

3305 Pepperell Pkwy – OPELIKA, AL

**SQUARE FEET:**

+/- 4,000 sqft

ZONING:

Commercial – C3

TRAFFIC COUNTS:

+/- 25,000 – AADT along
Pepperell Pkwy

ADDRESS: 3305 Pepperell Pkwy. Opelika, AL
36801

Location:

Located just down from the intersection of Veterans Pkwy and Pepperell Pkwy (Opelika Rd in Auburn). Currently occupied by Opelika Sewing Center.

Summary:

Great showroom and flexible retail space located just across the Auburn/Opelika line in Opelika. The building offers flexibility for a variety of retail or showroom uses.



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

Cole Maxwell
Assoc. Broker
334-707-8402 Mobile
colemaxwellcre@gmail.com

OVERVIEW

Incredible opportunity to lease space in rapidly growing Auburn/Opelika. Currently, six people per day are moving to Opelika/Auburn. Formerly used as retail store/ showroom.

PROPERTY HIGHLIGHTS

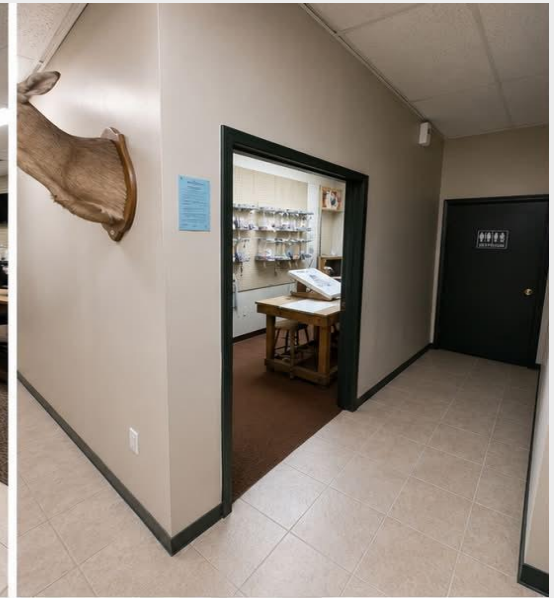
- Great Visibility with Signage
- Two Points of Entry
- Two bathrooms
- One Stock Room
- Small Office Area
- Large Parking lot

PROPERTY SUMMARY

Asking Rent:
\$16
Year Built:
1998
Lot Size:
+/- .43 acres
Total SF:
4 ,000 SF for Lease

LOCATION HIGHLIGHTS

Convenient to all of Lee
County Close to Auburn Mall
In close proximity rapid residential
growth Easy access to Hwy 280



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

Cole Maxwell
Assoc. Broker
334-707-8402 Mobile
colemaxwellcre@gmail.com

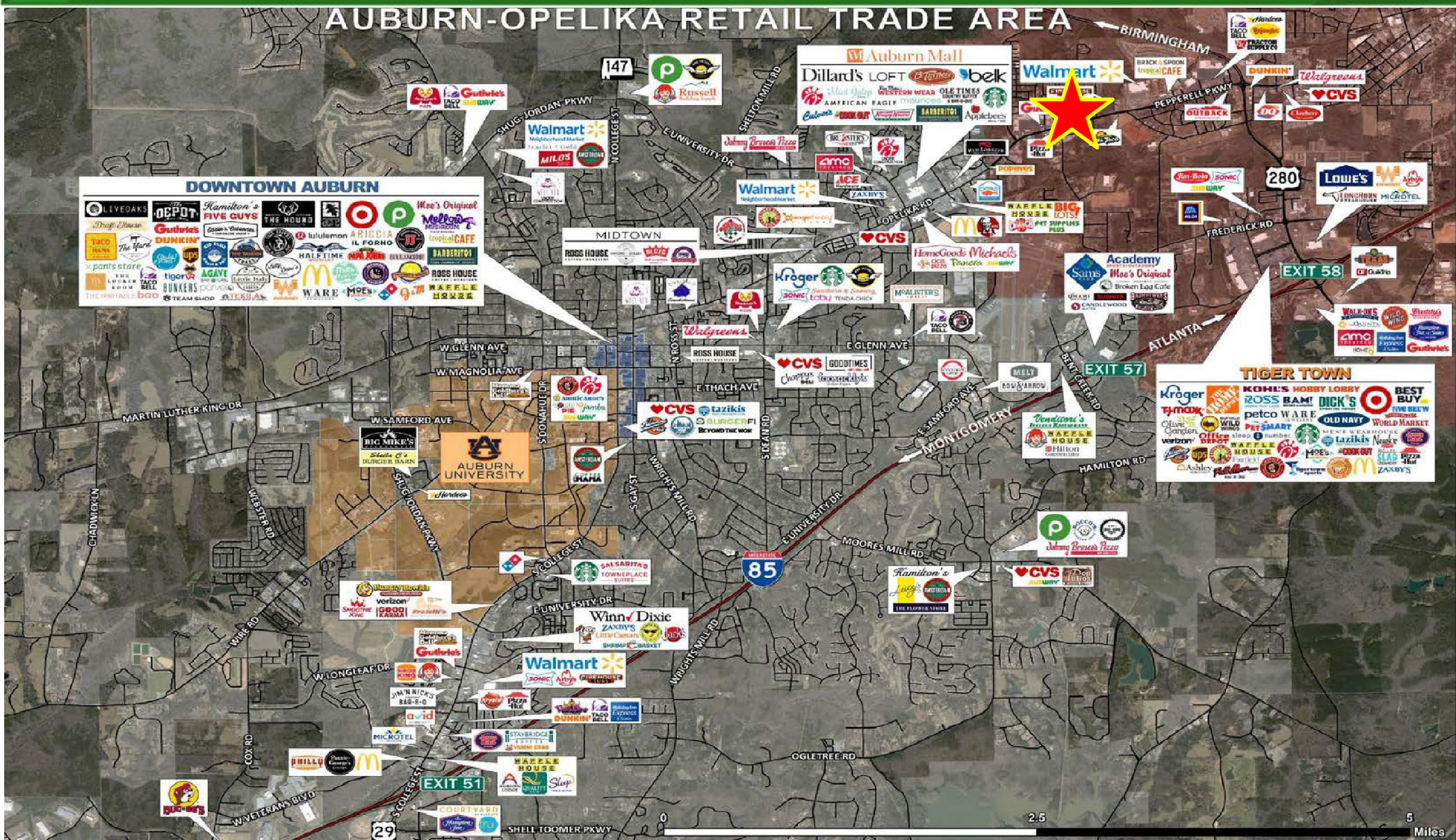
EXTERIOR PHOTOS



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

Cole Maxwell
Assoc. Broker
334-707-8402 Mobile
colemaxwellcre@gmail.com

AERIAL MAP



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

Cole Maxwell
Assoc. Broker
334-707-8402 Mobile
colemaxwellcre@gmail.com