



# opelika road | auburn, alabama

**Prudential**  
Commercial Real Estate

4.91 acres | \$1,750,000

**CONTACT:**

Keith Hamrick

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Lee Alice Johnson

334.703.7169

Bill Moody

334.750.9907



**LOCATION:**

Opelika Road at Dean Road

**SIZE:**

4.91 acres

**GLA:**

54,400 SF (shown)

1 acre outparcel (shown)

**ZONING:** CDD

(Comprehensive Development District)

**ADJACENT USES:**

Hyundai of Auburn, EAMC Heath 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

