

# 675 OPELIKA ROAD FOR LEASE- AUBURN, AL

**ACRES:**

+/- .73

**SQUARE FEET:**

+/- 3030

**ZONING:**

CRD-S

**TRAFFIC COUNTS:**

+/- 21,000 - VPD

**Address:**

675 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:**

+/- .73 acre site w/ 2398 SQ FT fully built out turn key and renovated restaurant space bordering Opelika Road w/ 100 Ft +/- of Road Frontage.

**Asking Rental Price: \$10,000.00 per month**



**Cole Maxwell**  
Associate Broker  
334-707-8402 Mobile  
[colemaxwell707@gmail.com](mailto:colemaxwell707@gmail.com)

**Office Address**  
2680 Corporate Park Dr.  
Opelika, AL, 36831  
[www.comcre.com](http://www.comcre.com)

# OVERVIEW

Located in a rapidly expanding area, this turn key restruant that can include all FF&E for an additional price offers a great opportunity.

The current build out offers a 98 person capacity for inside dining and 204 for outside. This maximizes the opportunity for a strong business with great proximity to downtown Auburn and Auburn University.

Also with close proximity to key employers, established neighborhoods, and ample parking, this location offers strong potential for various commercial opportunities.

## PROPERTY HIGHLIGHTS

Great visibility

Daily Traffic Counts +/- 20,000 VPD

## PROPERTY SUMMARY

Asking Rental Price: \$10,000.00 per month

Year Built: 1978 remodeled several times

Lot Size: +/- .73

Total SF: 3 0 3 0 +/- SF

## LOCATION HIGHLIGHTS

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



**Cole Maxwell**  
Associate Broker  
334-707-8402 Mobile  
[colemaxwell707@gmail.com](mailto:colemaxwell707@gmail.com)

**Office Address**  
2680 Corporate Park Dr.  
Opelika, AL, 36831  
[www.comcre.com](http://www.comcre.com)

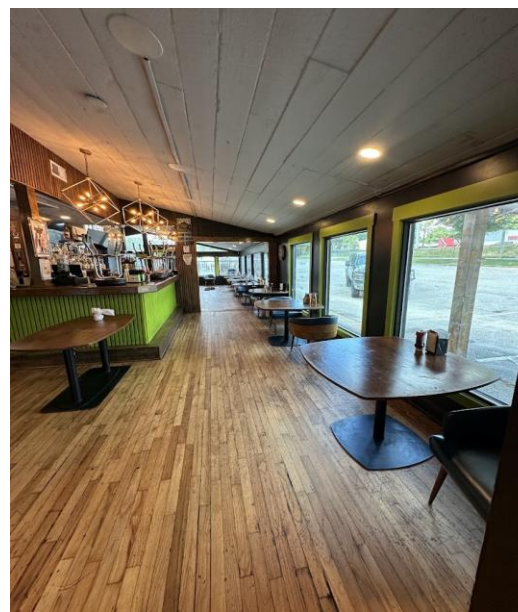
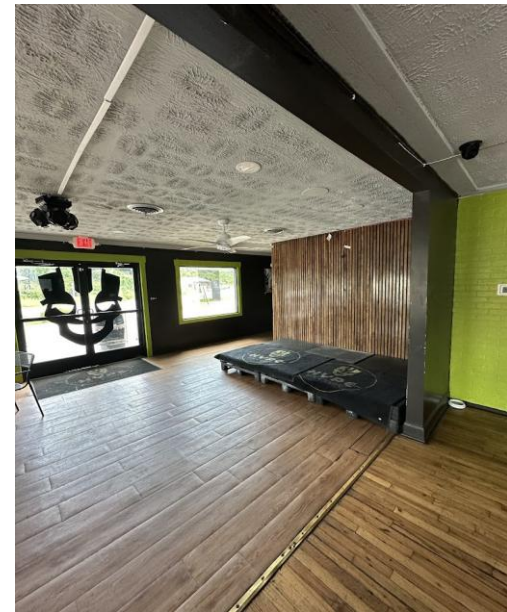
# PROPERTY PHOTOS



**Cole Maxwell**  
Associate Broker  
334-707-8402 Mobile  
[colemaxwell707@gmail.com](mailto:colemaxwell707@gmail.com)

**Office Address**  
2680 Corporate Park Dr.  
Opelika, AL, 36831  
[www.comcre.com](http://www.comcre.com)

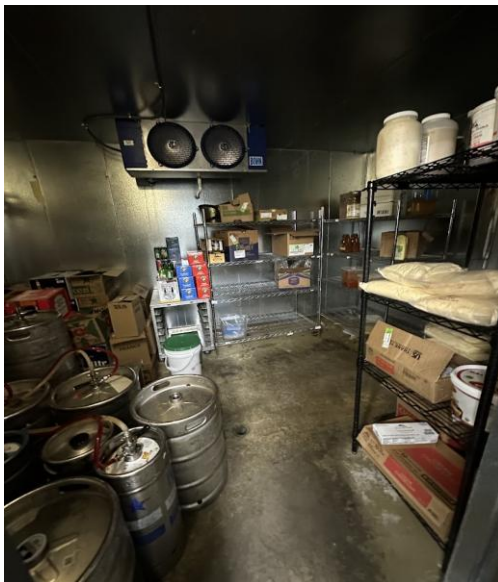
# PROPERTY PHOTOS



**Cole Maxwell**  
Associate Broker  
334-707-8402 Mobile  
[colemaxwell707@gmail.com](mailto:colemaxwell707@gmail.com)

**Office Address**  
2680 Corporate Park Dr.  
Opelika, AL, 36831  
[www.comcre.com](http://www.comcre.com)

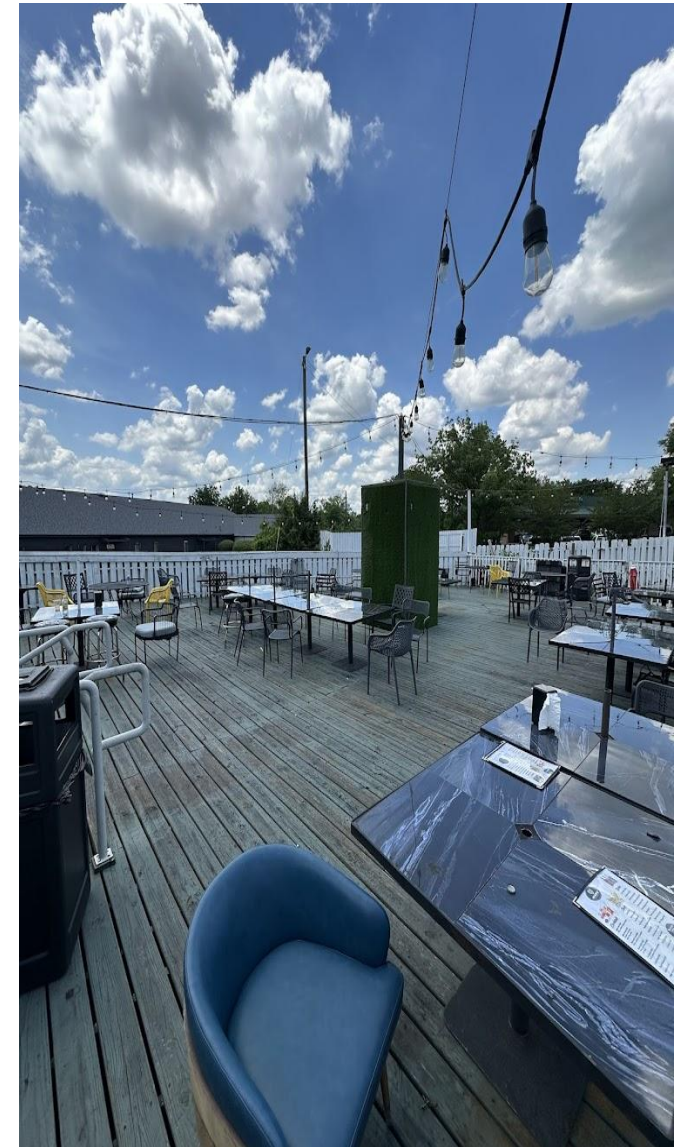
# PROPERTY PHOTOS



**Cole Maxwell**  
Associate Broker  
334-707-8402 Mobile  
[colemaxwell707@gmail.com](mailto:colemaxwell707@gmail.com)

**Office Address**  
2680 Corporate Park Dr.  
Opelika, AL, 36831  
[www.comcre.com](http://www.comcre.com)

# PROPERTY PHOTOS



**Cole Maxwell**  
Associate Broker  
334-707-8402 Mobile  
[colemaxwell707@gmail.com](mailto:colemaxwell707@gmail.com)

**Office Address**  
2680 Corporate Park Dr.  
Opelika, AL, 36831  
[www.comcre.com](http://www.comcre.com)

# TRADE AREA RETAIL AERIAL



**Cole Maxwell**  
 Associate Broker  
 334-707-8402 Mobile  
[colemaxwell707@gmail.com](mailto:colemaxwell707@gmail.com)

**Office Address**  
 2680 Corporate Park Dr.  
 Opelika, AL, 36831  
[www.comcre.com](http://www.comcre.com)

# 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.



**Cole Maxwell**  
Associate Broker  
334-707-8402 Mobile  
[colemaxwell707@gmail.com](mailto:colemaxwell707@gmail.com)

**Office Address**  
2680 Corporate Park Dr.  
Opelika, AL, 36831  
[www.comcre.com](http://www.comcre.com)