

# 1601 SPRING DRIVE – OPELIKA, AL



**FOR LEASE \$16 SQFT**

**SQUARE FEET:**

+/- 3,000 sqft

**ZONING:**

Commercial – C3

**TRAFFIC COUNTS:**

+/- 25,000 – AADT along  
Pepperell Pkwy (no counts for  
Spring Street)

**ADDRESS:** 1601 Spring Drive. Opelika, AL 36801

**Location:**

Located just down from the intersection of Veterans Pkwy and Pepperell Pkwy (Opelika Rd in Auburn). Currently occupied by Jakin Mobile Home Supply, one block off Pepperell Pkwy

**Summary:**

Great showroom and flexible warehouse space located just across the Auburn/Opelika line in Opelika. The building is divided into four ±750 SF bays, offering flexibility for a variety of retail, showroom, or warehouse uses.



**Office Address**

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

**Cole Maxwell**

Assoc. Broker  
334-707-8402 Mobile  
colemaxwellcre@gmail.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 per day are moving to Opelika/Auburn. Formerly used as retail store/showroom and warehouse.

## PROPERTY HIGHLIGHTS

- Great Visibility with Signage
- Two curb cuts
- Three bathrooms
- Three roll-up drive-in doors

## PROPERTY SUMMARY

- Asking Rent: \$16
- Year Built: 2022
- Lot Size: +/- .5 acres
- Total SF: 3,000 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



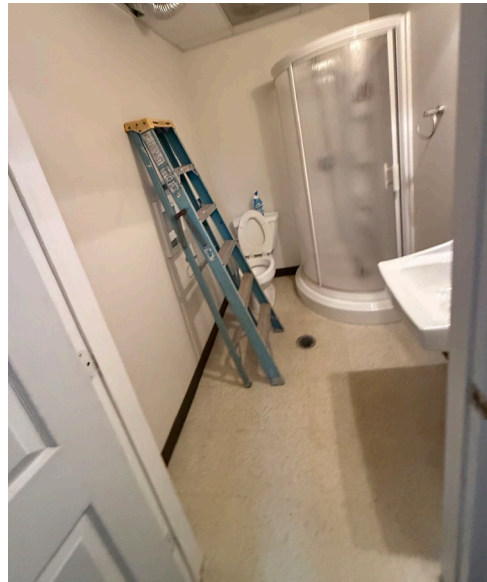
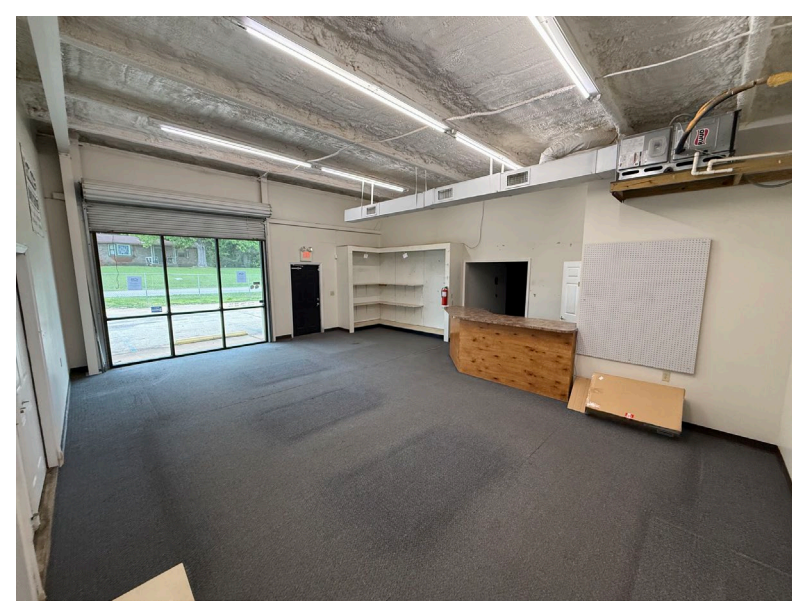
**Office Address**  
2680 Corporate Park Dr.  
Opelika, AL, 36831  
[www.comcre.com](http://www.comcre.com)

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

**Craig Melton**  
Broker  
334-559-4914 Mobile  
[comprehensivecre@gmail.com](mailto:comprehensivecre@gmail.com)



# PHOTOS



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

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

**Craig Melton**  
Broker  
334-559-4914 Mobile  
[comprehensivecre@gmail.com](mailto:comprehensivecre@gmail.com)