

3305 Pepperell Pkwy – OPELIKA, AL

**SQUARE FEET:**

+/- 4,000 sqft

ZONING:

Commercial – C3

TRAFFIC COUNTS:

+/- 25,000 – AADT along
Pepperell Pkwy

ADDRESS: 3305 Pepperell Pkwy. Opelika, AL
36801

Location:

Located just down from the intersection of Veterans Pkwy and Pepperell Pkwy (Opelika Rd in Auburn). Currently occupied by Opelika Sewing Center.

Summary:

Great showroom and flexible retail space located just across the Auburn/Opelika line in Opelika. The building offers flexibility for a variety of retail or showroom uses.



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

Cole Maxwell
Assoc. Broker
334-707-8402 Mobile
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OVERVIEW

Incredible opportunity to lease space in rapidly growing Auburn/Opelika. Currently, six people per day are moving to Opelika/Auburn. Formerly used as retail store/ showroom.

PROPERTY HIGHLIGHTS

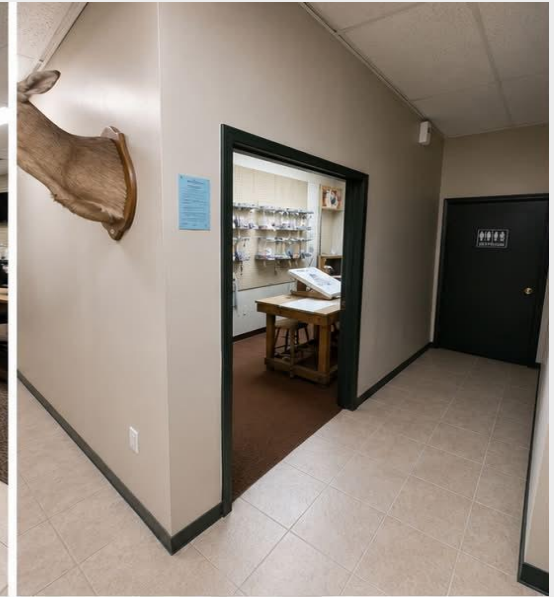
- Great Visibility with Signage
- Two Points of Entry
- Two bathrooms
- One Stock Room
- Small Office Area
- Large Parking lot

PROPERTY SUMMARY

- Asking Rent: \$16
- Year Built: 1998
- Lot Size: +/- .43 acres
- Total SF: 4,000 SF for Lease

LOCATION HIGHLIGHTS

- Convenient to all of Lee County
- Close to Auburn Mall
- In close proximity rapid residential growth
- Easy access to Hwy 280



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EXTERIOR PHOTOS



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AERIAL MAP



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