

# 101 Simmons St

± 4,070 sqft

Commercial Space For Lease

Former Flowers  
Bakery Store



**Available:**

Right Away +/- 4,070 sqft

**Uses:**

Retail – Flex Warehouse - Office

**Lease Rate:**

\$ 11.80 PSF or \$4,000 a month

**Location:**

At the corner of 2<sup>nd</sup> Ave and Simmons St. The store is located just down from Piggly Wiggly and before you enter downtown Opelika.

**Summary:**

Open retail floor plan. Back of the house has two bathrooms, office, storage. Dock High ramp and loading ramp/door. Landlord willing to sign a short-term lease 2-to-3-year lease

SPACE FOR LEASE



COMPREHENSIVE  
COMMERCIAL

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# ± 4,070 SQFT Space for Lease



**YEAR BUILT:**  
1985

**LOT SIZE:**  
+/- ½ acre

**Occupancy:**  
Single Tenant

**DAILY TRAFFIC COUNT:**  
+/- 16,500 VPD (2022)

**PROPERTY INFO:**

Convenient to Auburn/Opelika  
Great visibility and signage opportunity  
Glass storefront with lots of Natural light  
Big Open Box  
Great for Retail or multiple uses  
Efficient handling and storage area



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