

2111 EAST UNIVERSITY DRIVE – AUBURN, AL



BUSINESS NOT FOR SALE

Asking Price \$6,495,000

ACRES:

+/- 7.66

ADDRESS: 2111 E University Dr. Auburn, AL 36830

SQUARE FEET:

+/- 72,652

Location:

Just off the intersection of East University Drive and Opelika Rd. E University Drive is the loop system around Auburn. Across from the Auburn Mall at the intersection of East University Dr. and Mall Pkwy

ZONING:

PDD Zoning CRD-S

Summary:

+/- 62,090 Sqft floor plate with a +/- 10,562 sqft mezzanine. Certificate of occupancy for +/- 2,611 occupants. The real estate is for sale, but the business is not for sale. Site restricted from being another movie theater

TRAFFIC COUNTS:

+/- 23,000 - VPD



Office Address

2680 Corporate Park Dr.
Opelika, AL, 36831
www.comcre.com

Craig Melton

Broker

334-559-4914 Mobile
comprehensivecre@gmail.com

OVERVIEW

Incredible opportunity to buy irreplaceable real estate in the center of rapidly growing Auburn. From 2010 to 2020 Auburn grew by 43%. Currently, six people a day are moving to Auburn. Well-maintained building just off the busy intersection of E. University Drive and Opelika Road.. Convenient to affluent neighborhoods and close proximity to larger employers (Auburn University and EAMC). Ample parking and terrific visibility.

PROPERTY HIGHLIGHTS

Great visibility
Daily Traffic Counts +/- 23,000 VPD
Signalized Intersection
+/- 490 Parking Spaces

PROPERTY SUMMARY

Asking Price: \$7,950,000
Year Built: 1999, remodeled several times
Lot Size: +/- 7.66 Acres
Total SF: +/- 72,652 SF

LOCATION HIGHLIGHTS

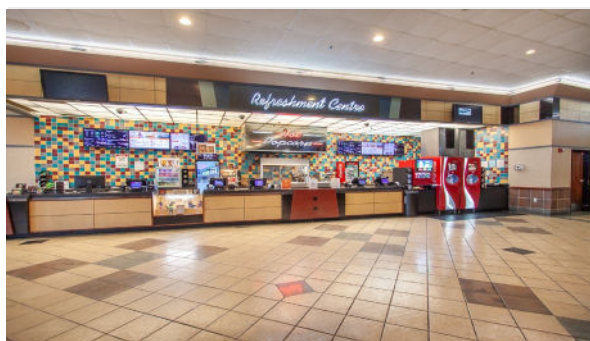
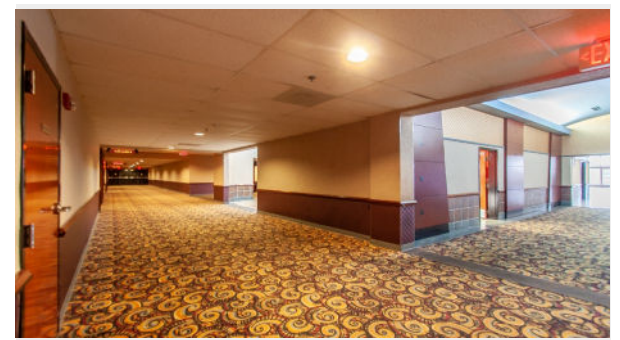
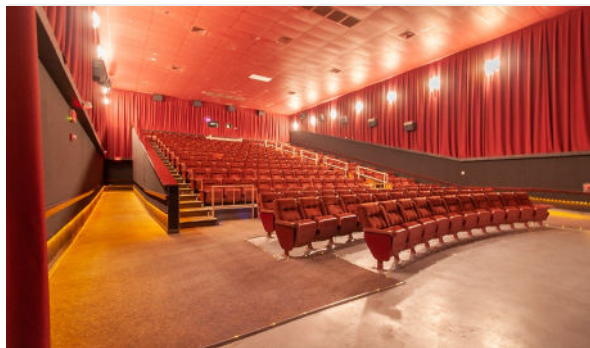
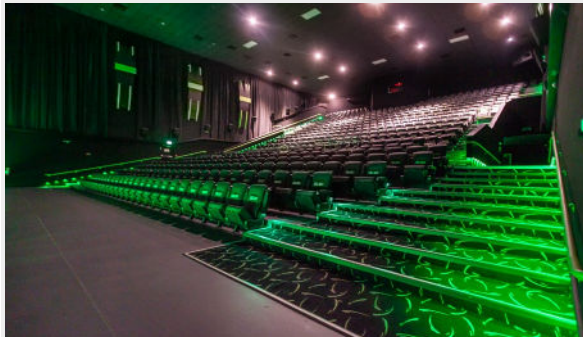
Located along the loop system around Auburn
Main commercial corridor between Auburn and Opelika
Dedicated left-hand turn lane
Traffic signal into the parking lot
Multiple ingress and egress



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PROPERTY PHOTOS



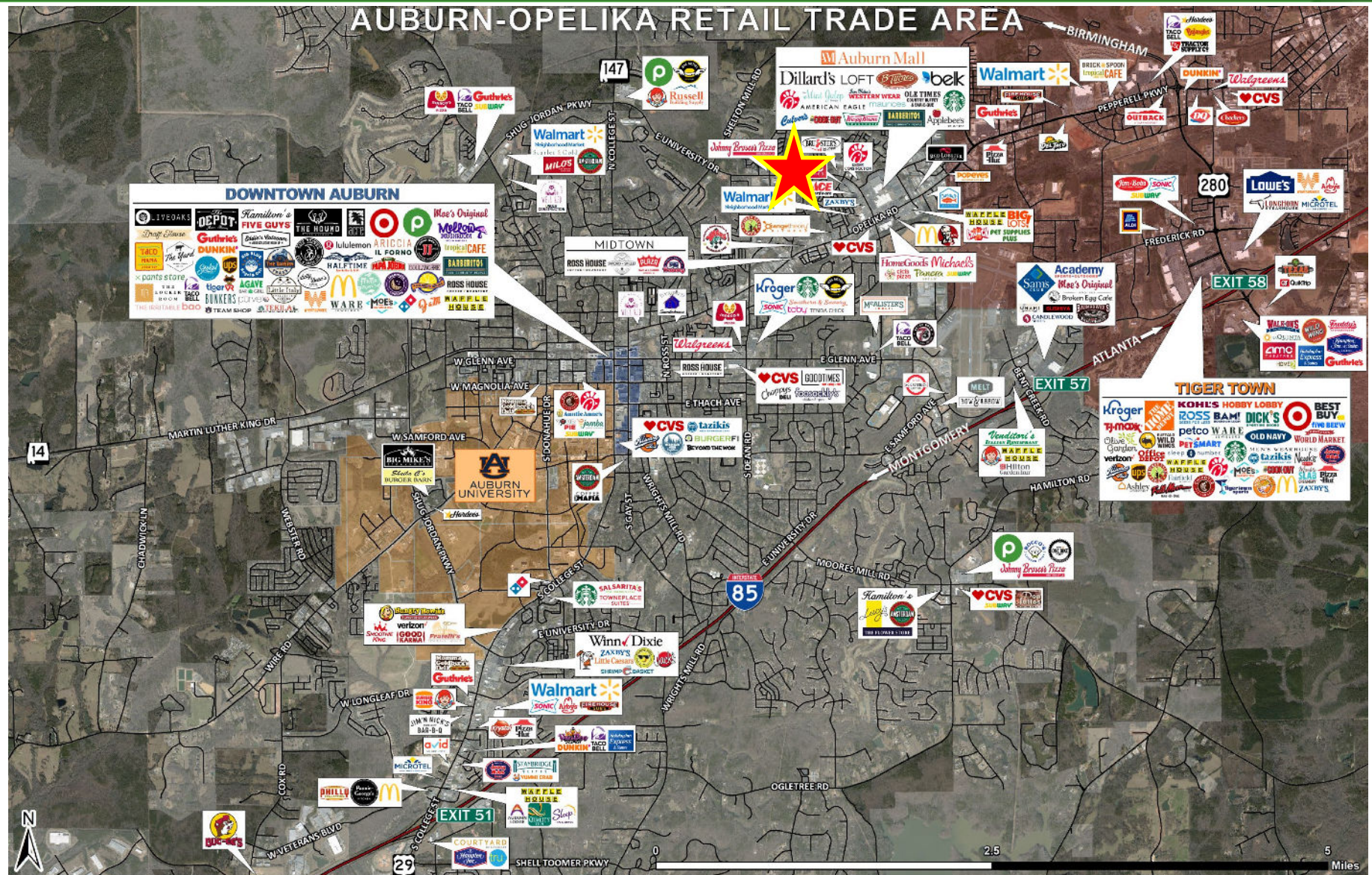
AERIAL MAP



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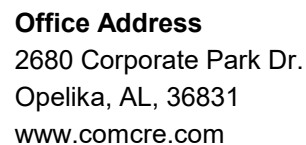
TRADE AREA RETAIL AERIAL



[illegible]

0 8' 16' 32'

SCALE: 1/16" = 1'-0"



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COMPREHENSIVE
COMMERCIAL

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