

# 204 OPELIKA RD

AUBURN, AL 36830

# PROPERTY SUMMARY

Join Cafe Racer- Opening Fall 2026!



## SUMMARY

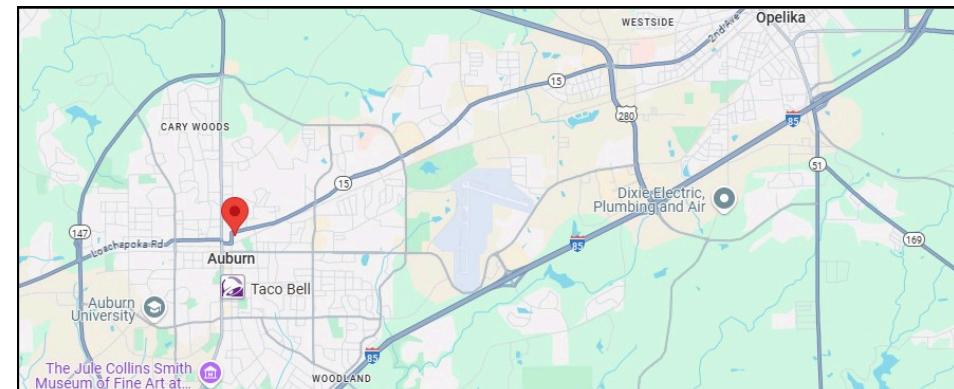
- AVAILABLE SF:** ± 2,500 SF
- LEASE RATE:** CONTACT AGENT
- LOT SIZE:** ± 0.6 ACRES
- BUILDING SIZE:** ± 2,500 SF
- ZONING:** CRD-U



## PROPERTY HIGHLIGHTS

- Highly Visible Location at the corner of Opelika Rd and North Gay St
- Half a mile from the brand new Publix and \$110 Million Laurel Hotel & Culinary School
- Auburn is the fastest growing MSA in the state of Alabama
- Frontage traffic counts of ± 15,162 AADT on Opelika Rd and ± 15,491 AADT on North Gay St
- Close proximity to Downtown & Auburn University: Enrollment of 28,290 & -5,500 Employees, the second largest University in the State of Alabama

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
<b>Total Population:</b>	18,520	58,695	89,622
<b>Total Households:</b>	8,011	23,787	36,011
<b>Average HH Income:</b>	\$52,736	\$76,054	\$83,613



**WATKINS JOHNSTON IV**

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**MOORE COMPANY REALTY**

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# AERIAL



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# SITE PLAN

The Site Plan as shown is Preliminary and Representative only, and may not represent the final layout, as it has not been approved by an architect or engineer.



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