



opelika road | auburn, alabama

Prudential
Commercial Real Estate

4.91 acres | \$1,750,000

CONTACT:

Keith Hamrick

334.663.4793

Lee Alice Johnson

334.703.7169

Bill Moody

334.750.9907



LOCATION:

Opelika Road.

SIZE:

4.91 acres

GLA:

33,000 SF (shown)

1 acre outparcel (shown)

ZONING: CDD

(Comprehensive Development District)

ADJACENT USES:

Hyundai of Auburn, EAMC Health Care, Lynch Chevrolet, Auburn Furniture, +

INCENTIVES:

City of Auburn is offering incentives for retail development of the property***

Prudential Commercial
Real Estate
1747 Ogletree Road
Suite 300
Auburn, AL 36830
334.321-4444
www.prucomrealestate.com

Opelika Road is located in the primary commercial area of Auburn along Opelika Road. The project has direct access onto this heavily traveled arterial road. The adjacent Creekside of Auburn, a successful student

residential community, and the newly planned Aspen Apartments are within walking distance to the site. City of Auburn will contribute to the redevelopment of the site.



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Auburn/Opelika MSA is 135,000+ | Auburn University enrollment over 25,000 students

1.4 miles from Village Mall
2.1 miles to Reg'l Airport
1.3 miles to Indian Hills Golf & Country Club

Adjacent to upscale student development, Creekside of Auburn, with 360 units (over 1100 current residents.)

Newly planned Aspen Apartments will house over 600 more residents within walking distance.

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5 MILE RADIUS
Population: 68,332
Households: 28,416
Avg HH Income*: \$ 41,450
Avg Home Value: \$ 177,937

10 MILE RADIUS
Population: 92,784
Households: 40,246
Avg HH Income*: \$ 43,284
Avg Home Value: \$ 165,760

15 MILE RADIUS
Population: 103,685
Households: 44,550
Avg HH Income*: \$ 43,485
Avg Home Value: \$ 159,495

- LARGEST EMPLOYERS**
- 1.5 miles from site to main campus of Auburn University
 - 4.4 miles from site to main campus of East Alabama Medical Center

