



558 W. Broad St.
Athens, GA 30601

The Shoppes at
Rambler Athens

The Shoppes at Rambler Athens



Prime retail and restaurant spaces at the new Ramble Athens student-oriented apartment complex!
Rambler is Athens' newest mixed-use development in the heart of downtown Athens. It consists of 342 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.



Availability

22,692 SF

Rental Rate & Expenses

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

\$6.50/PSF/YR TICAM (estimate)

TI Allowance Available

Property Details

6 Retail Spaces

2 Restaurant

4 Restaurant/Retail

Athens, GA

Total Population: 117,936

Average Age: 27

Daytime Population: 141,763

Gameday Population: 275,000+

Residents at 558 W. Broad St.

Beds: 750

Average Age: 21

67% Female / 33% Male

Family AMI: \$230,400

UGA AMI: \$176,424

Vehicles per Day

2023: 20,800

2022: 24,100

2021: 23,500



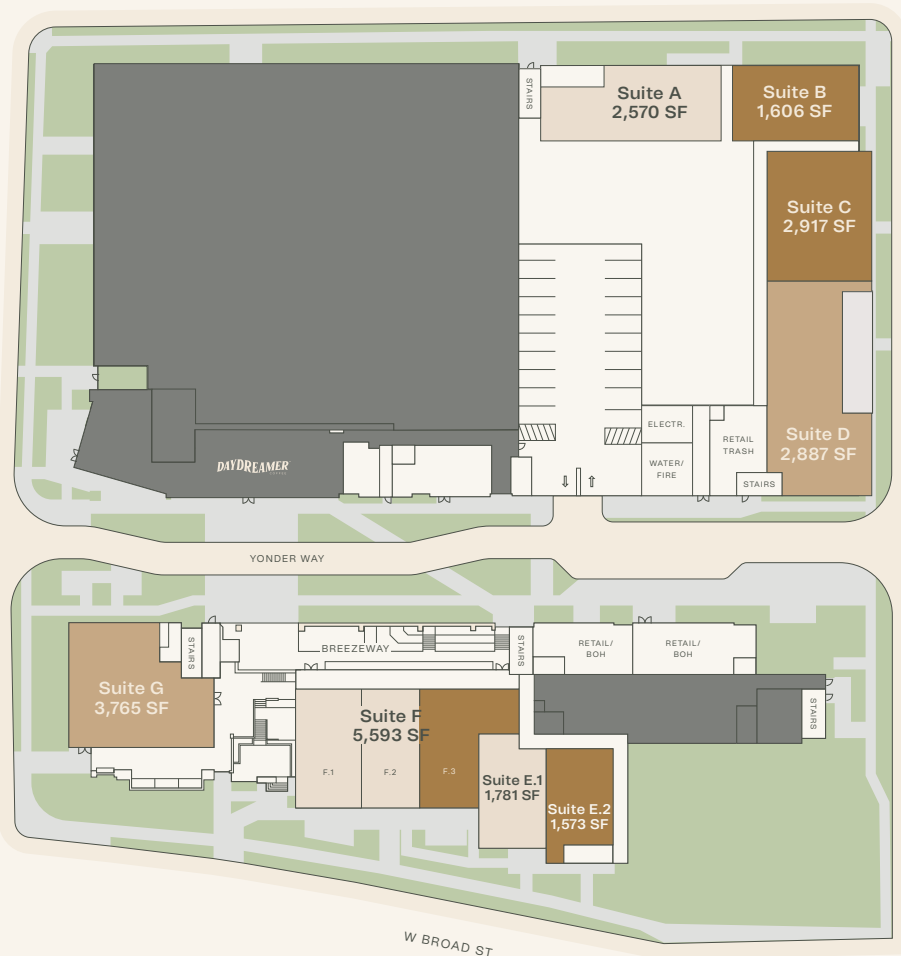
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For questions and tours, contact:

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Kyle Nelson, Associate Broker

REESE ST



- RETAIL/RESTAURANT
- RETAIL
- RESTAURANT
- RESIDENTIAL

Property FAQs

Retail/Restaurant Spaces

Unit	Size	Frontage	Grease Trap	Vent
B	1,606 SF	Reese St./Newton St.	Shared 4,500 gal	Vent Shaft only
C	2,917 SF	Newton St.	Shared 4,500 gal	Vent Shaft only
E.2	1,573 SF	W. Broad St.	No-will need above ground	Vent Shaft only
F.3	2,111 SF	W. Broad St.	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 gal	Kitchen exhaust duct
G	3,765 SF	W. Broad St.	TBD	Kitchen exhaust duct

Retail Only Spaces

Unit	Size	Frontage
A	2,570 SF	Reece St.
E	3,354 SF	W. Broad St.
E.1	1,781 SF	W. Broad St.
F	5,593 SF	W. Broad St.
F-1	1,799 SF	W. Broad St.
F.2	1,683 SF	W. Broad St.

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



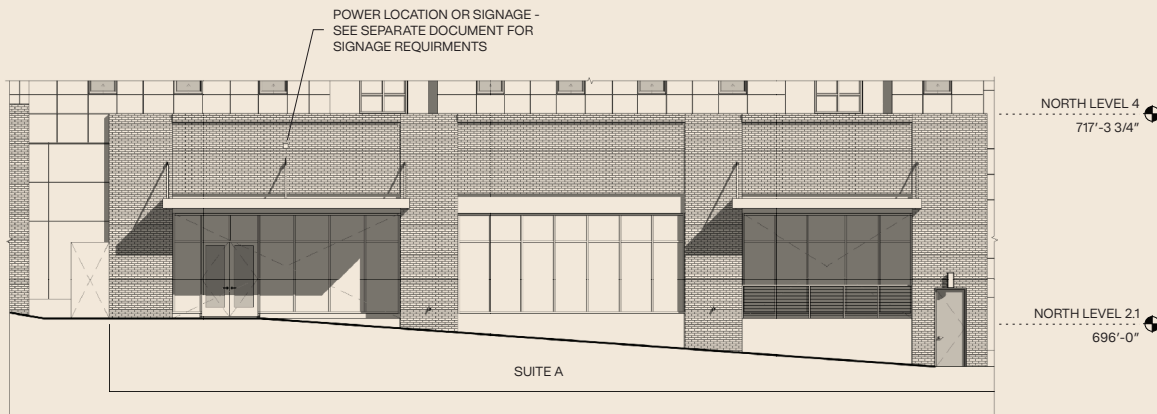
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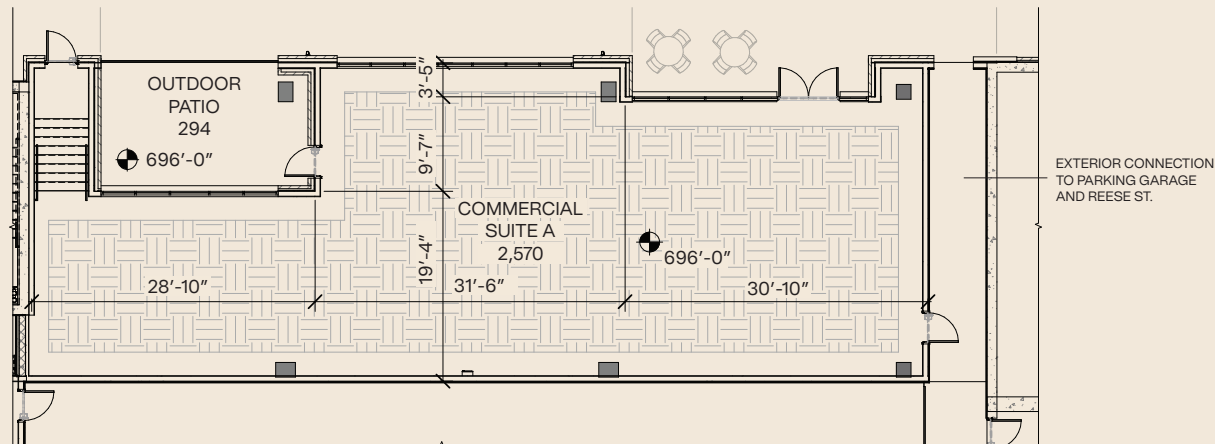
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Suite A – 2,570 SF



LOD RETAIL SUITE A - ELEVATION

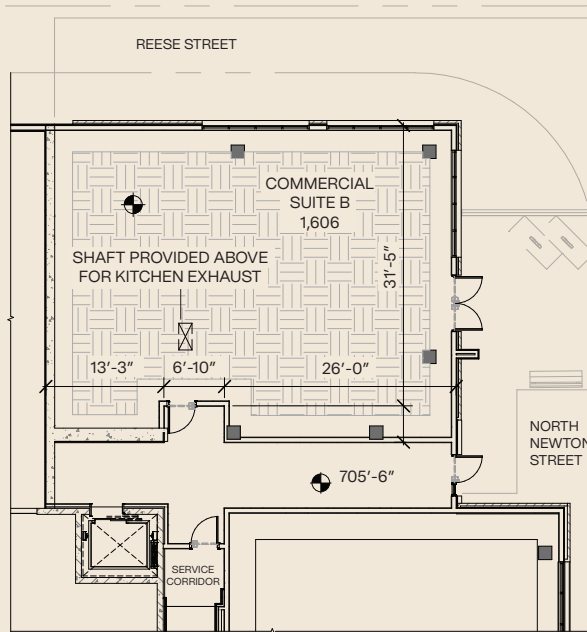


Retail-use

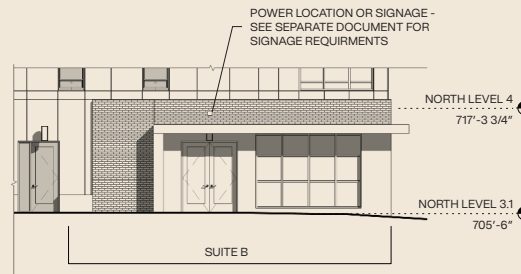
- > Frontage: Reese St.
- > Clear Height: 19'-11 3/4" *(Top of concrete slab to underside of podium slab above)
- > Finish Floor: 696'-0"
- > 1,500 lb Grease Trap
- > Retail parking on Tier 1 of parking garage (689'-8" tray to 696'-0" tray)
- > Trash room for North Building at Tier 1 of parking garage
- > Trash room for South Building at Level 3 of the South Building along Private Drive.

*Excludes plumbing lines, expected to run below the podium slab

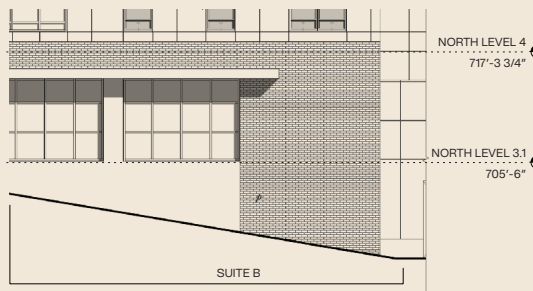
Suite B – 1,606 SF



RETAIL SUITE B



LOD RETAIL SUITE B - ELEVATION 2



LOD RETAIL SUITE B - ELEVATION 1

Restaurant/Retail-use

- > Frontage: Reese St./Newton St.
- > Clear Height: 10'-5 3/4" *(Top of concrete slab to underside of podium slab above)
- > Finish Floor: 705'-6"
- > 1,500 lb Grease Trap
- > Retail parking on Tier 1 of parking garage (689'-8" tray to 696'-0" tray)
- > Trash room for North Building at Tier 1 of parking garage
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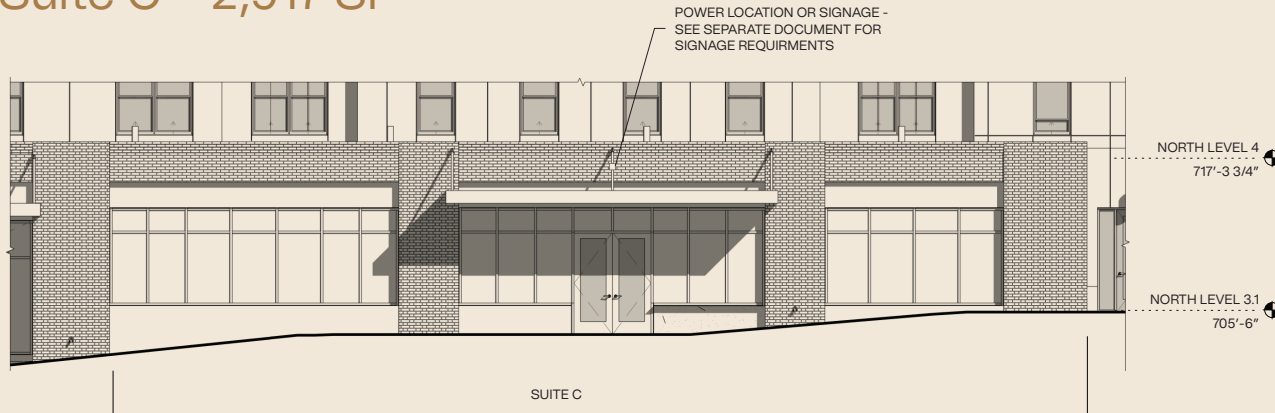
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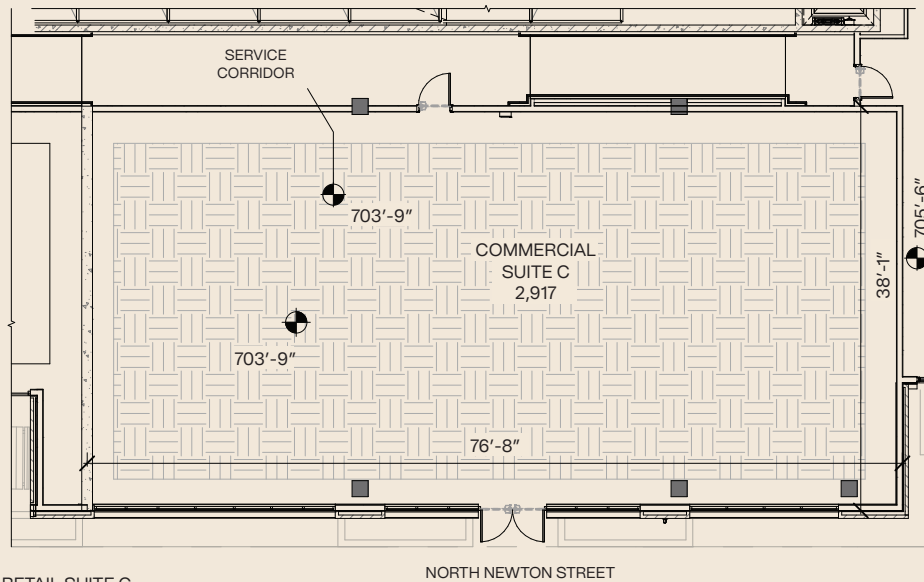
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Suite C – 2,917 SF



LOD RETAIL SUITE C - ELEVATION



RETAIL SUITE C

Restaurant/Retail-use

- › Frontage: Newton St.
- › Clear Height: 12'-2 3/4"
*(Top of concrete slab to underside of podium slab above)
- › Finish Floor: 703'-9"
- › 1,500 lb Grease Trap
- › Retail parking on Tier 1 of parking garage (689'-8" tray to 696'-0" tray)
- › Trash room for North Building at Tier 1 of parking garage
- › Trash room for South Building at Level 3 of the South Building along Private Drive.

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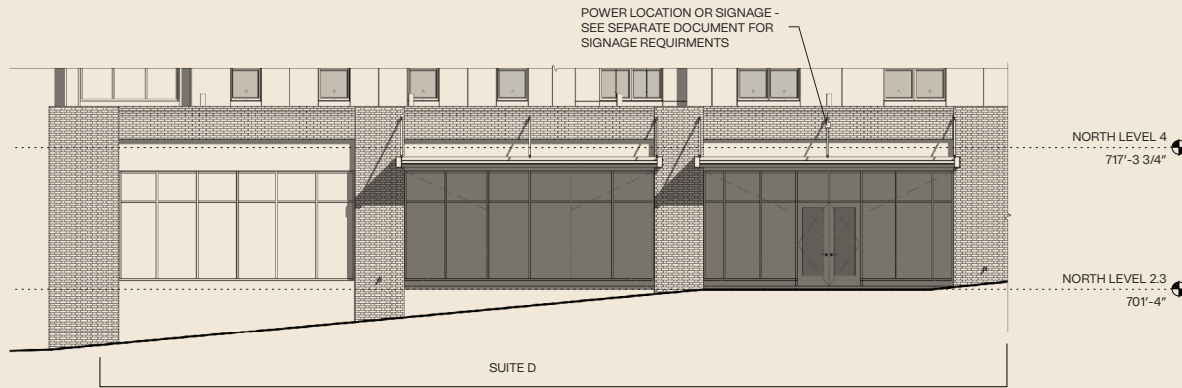
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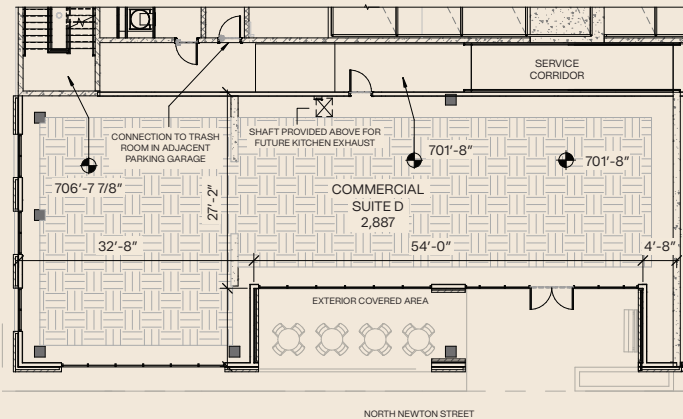
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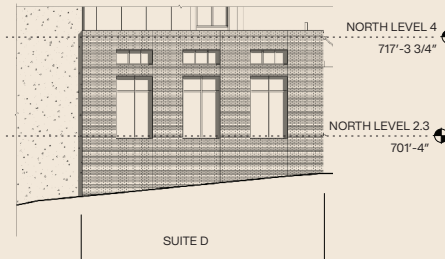
Suite D – 2,887 SF



LOD RETAIL SUITE D - ELEVATION 1



RETAIL SUITE D



LOD RETAIL SUITE D - ELEVATION 2

Restaurant-use

- > Frontage: Newton St.
- > Clear Height: 14'-3 3/4" *(Top of concrete slab to underside of podium slab above)
- > Finish Floor: 701'-8"
- > 1,500 lb Grease Trap
- > Retail parking on Tier 1 of parking garage (689'-8" tray to 696'-0" tray)
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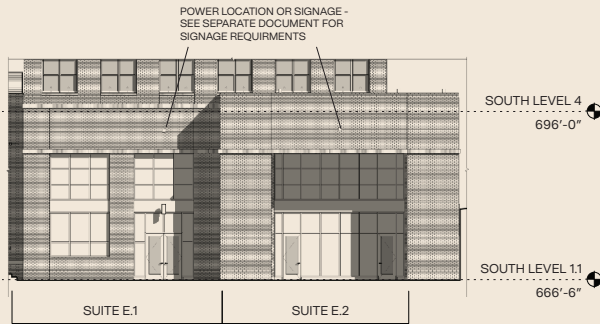
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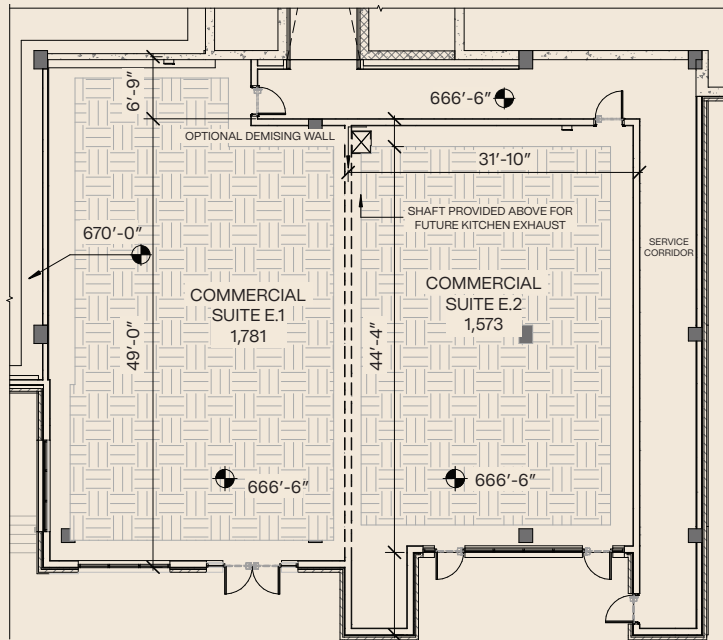
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Suite E (E.1 & E.2) – 3,354 SF



LOD RETAIL SUITE E.1 - E.2 – ELEVATION



RETAIL SUITE E.1 - E.2

E.1: Retail-use

E.2: Restaurant/Retail-use

- › Frontage: W. Broad St.
- › Clear Height: 28'-2" *(Top of concrete slab to underside of podium slab above)
- › If optional demising wall is used:
 - › E.1 Area: 1,781 SF
 - › E.2 Area: 1,573 SF
- › Finish Floor: 666'-6"
- › Sink trap required - See Tenant Work letter
- › Retail parking on Tier 1 of parking garage (689'-8" tray to 696'-0" tray)
- › Trash room for North Building at Tier 1 of parking garage
- › Trash room for South Building at Level 3 of the South Building along Private Drive.

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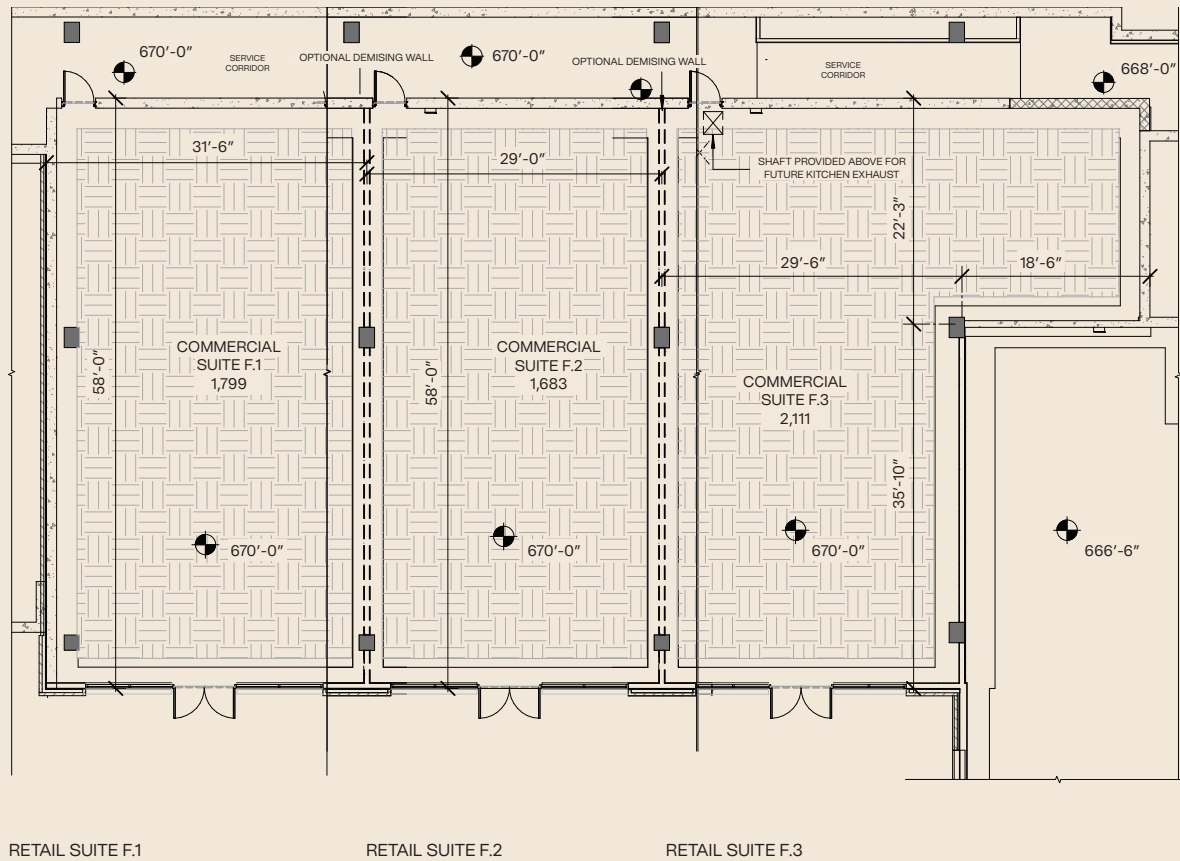
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Suite F (F.1, F.2, F.3) – 5,593 SF



F.1 & F.2: Retail-use

F.3: Restaurant/Retail-use

- > Frontage: W. Broad St.
- > Clear Height: 23'-6" *(Top of concrete slab to underside of podium slab above)
- > If optional demising wall is used:
 - > F.1 Area: 1,799 SF
 - > F.2 Area: 1,683 SF
 - > F.3 Area: 2,111 SF
- > Finish Floor: 670'-6"
- > Sink trap required - See Tenant Work letter
- > Retail parking on Tier 1 of parking garage (689'-8" tray to 696'-0" tray)
- > Trash room for North Building at Tier 1 of parking garage
- > Trash room for South Building at Level 3 of the South Building along Private Drive.

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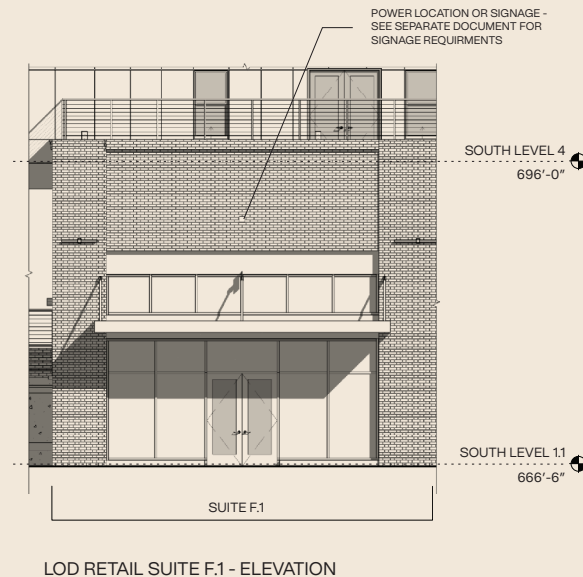
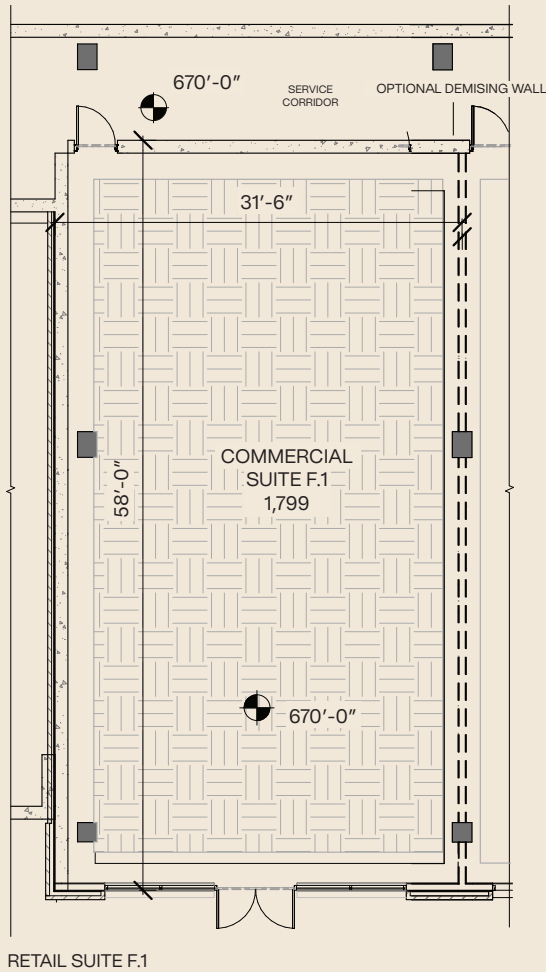
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Suite F.1 – 1,799 SF



F.1 & F.2: Retail-use

F.3: Restaurant/Retail-use

- > Frontage: W. Broad St.
- > Clear Height: 23'-6" *(Top of concrete slab to underside of podium slab above)
- > If optional demising wall is used:
 - > F.1 Area: 1,799 SF
 - > F.2 Area: 1,683 SF
 - > F.3 Area: 2,111 SF
- > Finish Floor: 670'-6"
- > Sink trap required - See Tenant Work letter
- > Retail parking on Tier 1 of parking garage (689'-8" tray to 696'-0" tray)
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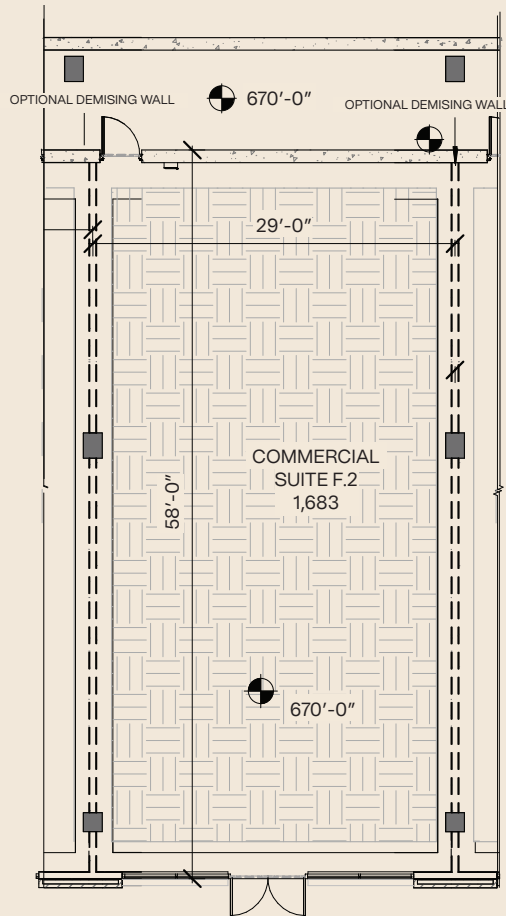
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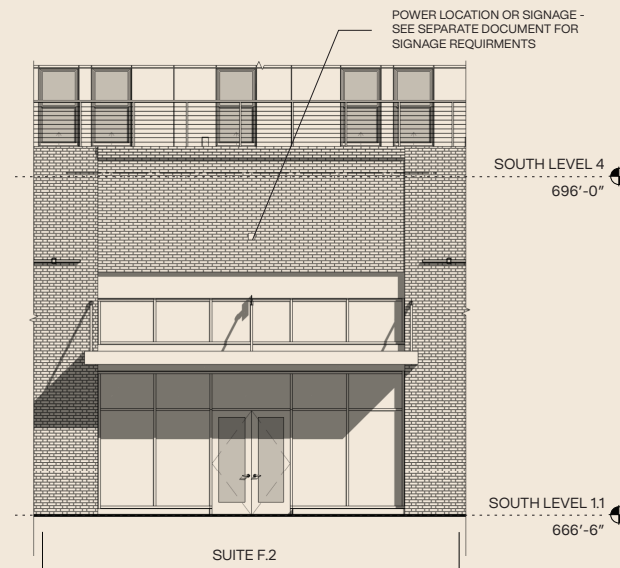
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Suite F.2 – 1,683 SF



RETAIL SUITE F.2



LOD RETAIL SUITE F.2 - ELEVATION

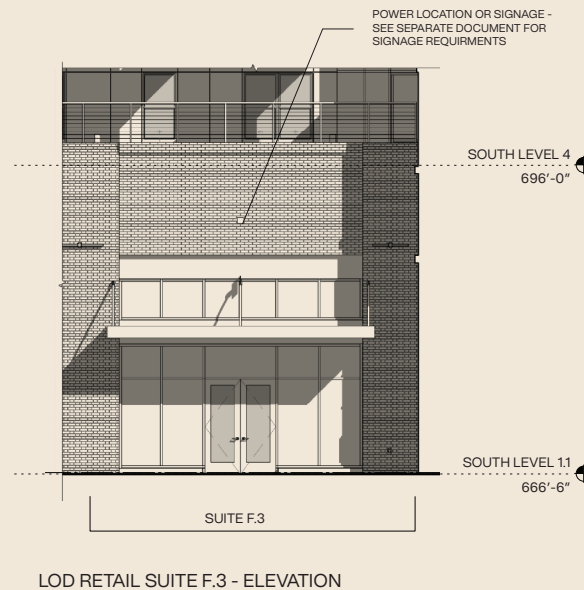
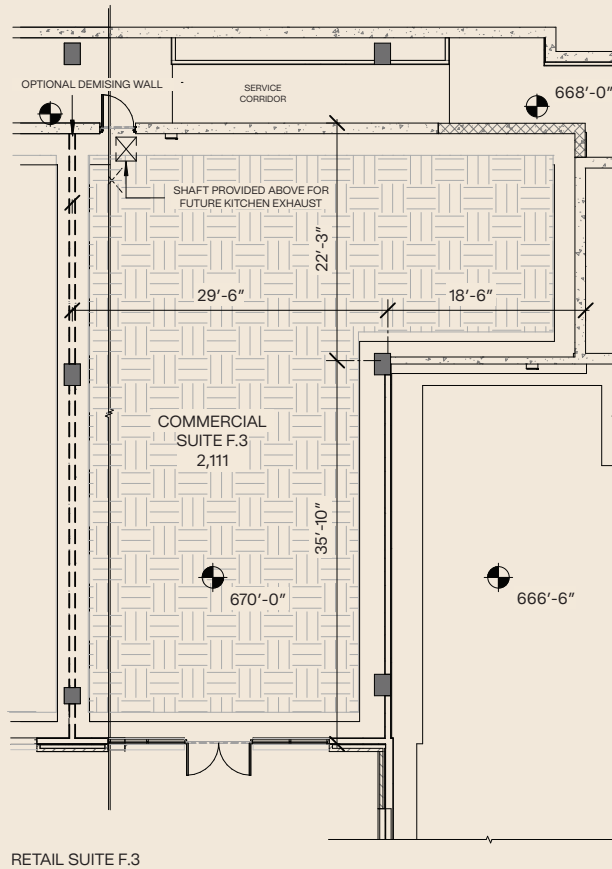
F.1 & F.2: Retail-use

F.3: Restaurant/Retail-use

- > Frontage: W. Broad St.
- > Clear Height: 23'-6" *(Top of concrete slab to underside of podium slab above)
- > If optional demising wall is used:
 - > F.1 Area: 1,799 SF
 - > F.2 Area: 1,683 SF
 - > F.3 Area: 2,111 SF
- > Finish Floor: 670'-6"
- > Sink trap required - See Tenant Work letter
- > Retail parking on Tier 1 of parking garage (689'-8" tray to 696'-0" tray)
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Suite F.3 – 2,111 SF



F.1 & F.2: Retail-use

F.3: Restaurant/Retail-use

- > Frontage: W. Broad St.
- > Clear Height: 23'-6" *(Top of concrete slab to underside of podium slab above)
- > If optional demising wall is used:
 - > F.1 Area: 1,799 SF
 - > F.2 Area: 1,683 SF
 - > F.3 Area: 2,111 SF
- > Finish Floor: 670'-6"
- > Sink trap required - See Tenant Work letter
- > Retail parking on Tier 1 of parking garage (689'-8" tray to 696'-0" tray)
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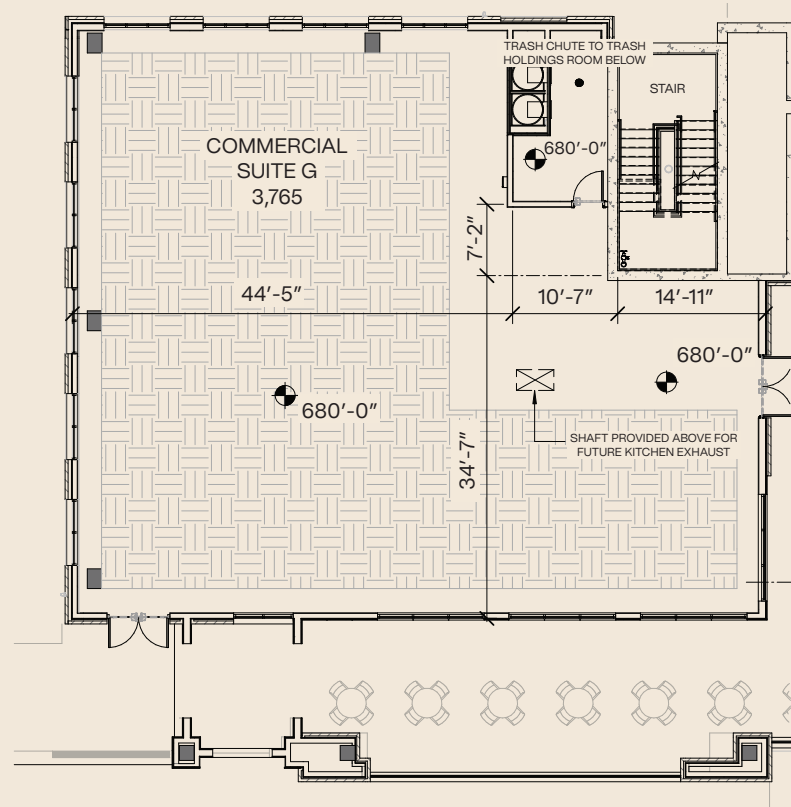
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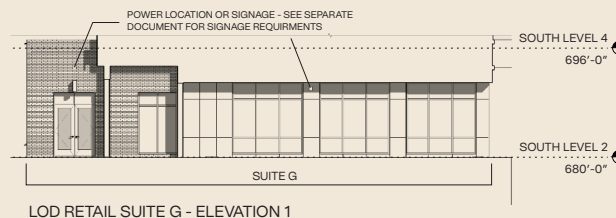
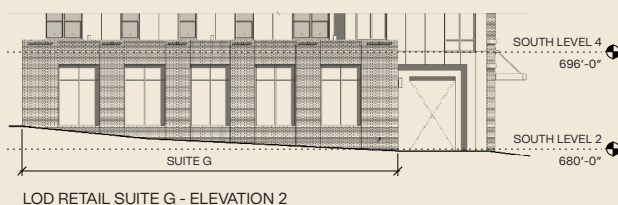
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Suite G – 3,765 SF



RETAIL SUITE G



Restaurant-use

- > Frontage: W. Broad St.
- > Clear Height: 14'-8" *(Top of concrete slab to underside of podium slab above)
- > Finish Floor: 680'-0"
- > Sink trap required - See Tenant Work letter
- > Retail parking on Tier 1 of parking garage (689'-8" tray to 696'-0" tray)
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Explore the Area

Located on the western edge of downtown Athens and adjacent to the University of Georgia, 558 W. Broad St. is situated in a central hub for student life. As one of the primary residential districts for UGA students, the area is always active, with residents walking to and from class, local businesses, and downtown destinations. Its pedestrian-friendly layout contributes to a vibrant atmosphere, increasing foot traffic for retail and restaurant spaces.

The area around 558 W. Broad St. has developed its own distinct character. With a strong student presence, the area features a mix of local restaurants, coffee shops, and retail stores tailored to the university demographic. Whether grabbing a quick bite, studying at a café, or enjoying Athens' nightlife, students and residents alike contribute to the energy of the neighborhood.

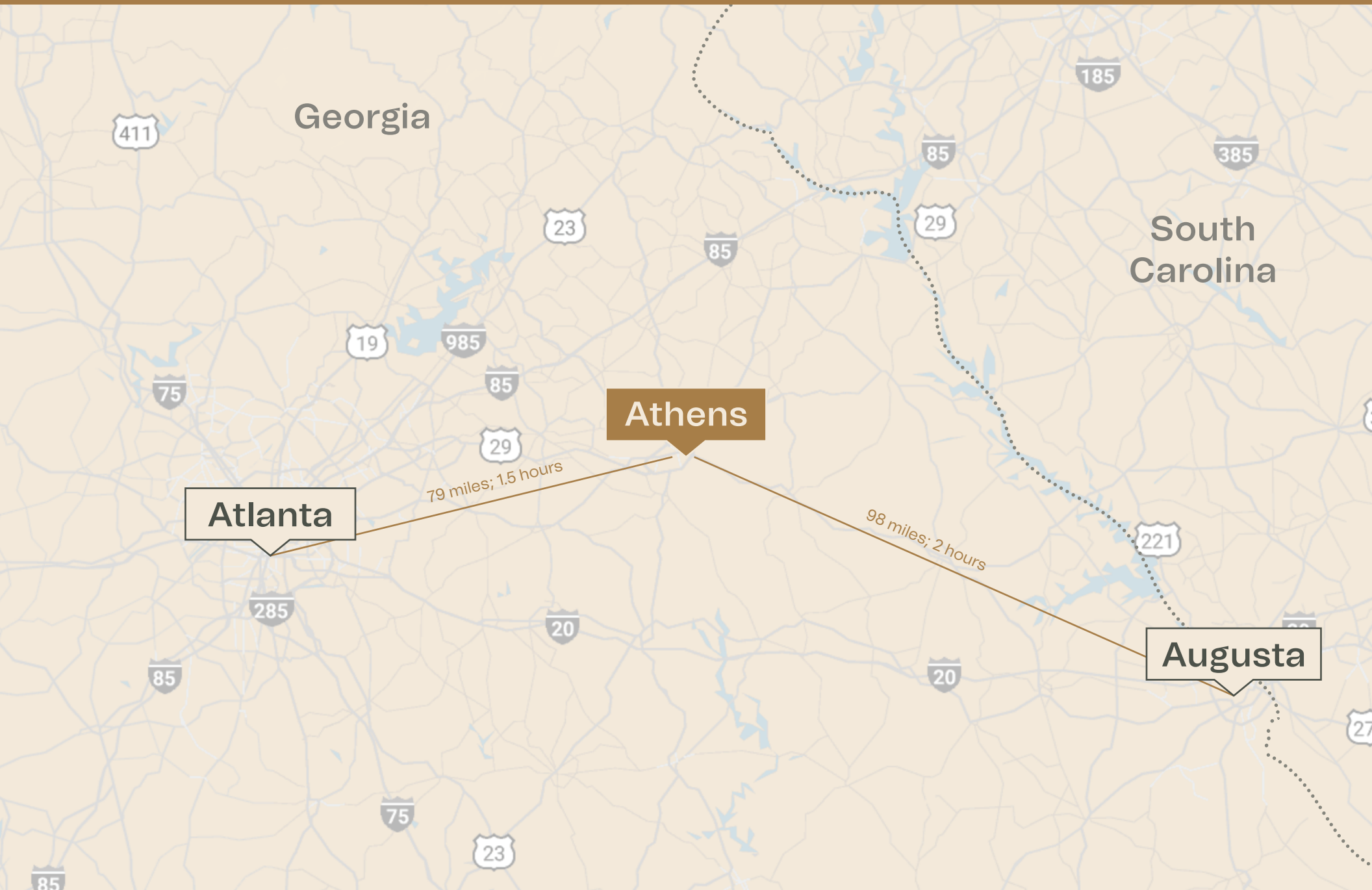
Bordering this area are some of Athens' most well-known districts. Just east of 558 W. Broad St. is the heart of downtown Athens, home to the city's iconic music scene, unique boutiques, and diverse dining options. To the south, Millidge Avenue serves as the center of Greek life at UGA, with numerous fraternity and sorority houses adding to the neighborhood's dynamic student presence. A short walk away is the University of Georgia campus. With its ideal location and strong connection to both the university and the city, 558 W Broad St. sits at the center of one of Athens' most dynamic and well-connected communities.

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Nearby Cities

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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