

FOR SALE 1848 OPELIKA RD – AUBURN, AL



PRICE: \$900,000.00

ACRES:
+/- .23

ADDRESS: 1848 Opelika Rd. Auburn, AL 36830

SQUARE FEET:
+/- 4,876

Location: 1848 Opelika Road is a prime retail location in Auburn, AL, just minutes from Auburn University and surrounded by both student housing and neighborhoods, making it ideal for businesses targeting both college students and local families. Situated along a high-traffic corridor, the property offers excellent visibility near popular shopping centers, restaurants, and local retailers. With Auburn's growing population, vibrant retail scene, and diverse mix of students and families, this location presents a unique opportunity for businesses to capture a wide customer base.

ZONING:
CRD-S

Summary: The property at 1848 Opelika Road, Auburn, AL, is a prime retail location with approximately 4,876 square feet +/- on 0.23 acres +/- . The location offers high visibility along a busy corridor with traffic counts of about 25,000 VPD and is zoned CRD-S.

TRAFFIC COUNTS:
+/- 25,000 - VPD



Office Address
2680 Corporate Park Dr.
Opelika AL, 36831
www.comcre.com

Cole Maxwell
Assoc. Broker
334-707-8402 Mobile
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Craig Melton
Broker
334-559-4914 Mobile
comprehensivecre@gmail.com

OVERVIEW

Incredible opportunity to buy irreplaceable real estate in the center of rapidly growing Auburn. From 2010 to 2020 Auburn grew by 43%. Currently Six people a day are moving to Auburn. Well maintained building just off the busy intersection of E. University Drive and Opelika Road. Convenient to affluent neighborhoods and close proximity to larger employers (Auburn University and EAMC).

Ample land and terrific visibility.

PROPERTY HIGHLIGHTS

Great visibility

Daily Traffic Counts +/- 25,000 VPD

PROPERTY SUMMARY

Price \$900,000

Year Built: 1991

Lot Size: +/- .23 Acres Total

SF: +/-4,876 sqft

Includes New Digital Sign

LOCATION HIGHLIGHTS

Located just off the loop system around Auburn

Main commercial corridor between Auburn and Opelika

Across from the Auburn Mall

Main road locals use to get from Auburn to Opelika

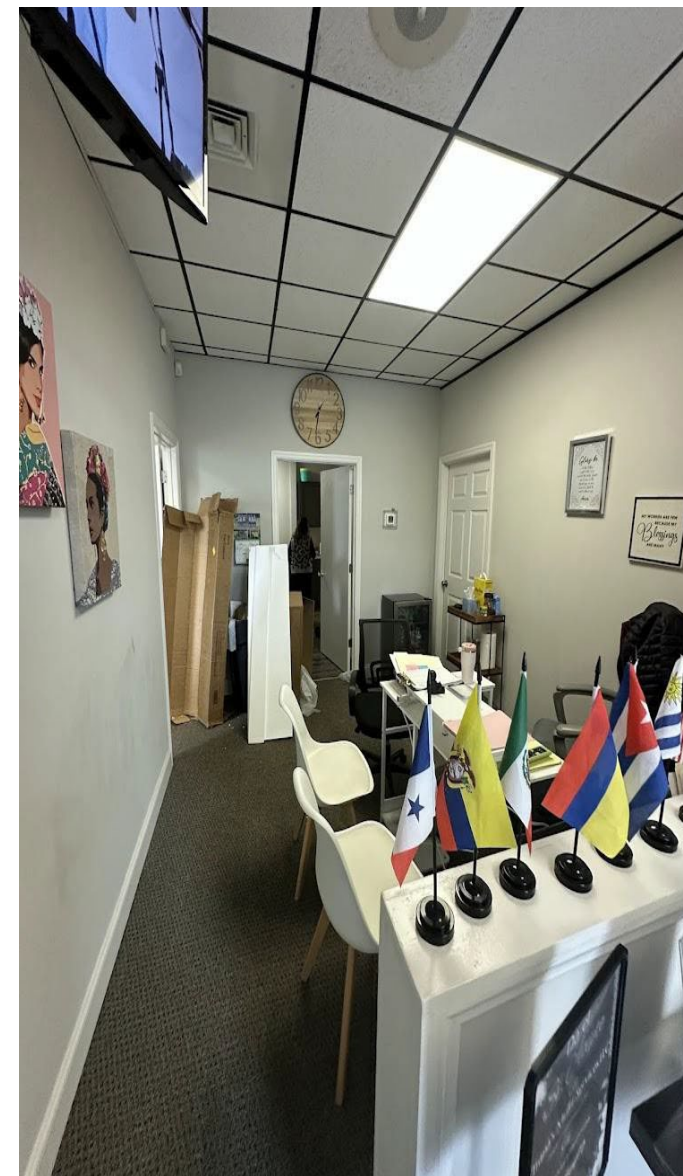
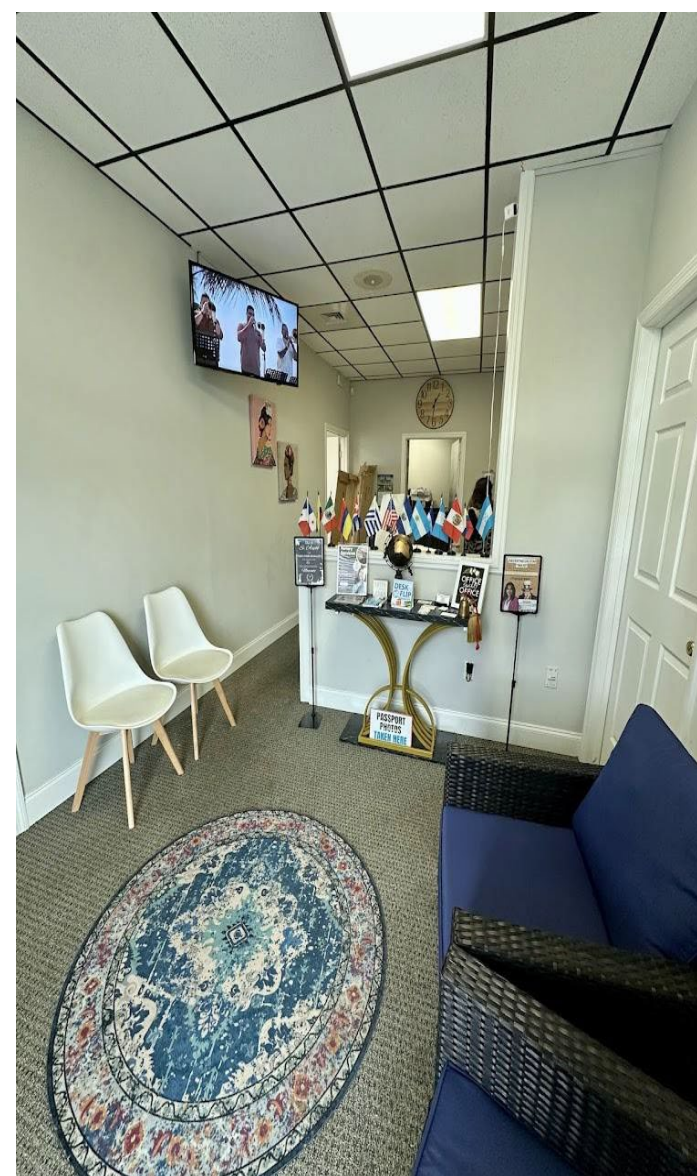


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PROPERTY PHOTOS: SUITE A (TENANT OCCUPIED) 3-OFFICE

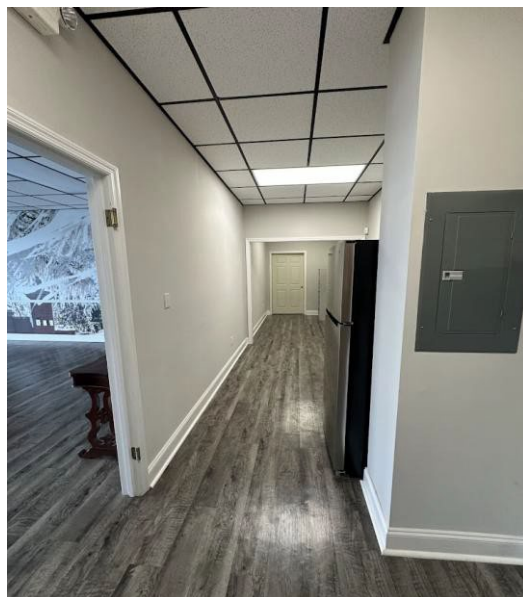
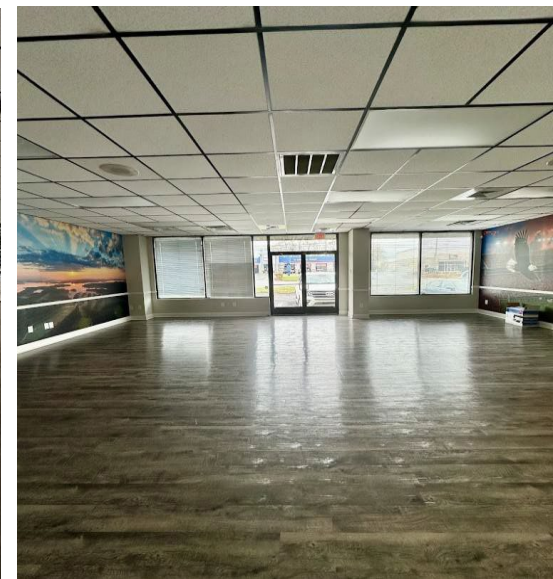
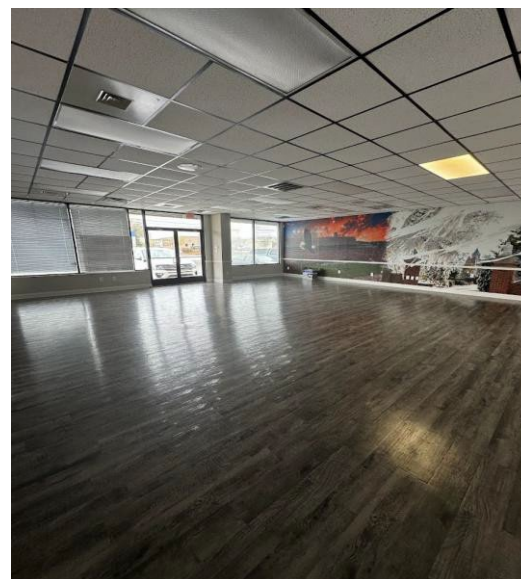


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PROPERTY PHOTOS: SUITE B RETAIL SPACE



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PROPERTY PHOTOS: SUITE C WAREHOUSE SPACE



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AERIAL MAP

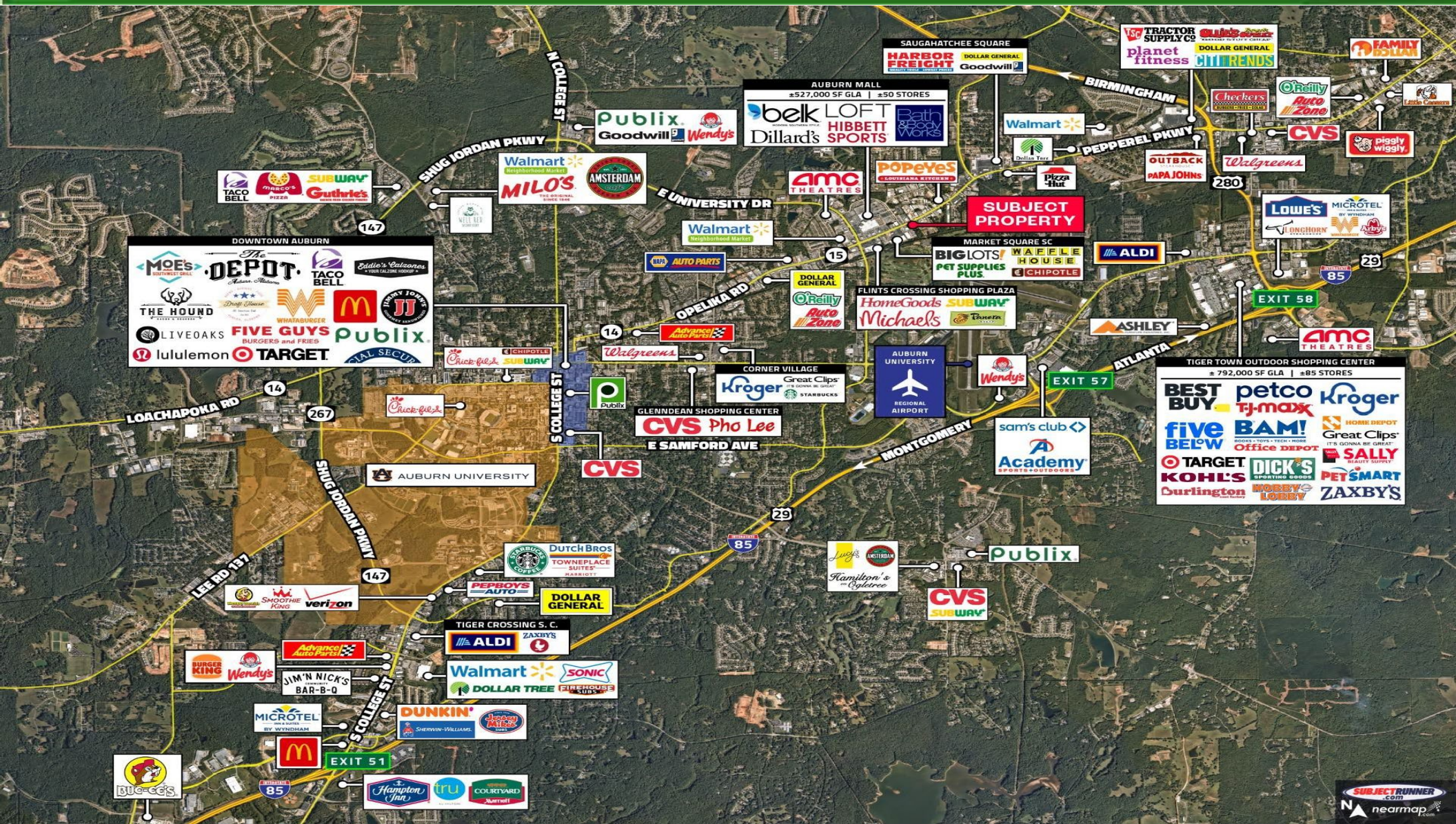


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TRADE AREA RETAIL AERIAL



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TAX MAP



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