

1027 OPELIKA ROAD FOR LEASE– AUBURN, AL

**ACRES:**

+/- 1.75

SQUARE FEET:

+/- 4960

ZONING:

CRD-S

TRAFFIC COUNTS:

+/- 21,000 - VPD

Address:

1027 Opelika Rd Auburn, AL 36830

Location:

Just off the intersection of Dean Road and Opelika Rd..The property sits on the gateway to Downtown Auburn just off Opelika Road

Summary:

+/- 1.73 acre site w/ 4960 SQ FT ready to be built out sitting on Opelika Road w/ 100 Ft +/- of Road Frontage.

Asking Rental Price: \$14 PSF

**Cole Maxwell**

Associate Broker

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Office Address

2680 Corporate Park Dr.

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OVERVIEW

Positioned in a rapidly growing area, this $\pm 4,960$ SF two-story retail opportunity offers exceptional visibility and flexibility for a variety of commercial users.

The property features a functional multi-level layout ideal for retail, showroom, office, restaurant, entertainment, or mixed-use concepts. Located near downtown Auburn and Auburn University, the property benefits from strong surrounding demographics, close proximity to major employers and established neighborhoods, and convenient access with ample parking.

With continued growth throughout the area, this space presents an outstanding opportunity for an owner-user or investor seeking a presence in one of Auburn's most active commercial corridors.

PROPERTY HIGHLIGHTS

Great visibility

Daily Traffic Counts +/- 20,000 VPD

PROPERTY SUMMARY

Asking Rental Price: Blended Rate of \$14 PSF

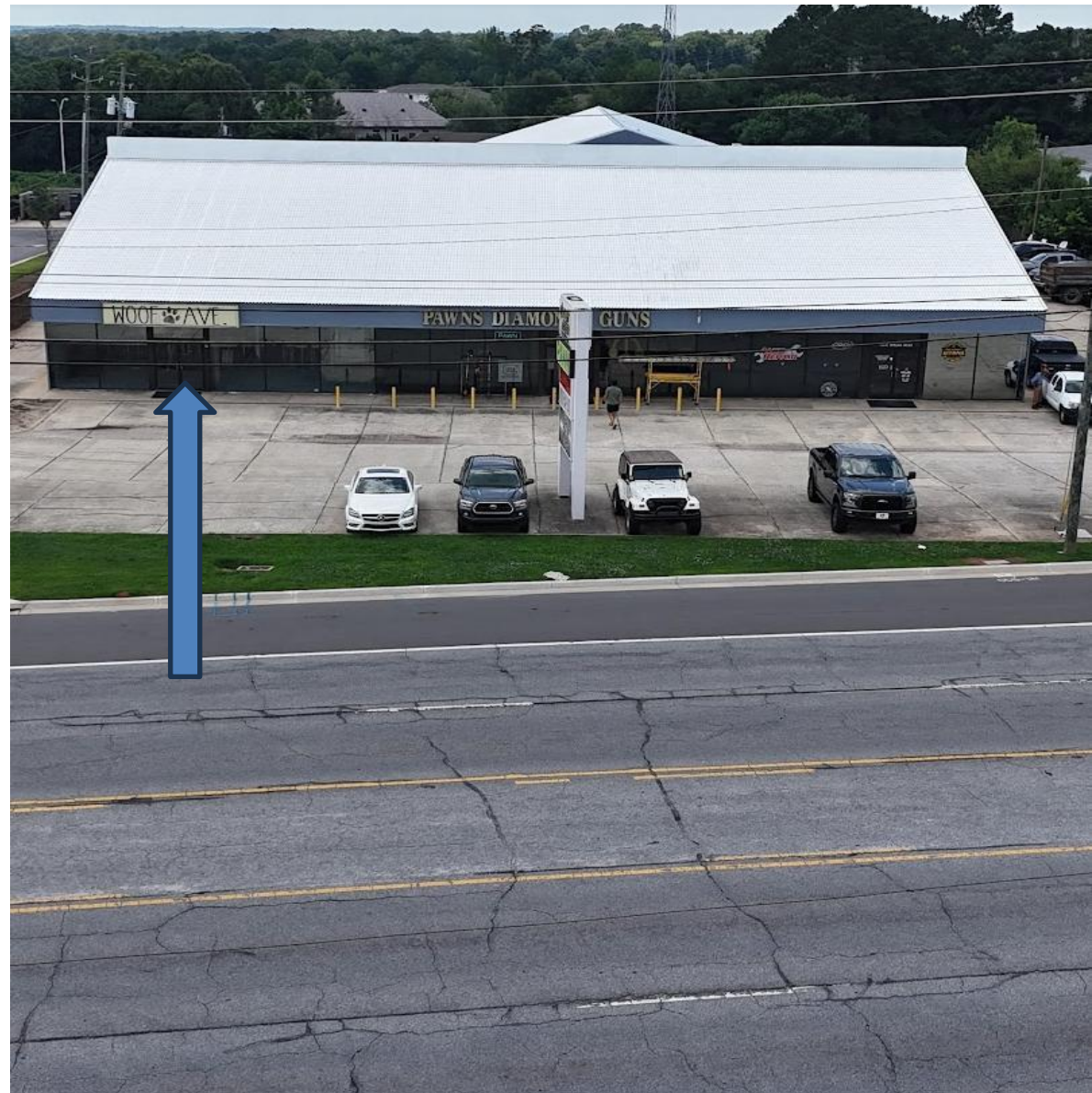
Year Built: 1988

Lot Size: +/- 1.75

Total SF: +/- 4,960 SF

LOCATION HIGHLIGHTS

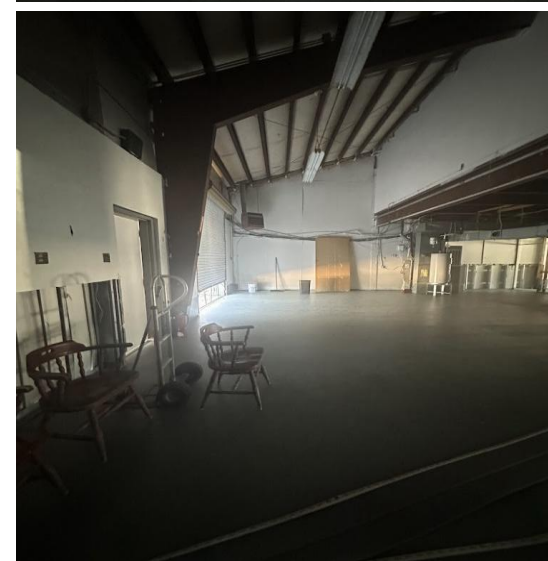
Located near the Main commercial corridor between downtown Auburn and The Auburn Mall



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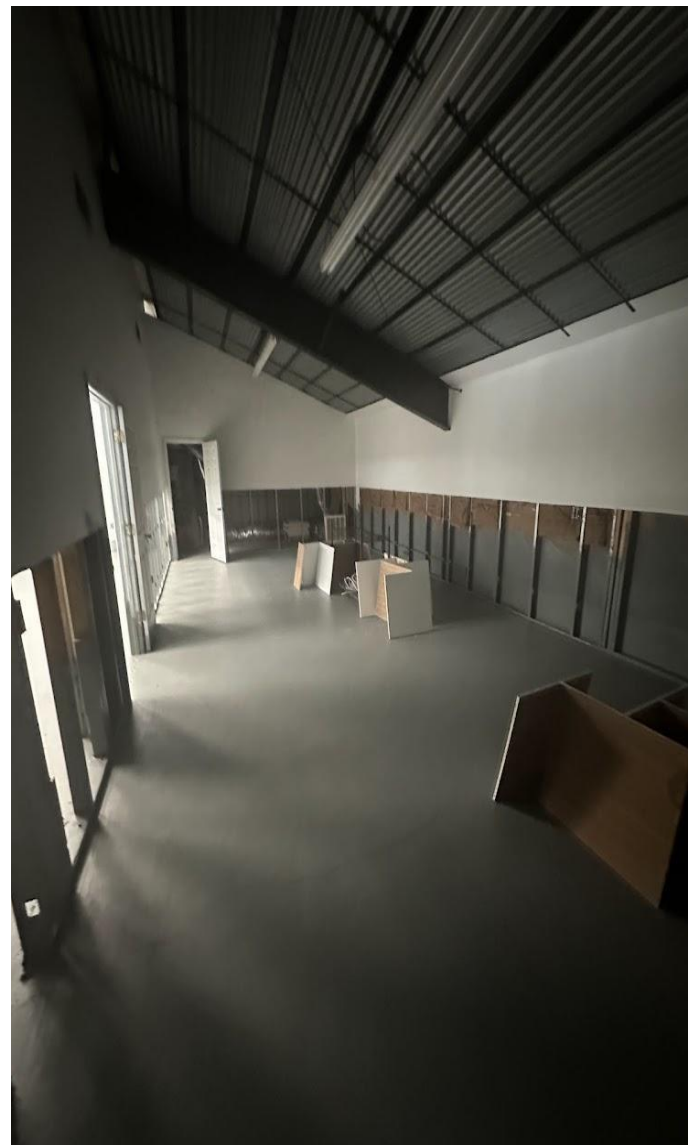
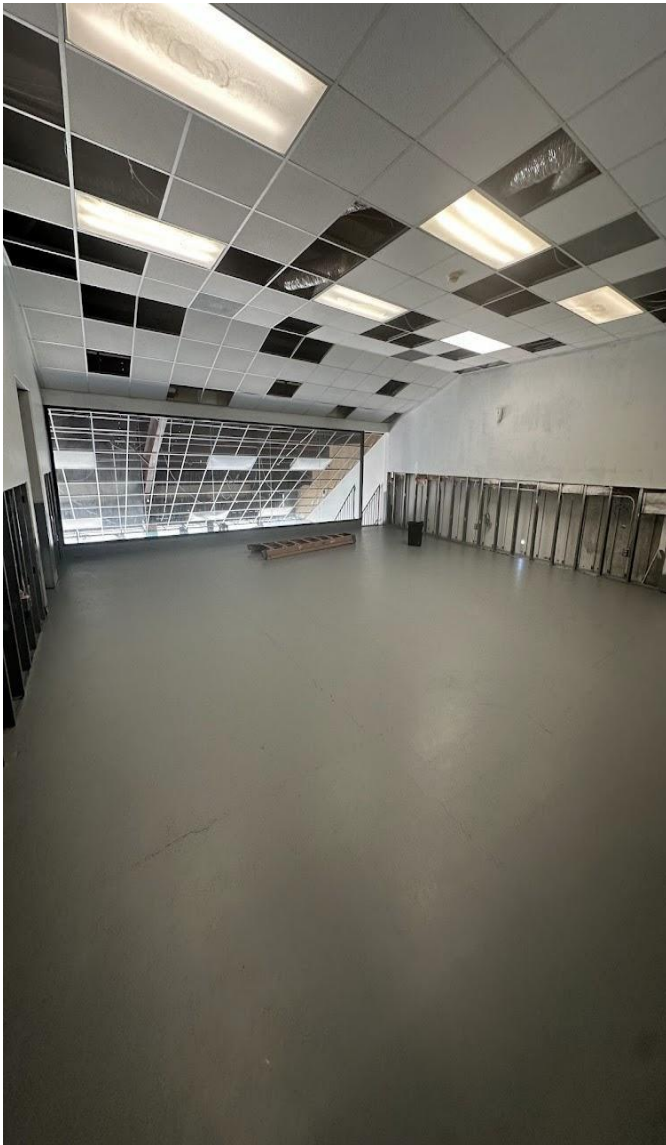
PROPERTY PHOTOS



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PROPERTY PHOTOS UPSTAIRS



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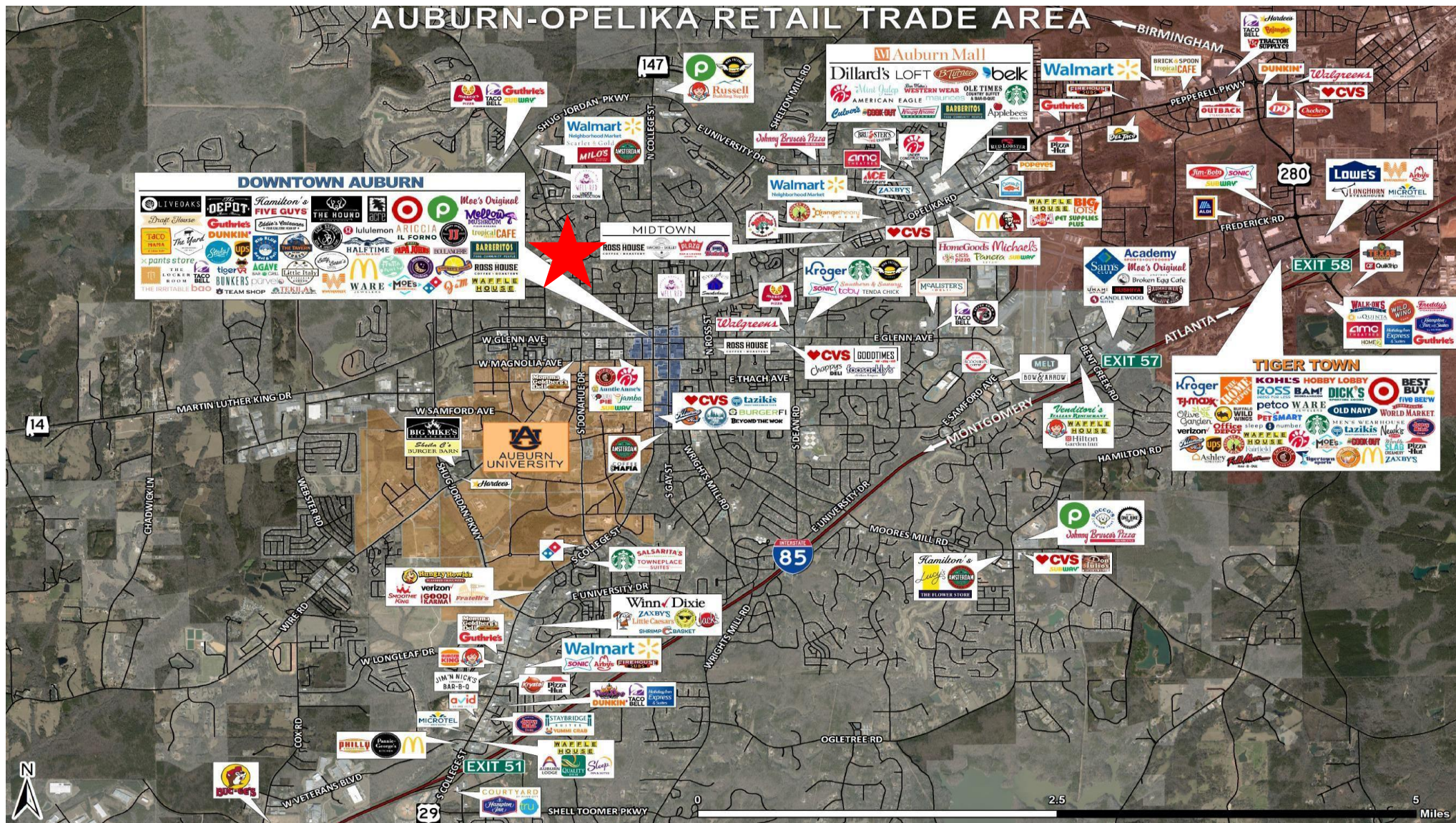
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TRADE AREA RETAIL AERIAL



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Location Information- Auburn/Opelika Metro

1. Rapid Economic & Population Growth:

Auburn is one of Alabama's fastest-growing cities, with an expanding population that creates a strong customer base. The metro has seen a 17.1% population increase since 2010, indicating rising economic opportunities.

2. Business-Friendly Environment:

Low business taxes and incentives for startups.

3. Access to a Skilled Workforce:

Auburn University graduates provide a steady stream of highly skilled professionals in business, engineering, and technology.

4. Diverse & Growing Market

Industrial: The city's industrial base comprises over 50 companies, primarily medium-sized, technology-driven manufacturing firms.

Retail & Hospitality: A thriving university town creates demand for shops, restaurants, and services.

Healthcare & Biotech: Strong medical sector with a growing healthcare workforce.



5. Affordable Cost of Living & Doing Business:

Lower rent and operational costs compared to larger metro areas. High quality of life attracts professionals and families to the area.

6. Prime Location & Transportation Access

Conveniently located near Interstate 85 & HWY 280, connecting to Atlanta, Birmingham and Montgomery. Auburn University Regional Airport supports business travel. Rail and logistics infrastructure support manufacturing and distribution businesses.



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