

BUILDING FOR SALE 1955 OPELIKA RD – AUBURN, AL



PRICE: \$1,400,000

ACRES:

+/- .43

SQUARE FEET:

+/- 5,904 (from tax card)

ZONING:

CRD-S

(Corridor Redevelopment District South)

TRAFFIC COUNTS:

+/- 25,000 - VPD

ADDRESS: 1955 Opelika Rd. Auburn, AL 36830

Location: 1955 Opelika Road is a prime retail location in Auburn, AL, just minutes from Auburn University and surrounded by both student housing and neighborhoods, making it ideal for businesses targeting both college students and local families. Situated along a high-traffic corridor, the property offers excellent visibility near popular shopping centers, restaurants, and local retailers. With Auburn's growing population, vibrant retail scene, and diverse mix of students and families, this location presents a unique opportunity for businesses to capture a wide customer base.

Summary: Two suites - the larger suite is owner-occupied. The smaller suite is leased to a long-term tenant. The property is in Auburn near the Opelika city limits along one of the most heavily traveled local corridors in Lee County. The businesses located in the building are tenants and are NOT for sale.



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 in close proximity to major employers (Auburn University and EAMC).

Ample land and terrific visibility.

PROPERTY HIGHLIGHTS

Great visibility

Daily Traffic Counts +/- 25,000 VPD

PROPERTY SUMMARY

Price \$1,400,000

Year Built: 1977

Lot Size: +/- .43 Acres Total

SF: +/- 5,904 sqft

Potential for sale-leaseback

Includes marquee sign

Businesses not for sale

LOCATION HIGHLIGHTS

Located just off the loop system around Auburn

Main commercial corridor between Auburn and Opelika

Just up the road from the Auburn Mall

Main road locals use to get from Auburn to Opelika



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PROPERTY PHOTOS



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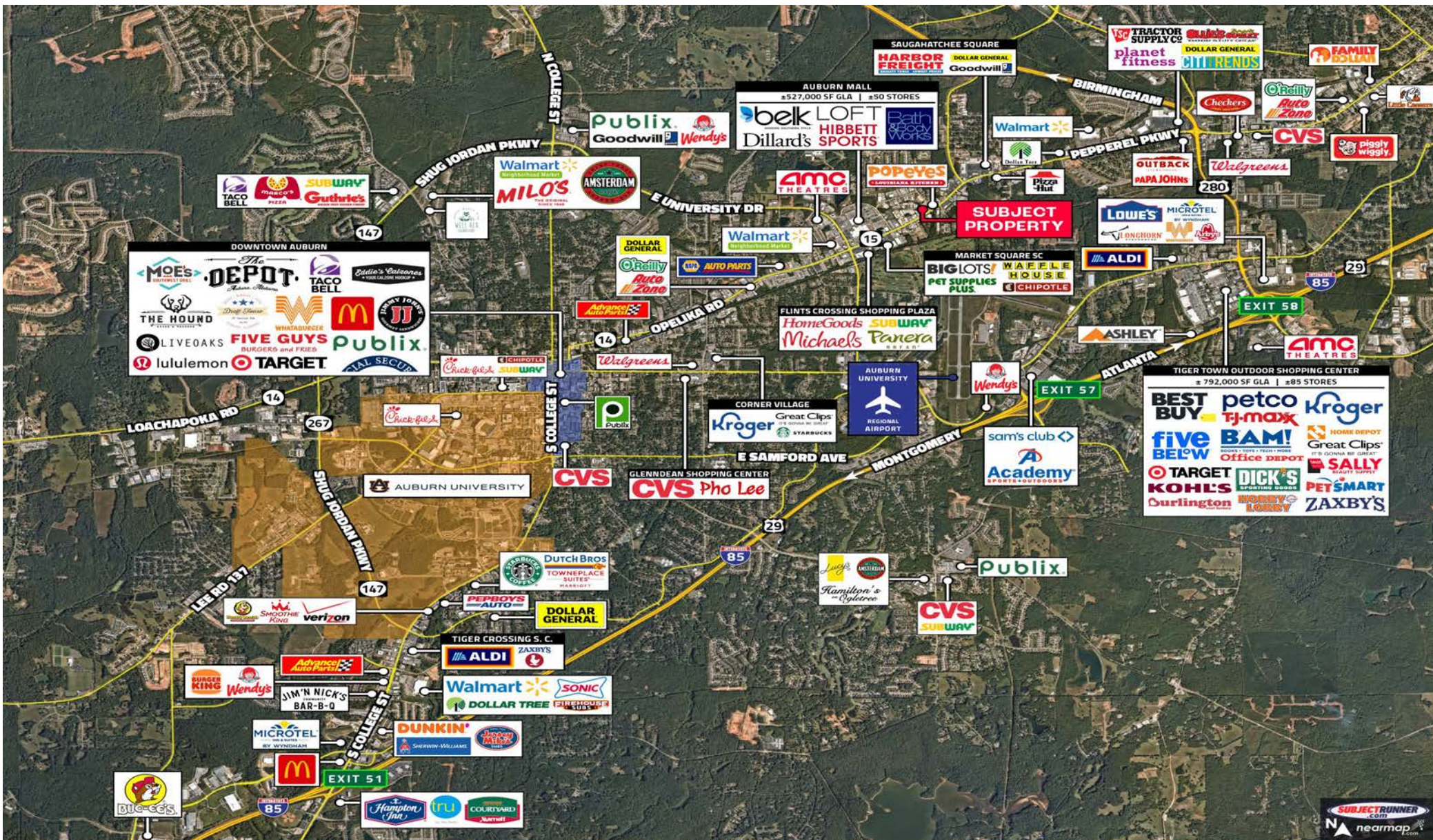
AERIAL MAP



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TRADE AREA RETAIL AERIAL



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TAX MAP



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