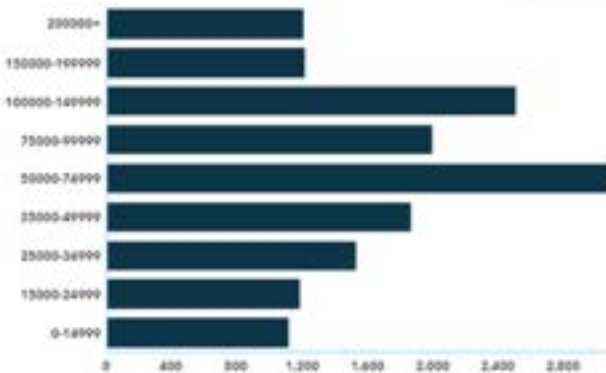


EMPLOYMENT

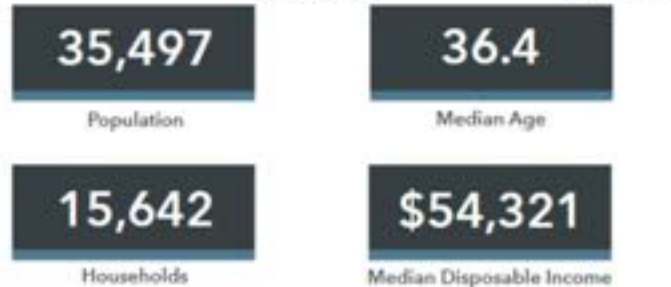


Variable	1 mile	1 mile	3 miles
2000 Total Households	1,547	10,651	26,776
2010 Total Households	2,557	13,146	30,873
2022 Total Households	2,944	15,642	36,932
2027 Total Households	2,987	16,057	38,016

HOUSEHOLD INCOME (\$)



KEY FACTS



This infographic contains data provided by Esri. The vintage of the data is 2023, 2020, 2010 © 2023 Esri

ABOUT ATLAS

Atlas Real Estate Advisors is one of the most successful independent commercial real estate agencies in the Athens area. From standard brokerage services and fee-based consultancy to facility and property management, we provide a wide range of services that may be adapted to the specific needs of each customer.

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 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.



ATLAS