

Eagle Crossing Retail Unit – AUBURN, AL



Asking Rent (\$20.00 PSF NNN)

USE:

Retail/ Office

SQ FT:

+/- 1800

TRAFFIC COUNTS:

South College-
31,000 +/- VPD

Location:

Just off South College Street bordering Firehouse Subs, Total Rehab Soutltions, McQuick Printing, Premier Rheumatology of Alabama, Great Clips, Walmart, Arbys, and more

Summary:

+/-Strategically located on South College Street (U.S. Hwy 29), this unit offers unmatched exposure to Auburn's primary commercial corridor. South College serves as the main gateway into Auburn from Interstate 85 (Exit 51), with traffic counts exceeding 53,000 VPD on I-85 and strong daily visibility from the thousands of vehicles traveling South College into downtown.

**Cole Maxwell**

Associate Broker

334-707-8402 Mobile

colemaxwell707@gmail.com

Office Address

2680 Corporate Park Dr.

Opelika, AL, 36831

www.comcre.com

Property Address:

Eagle Crossing Retail Center, 1907

South College Street Unit 102

Auburn, Al 36830

OVERVIEW

Located in a rapidly expanding area, this property sits off a major corridor, ensuring excellent demand and accessibility.

The surrounding area has experienced significant growth over the past decade, attracting new residents, students and businesses.

With close proximity to key employers, established neighborhoods, and Auburn University this location offers strong potential for various commercial tenants.

PROPERTY HIGHLIGHTS

Ingress/ Egress Access on south college with access to Walmart parking lot allowing for contugus flow of traffic with Large Parking area

Singage Oportunities for South College Visibility

Daily Traffic Counts

South College = +/- 31,000 VPD

185= +/- 53,000 VPD

PROPERTY SUMMARY

Asking Rate: \$20 PSF NNN

Unit Size: +/-1800 SQ FT

LOCATION HIGHLIGHTS

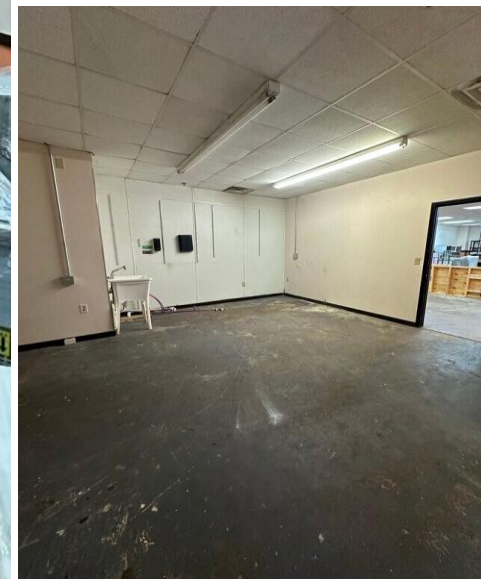
With direct frontage to South College Street, and Downtown Auburn, this property combines high-traffic exposure with excellent accessibility, making it an ideal setting for office or retail tenants.



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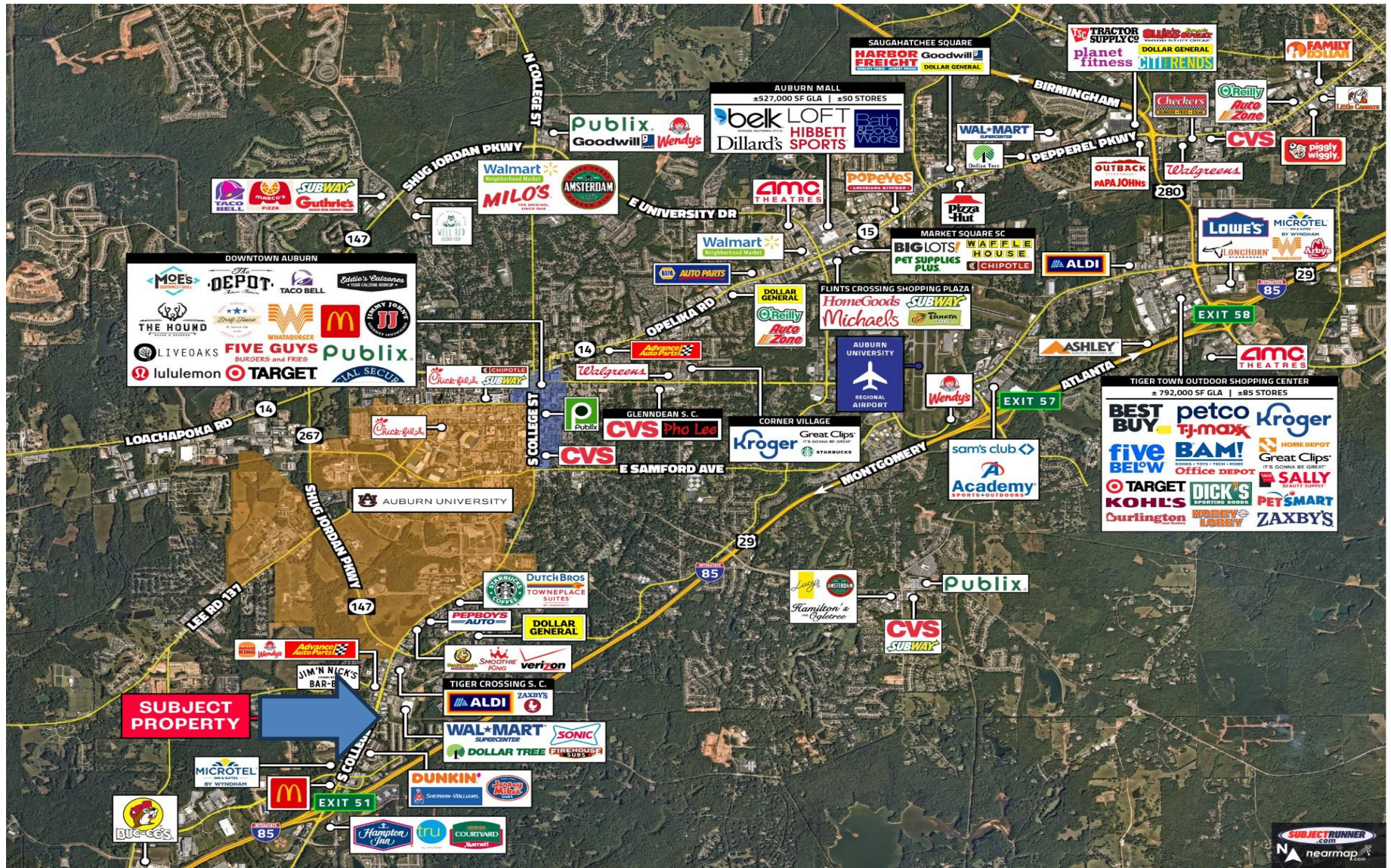
PROPERTY PHOTOS



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TRADE AREA RETAIL AERIAL



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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 I85 & HWY 280, connecting to Atlanta, Birmingham and Montgomery. Auburn University Regional Airport supports business travel. Rail and logistics infrastructure support manufacturing and distribution businesses.



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