

FOR LEASE

1,365-1,500 SF PRIME RETAIL - OPELIKA



ADDRESS: 3000 PEPPERELL PARKWAY, OPELIKA, AL 36801

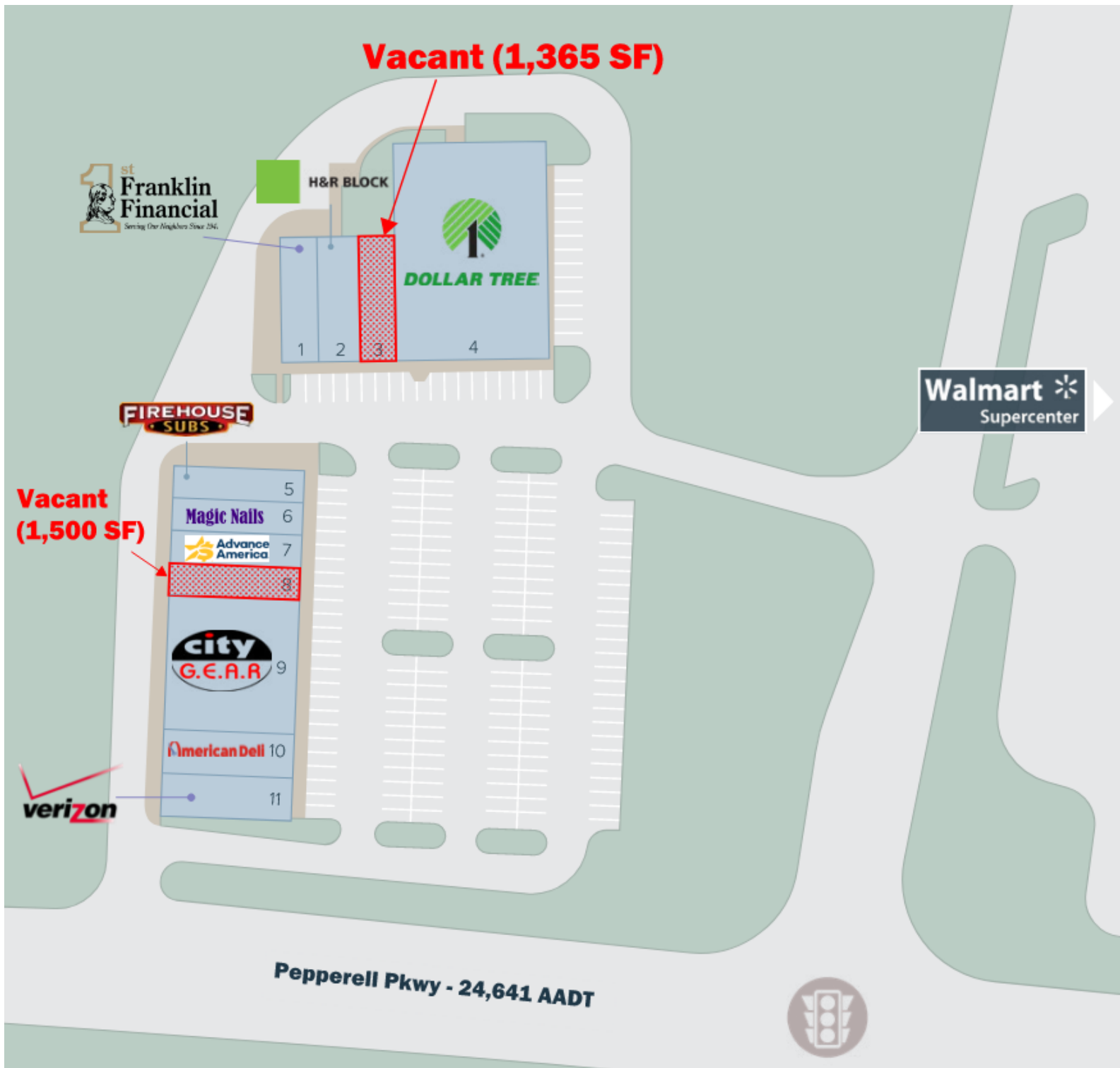
FRANK BRADSHAW

404-435-0196

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Site Details

- Immediately adjacent to Opelika Walmart Supercenter with direct access to signalized intersection
- NEWLY RENOVATED with stone finishes, new standing seam metal awnings, freshly refinished and repainted EIFS, and beautiful new monument signage with new LEDs
- The site is strategically situated between the Auburn and Opelika markets
- Outstanding visibility along Pepperell Parkway (24,641 AADT in 2025)
- Strong Walmart and Dollar Tree foot traffic and store sales (Placer)

Area Growth

- Opelika is one of Alabama's fastest growing cities
- Since 2015, Auburn University enrollment has grown more than 25%
- Over 7,000 nearby jobs have been recently created from Kia and Hyundai's combined \$5.9 billion auto manufacturing investments. Both plants are within commuting distance of Auburn/Opelika
- Substantial residential and commercial development underway or recently completed within ½ mile of site

Demographics	3 Miles	5 Miles	10 Miles
Population	32,627	86,207	133,068
Average HH Income	\$77,974	\$81,769	\$81,856

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