





PROPERTY FEATURES

AREA:

Approx. **11,000** square feet
Built on one acre

PARKING:

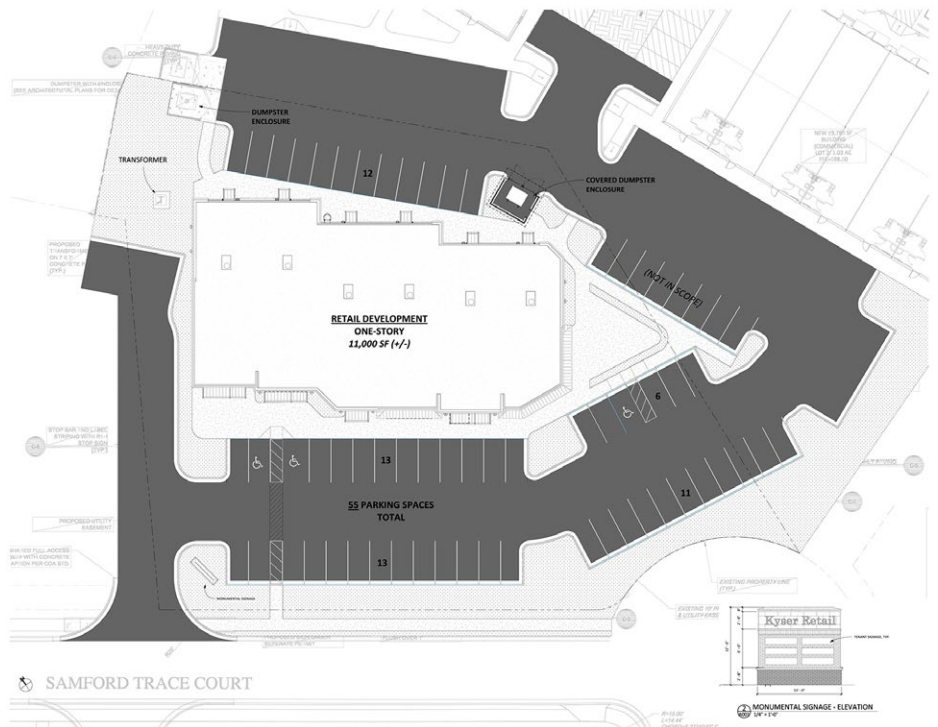
55 parking spaces

BUILD:

Class A finishes
Can be subdivided

COMPLETION DATE:

Projected summer **2024**



IMMEDIATE VICINITY

1. DUCK SAMFORD PARK
2. EAST UNIVERSITY VETERINARY HOSPITAL
3. McALISTER'S DELI
4. AUBURN UNIVERSITY REGIONAL AIRPORT
5. 7 BREW COFFEE
6. MIKADA
Japanese Cuisine
7. LAKEVIEW BAPTIST CHURCH
8. AUBURN MED SPA
9. RENASANT BANK
10. CHURCH OF THE HIGHLANDS
11. BOW & ARROW
BBQ Restaurant
12. VALLEY BANK
13. MAGNOLIA JAMES BOUTIQUE
14. AUBURN HIGH SCHOOL
15. SHELL
Convenience Store
15. THE SAMFORD GLENN APARTMENTS
281 units



AUBURN DEMOGRAPHICS

POPULATION:

With a population of **83,015**, Auburn's population density is **1,382** people per square mile.

Auburn is growing at a rate of **2.79%** annually.

The median average age is **25.2**.

The average household income is **\$74,591**.

The average house value is **\$356,114**.

Adjacent housing complexes provide a large customer base for retail.

LOCATION:

Samford Trace Court is north of I-85 and is in a growing area of Auburn, Alabama.

From Auburn: Atlanta, GA—**105 miles**; Montgomery, AL—**58 miles**;

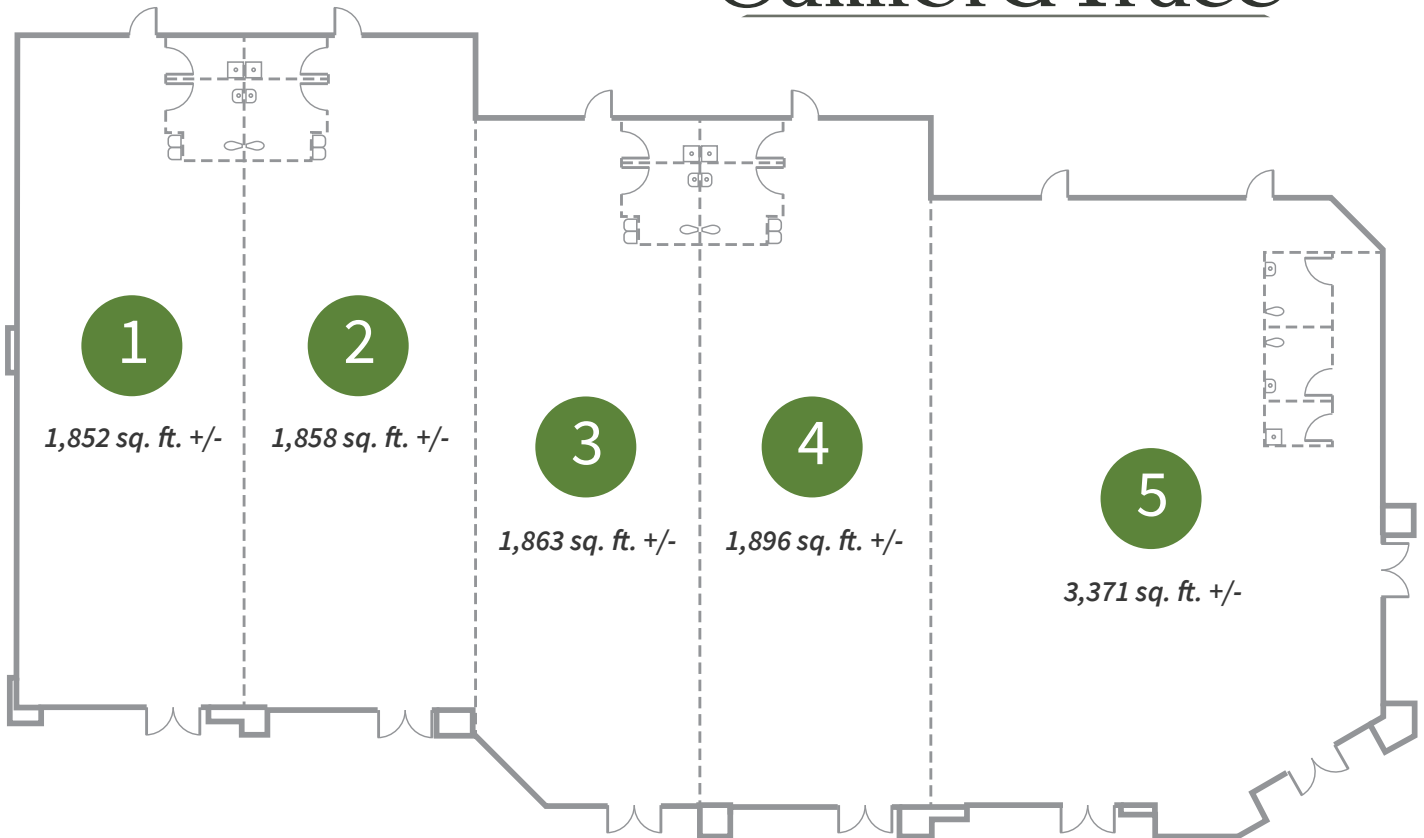
Birmingham, AL—**113 miles**.



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SPACES AVAILABLE:*

The Shoppes
at
Samford Trace



*Can be subdivided





Outdoor dining concept