

FOR SALE

REDEVELOPMENT OPPORTUNITY AT I-85 & HWY 431

1002 Columbus Pkwy Opelika, AL 36801



OFFERING SUMMARY

Sale Price:	\$3,600,000
Building Size:	38,888 SF
Lot Size:	3.51 Acres
Year Built:	1972
Zoning:	C-3

PROPERTY OVERVIEW

Opelika, AL has been recognized as one of the fastest-growing cities in Alabama. It has also earned national accolades, being named a "Best Small City for Business" by the U.S. Chamber of Commerce and one of the "South's Best Cities" by Southern Living, according to the Opelika Chamber. This redevelopment opportunity, formerly a hotel, is ideally positioned to capitalize on the city's rapid growth. Located at the high-traffic intersection of I-85 and Highway 431, the property offers exceptional visibility, with over 60,000 vehicles passing by daily.

Carson Cummings
(706) 289-2468
carson@cummingscre.com



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PROPERTY HIGHLIGHTS

- Strategic Location: Corner of I-85 and Hwy 431
- High-visibility site with excellent access
- Over 60,000 vehicles/day
- Opelika named one of Alabama's fastest-growing cities
- Former hotel site ready for redevelopment
- Strong potential for a variety of businesses

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	79	216	813
Total Population	183	511	1,944
Average HH Income	\$61,936	\$61,983	\$60,741

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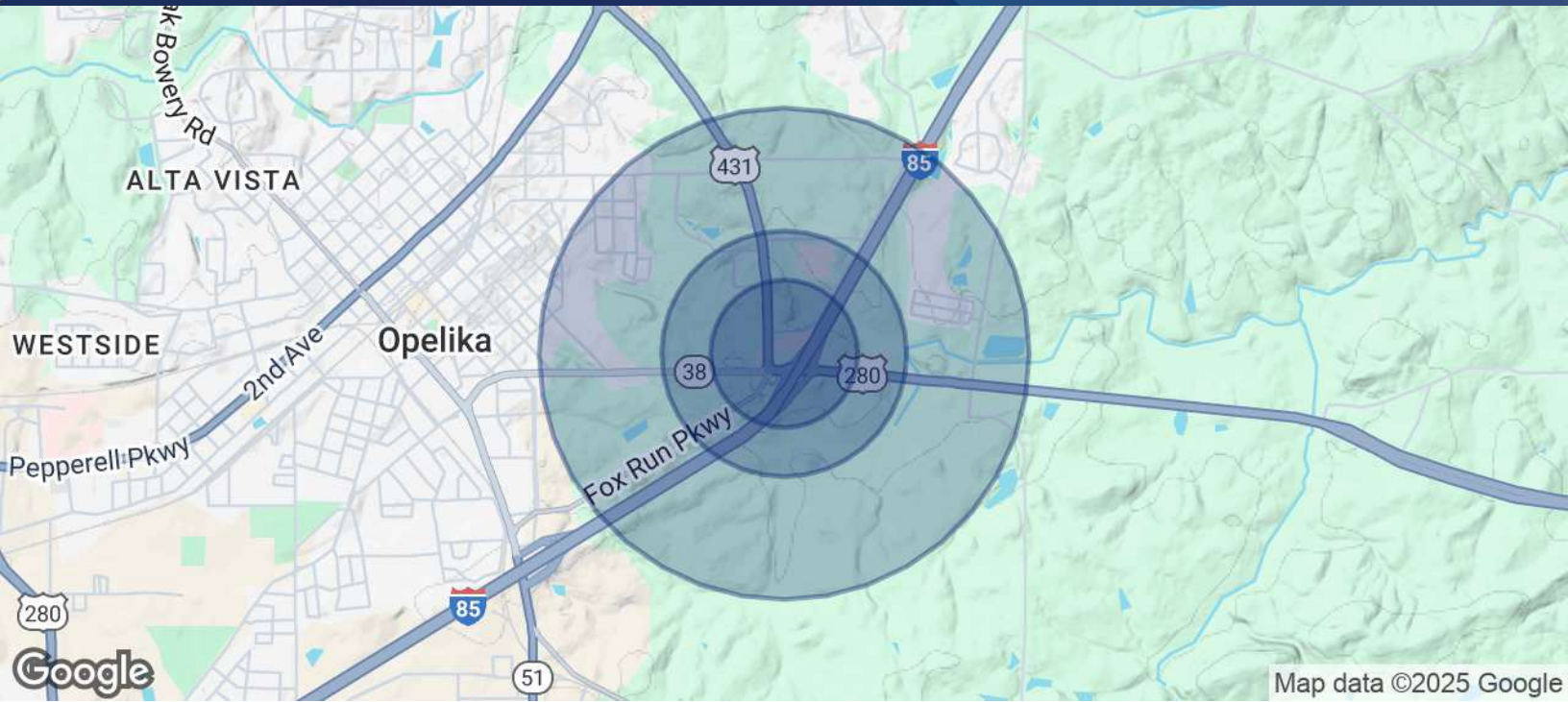


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	183	511	1,944
Average Age	37	37	38
Average Age (Male)	35	35	36
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	79	216	813
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$61,936	\$61,983	\$60,741
Average House Value	\$194,687	\$201,195	\$209,306

Demographics data derived from AlphaMap

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