

3713 PEPPERELL PARKWAY – OPELIKA, AL

**SQUARE FEET:**

+/- 6,000 sqft

ZONING:

Commercial – C3

TRAFFIC COUNTS:

25,000 – AADT 2024

ADDRESS: 3713 Pepperell Pkwy. Opelika, AL 36801

Location:

Just off the Intersection of Veterans Pkwy and Pepperell Pkwy (Opelika Rd in Auburn). Across from Saugahatchee Square Shopping Center (Gigi's Cupcakes and P360 Sports Academy)

Summary:

Great retail space just across the Auburn/Opelika line in Opelika. Space can be split into two bays.

**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 lease space in rapidly growing Auburn/Opelika . Currently, six people a day are moving to Opelika/Auburn. Formerly used as a retail store and furniture store

PROPERTY HIGHLIGHTS

Great visibility with signage
Two curb cuts

PROPERTY SUMMARY

Asking Rent: \$22
Year Built: 1970 remodeled in 2022
Lot Size: 1.56 acres
Total SF: 6,000 SF for Lease

LOCATION HIGHLIGHTS

Convenient to all of Lee County
Close to Auburn Mall
Proximity to rapid residential growth



Office Address

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

Craig Melton

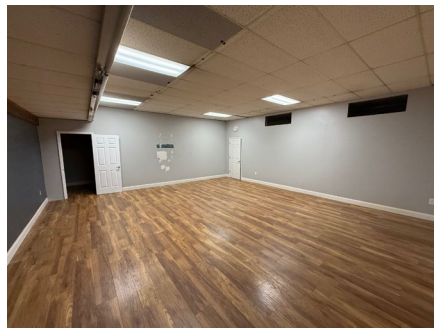
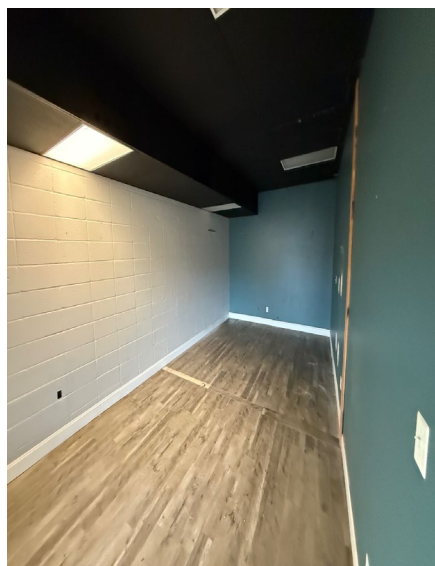
Broker
334-559-4914 Mobile
comprehensivecre@gmail.com

AERIAL MAP

AUBURN-OPELIKA RETAIL TRADE AREA



PHOTOS



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

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