

1155 MITCHELL
BRIDGE ROAD

ATHENS, GA 30606

Arbor
SALON & SPA

12,784 SF Investor/User Opportunity
Value-add Retail | Office | Restaurant | Medical



MERIT
REALTY PARTNERS

The Investment Summary



Investment Summary

Address	1155 Mitchell Bridge Rd
City, State	Athens, GA
County	Clarke County
Uses	Retail Office Medical
No. Of Buildings	Two (2)
Rentable SF	Building A: 5,408 RSF (Salon & Spa) Building B: 7,376 RSF (Restaurant)
Total SF	12,784 RSF
Occupancy	0%
Acreage	1.3 Acres
Zoning	C-G
Year Built	2006

**SURROUNDING RETAIL:
1.4% VACANT**

The Arbor on Mitchell Bridge is a two story 12,278 square foot retail complex comprised of two buildings located at 1155 Mitchell Bridge Road in the West Athens submarket.

Building A is two story retail building consisting of 5,408 rentable square feet and currently occupied by a well-established and successful salon and spa. The owners of the salon have decided to downsize and relocate. Space will be vacant in October 2024.

Building B is two story retail restaurant building consisting of 7,376 rentable square feet. Building B has a full service kitchen on the 1st floor with a bar area, private event room and service galley on the 2nd floor. Building B also provides outdoor seating on the 1st and 2nd floors.

The property also offers a pad-ready, stubbed and approved building pad for an additional 5,000 square foot building. The pad site can also be used as outdoor space such as playground or gathering area.

The Arbor on Mitchell Bridge is located in the Athens-Clarke County and is located near the intersection of Athens Perimeter (GA-10) and Atlanta Highway (78).

Aerial



Aerial Map



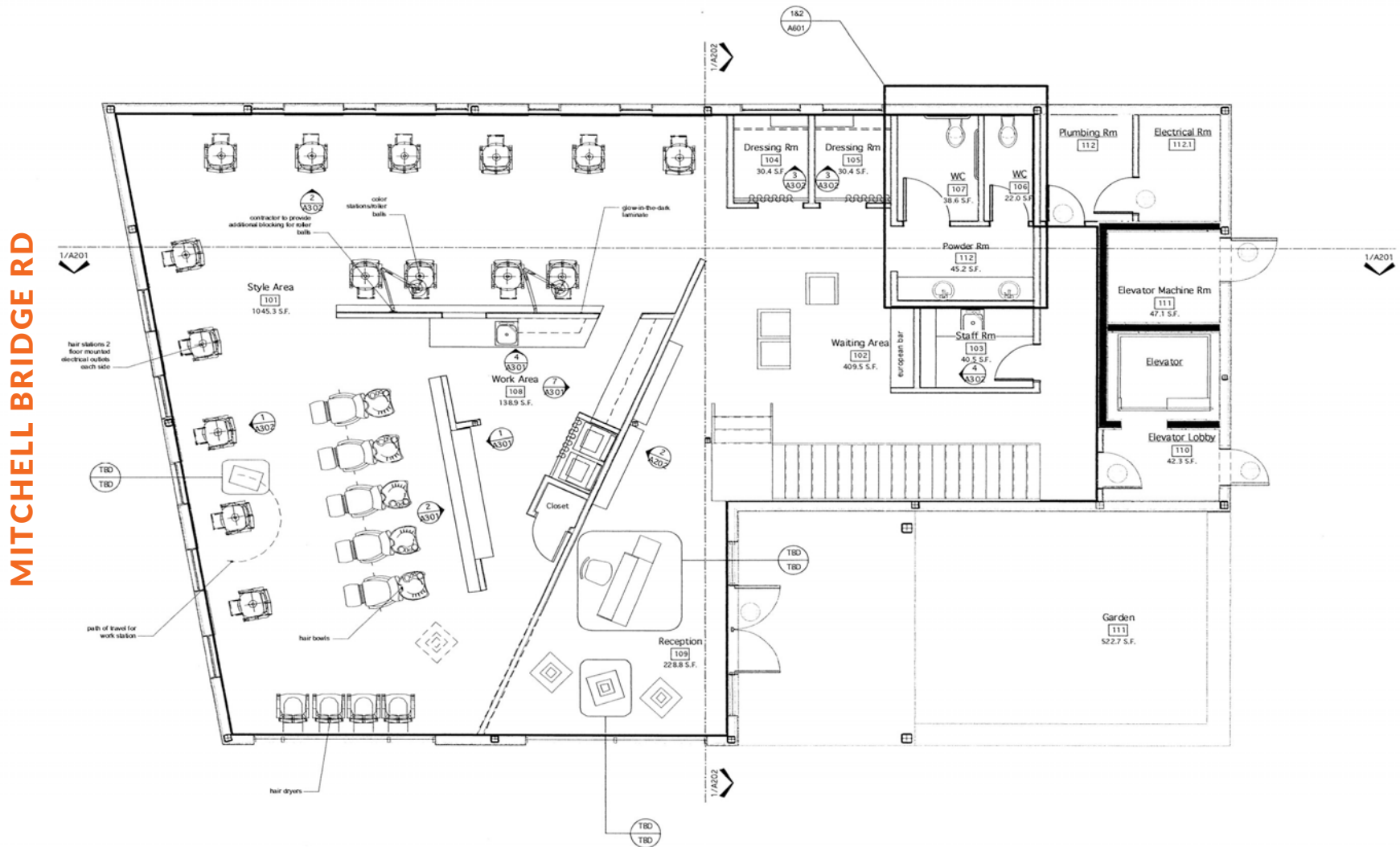
Surrounding Retail

RETAIL STATS:
1.2M SF OF RETAIL
VACANCY RATE = 1.4%



Site Plan

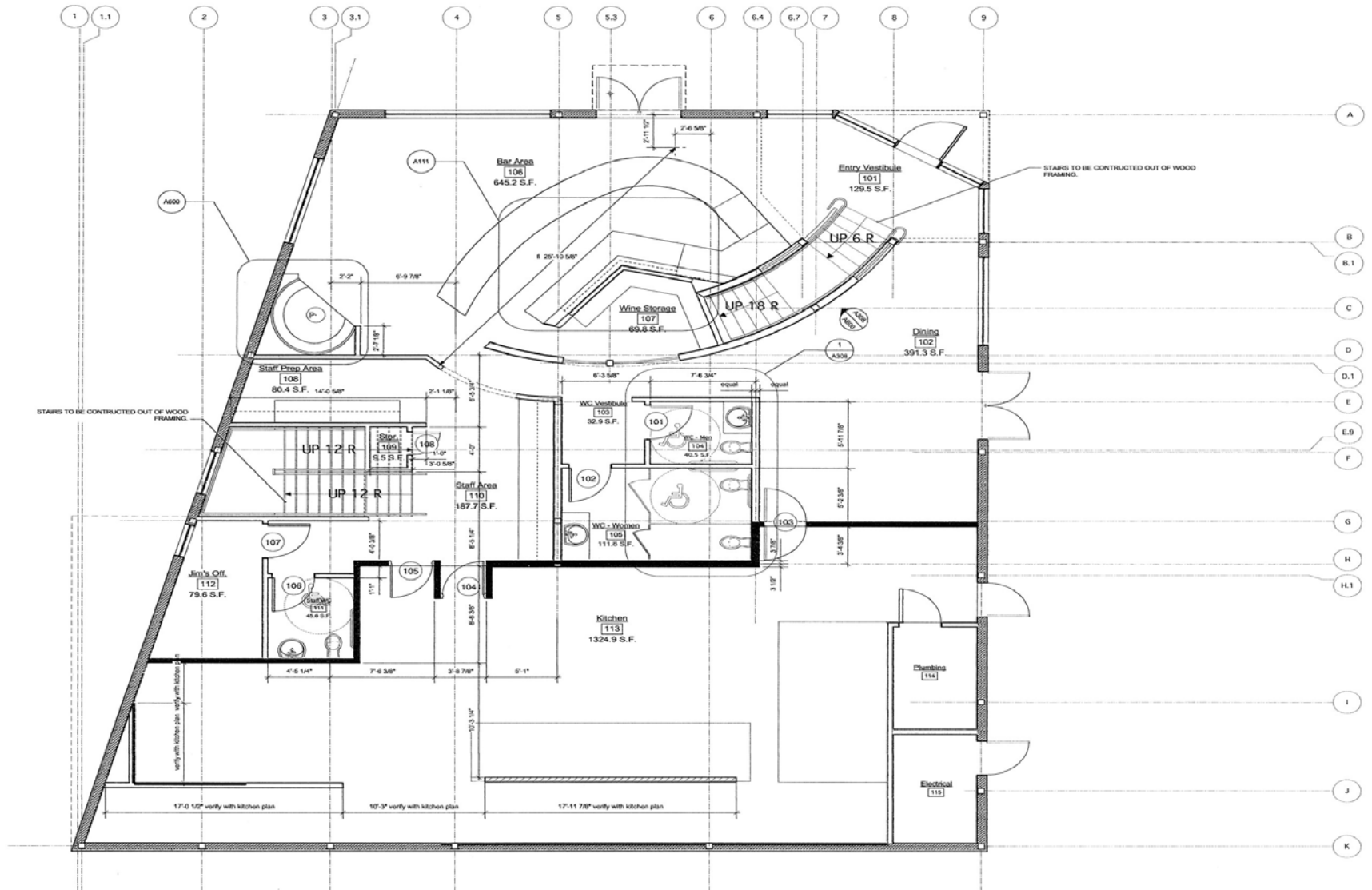
BUILDING A (SALON) LOWER LEVEL FLOOR PLAN



Site Plan

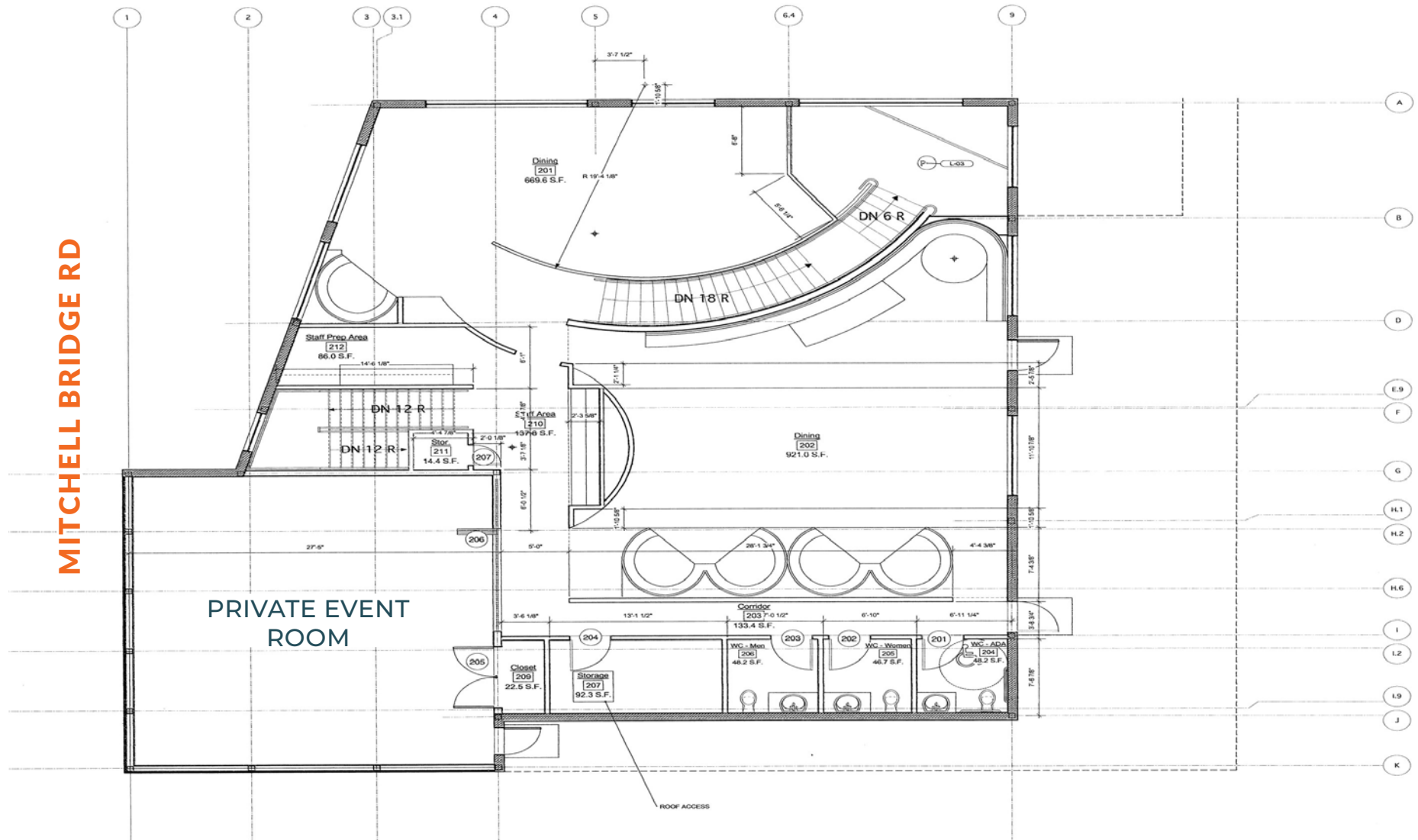
BUILDING B (RESTAURANT) LOWER LEVEL FLOOR PLAN

MITCHELL BRIDGE RD



Site Plan

BUILDING B (RESTAURANT) UPPER LEVEL FLOOR PLAN



Exterior Photos



Building A: Salon & Spa



Building B: Restaurant



1155 Mitchell Bridge Road



FOR MORE INFORMATION, CONTACT:

Todd D. Sypret
Managing Director
Merit Realty Partners
E-mail: tsypret@meritrealtypartners.com
Phone: 404-964-3665

