

3713 PEPPERELL PARKWAY – OPELIKA, AL



FOR LEASE \$22 SQFT

SQUARE FEET:

+/- 6,000 sqft

ADDRESS: 3713 Pepperell Pkwy. Opelika, AL 36801

ZONING:

Commercial – C3

Location:

Just off the Intersection of Veterans Pkwy and Pepperell Pkwy (Opelika Rd in Auburn). Across from Saugahatchee Square Shopping Center (Gigi's Cupcakes and P360 Sports Academy)

TRAFFIC COUNTS:

25,000 – AADT 2024

Summary:

Great Retail Space in just across the Auburn/Opelika line in Opelika. Space can be split into two bays.



Office Address

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

Craig Melton

Broker
334-559-4914 Mobile
comprehensivecre@gmail.com

OVERVIEW

Incredible opportunity to lease space in rapidly growing Auburn/Opelika . Currently Six people a day are moving to Opelika/Auburn. Formerly used as retail store and furniture store

PROPERTY HIGHLIGHTS

Great Visibility with Signage
Two curb cuts

PROPERTY SUMMARY

Asking Rent: \$22
Year Built: 1970 remodeled in 2022
Lot Size: 1.56 acres
Total SF: 6,000 SF for Lease

LOCATION HIGHLIGHTS

Convenient to all of Lee County
Close to Auburn Mall
Proximity rapid residential growth



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AERIAL MAP

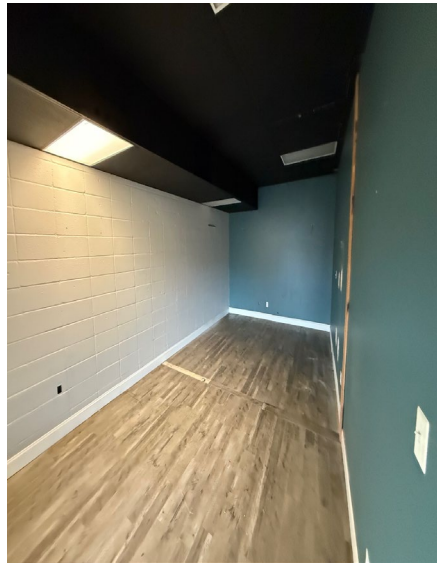
AUBURN-OPELIKA RETAIL TRADE AREA



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PHOTOS



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