

DAYCARE BUILDING FOR LEASE – AUBURN, AL



\$25 Sqft

ACRES: 1.63 Acres

ADDRESS: 1811 E Glenn Ave. - Auburn, AL 36830

SQUARE FEET:
13,687

ZONING:
I – Industrial & CDD –
Comprehensive Development
District

TRAFFIC COUNTS:
+/- 27,000 - VPD

Location:

Located along E. Glenn Avenue in front of Auburn Regional Airport and just off E. University Drive, Auburn's primary loop road. The property is approximately 2.5 miles from Auburn University and downtown Auburn, with convenient access to I-85 exits 57 & 58.

Summary:

Constructed in 2007, the facility was previously approved for more than 250 children. The building has a full kitchen, a large indoor playroom, and two outdoor playgrounds.



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

Craig Melton
Broker
334-559-4914 Mobile
comprehensivecre@gmail.com

OVERVIEW

This updated, move-in-ready building offers an excellent leasing opportunity near affluent neighborhoods and major employers, including Auburn University and EAMC. The property provides ample parking and excellent visibility.

PROPERTY HIGHLIGHTS

Great visibility
Daily Traffic Counts +/- 27,000 VPD
56 Parking Spaces

PROPERTY SUMMARY

Rent: \$25 sqft
Year Built: 2007
Lot Size: 1.63 Acres
Total SF: 13,687 SF
Two outdoor playgrounds
One large indoor playroom
Full kitchen
15 Classrooms
Previously approved for over 250 children
Covered pickup and drop-off
17 toilets

LOCATION HIGHLIGHTS

Near major employers
Main corridor connecting Auburn and Opelika
Just off I-85 at exit 57



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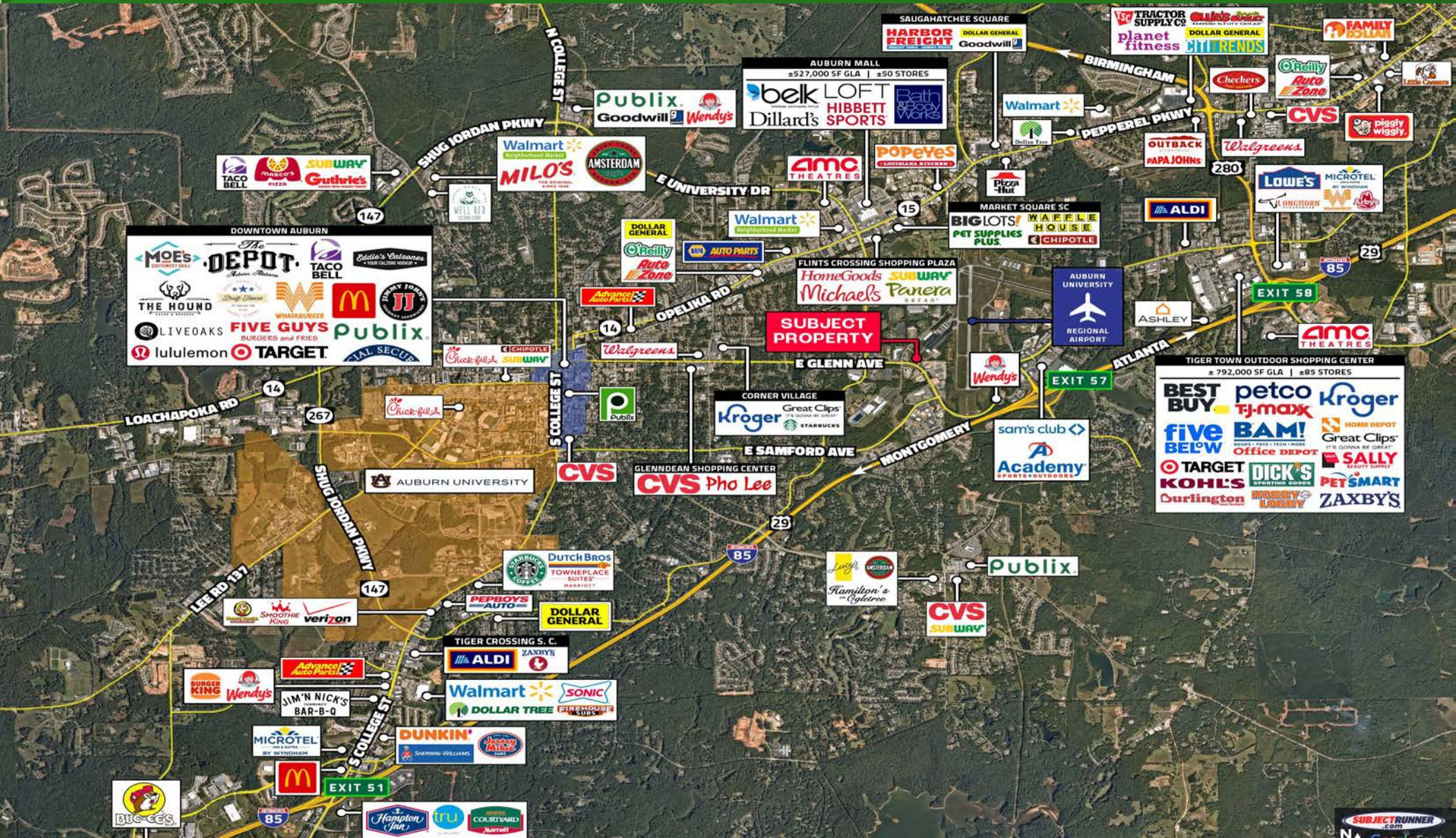
PROPERTY PHOTOS



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AERIAL MAP



FLOOR PLAN

