

3713 PEPPERELL PARKWAY – OPELIKA, AL

**SQUARE FEET:**

+/- 6,000 sqft

ZONING:

Commercial – C3

TRAFFIC COUNTS:

25,000 – AADT 2024

ADDRESS: 3713 Pepperell Pkwy. Opelika, AL 36801

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)

Summary:

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

PROPERTY HIGHLIGHTS

Great visibility with signage
Two curb cuts

PROPERTY SUMMARY

Asking Price: \$1,350,000
Year Built: 1970 remodeled in 2022
Lot Size: 1.56 acres
Total SF: 6,000 SF
Billboard paying rent

LOCATION HIGHLIGHTS

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



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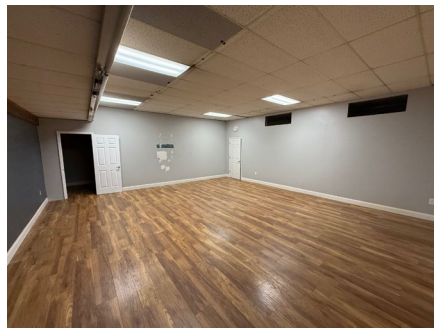
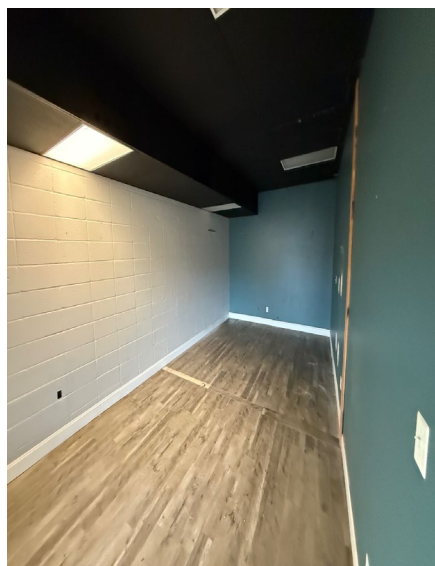
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AERIAL MAP

AUBURN-OPELIKA RETAIL TRADE AREA



PHOTOS



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