



FOR LEASE | FOR GROUNDLEASE

Second Generation Restaurant and Excess Parcel

3041 Capps Way | Opelika, AL 36804



Second Generation Restaurant and Excess Parcel

3041 Capps Way | Opelika, AL 36804



FOR LEASE | FOR GROUND LEASE/BTS

±7,500 SF on ±1.8 AC

Building Size
For Lease

±1,200 SF
Excess Parcel Size
For Ground Lease

CONTACT

Martin Smith, CCIM
martin.smith@srsre.com

205.776.6151

Cooper Smith
cooper.smith@srsre.com
205.558.6161

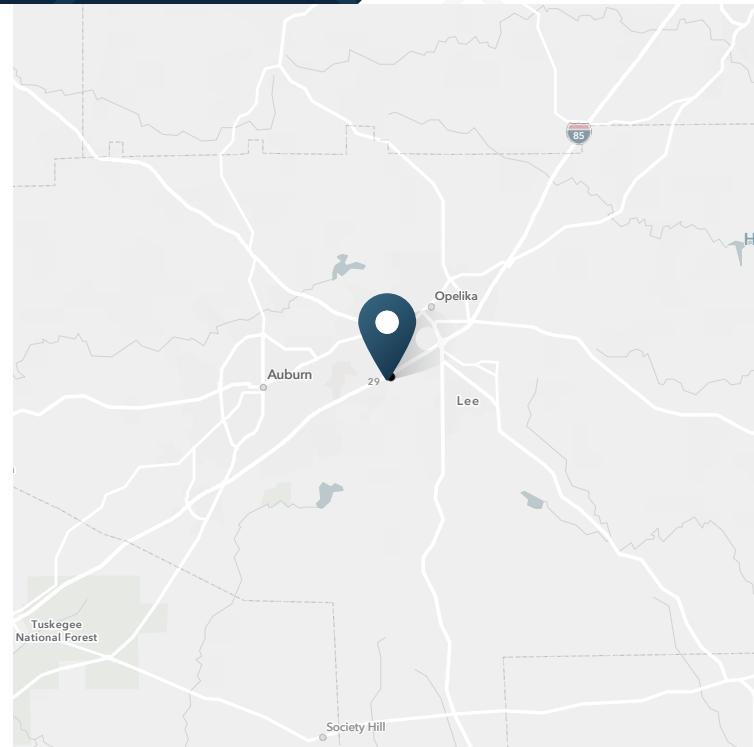
ABOUT THE PROPERTY

- ±7,500 SF Second Generation Restaurant for lease on ±1.8 AC
- ±1,200 SF Excess Parcel for ground lease or BTS.
- Located at Exit 58 off of I-85 with frontage to Gateway Drive in Opelika, AL.
- Less than 0.5 mile from Tiger Town, a power retail center serving Auburn, Opelika, and the surrounding communities.
- Excellent visibility and high traffic counts.

DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	26,532	75,150	109,307
Average HH Income	\$82,156	\$86,602	\$87,059
Total Daytime Population	40,787	87,950	121,728

Year: 2025 | Source: Esri



NEARBY RETAIL INCLUDES



TRAFFIC COUNTS

Gateway Drive, N of Site	31,188 VPD
I-85, NE of Site	61,340 VPD
I-85, W of Site	53,084 VPD
Year: 2024 Source: ALDOT	

Second Generation Restaurant and Excess Parcel

3041 Capps Way | Opelika, AL 36804



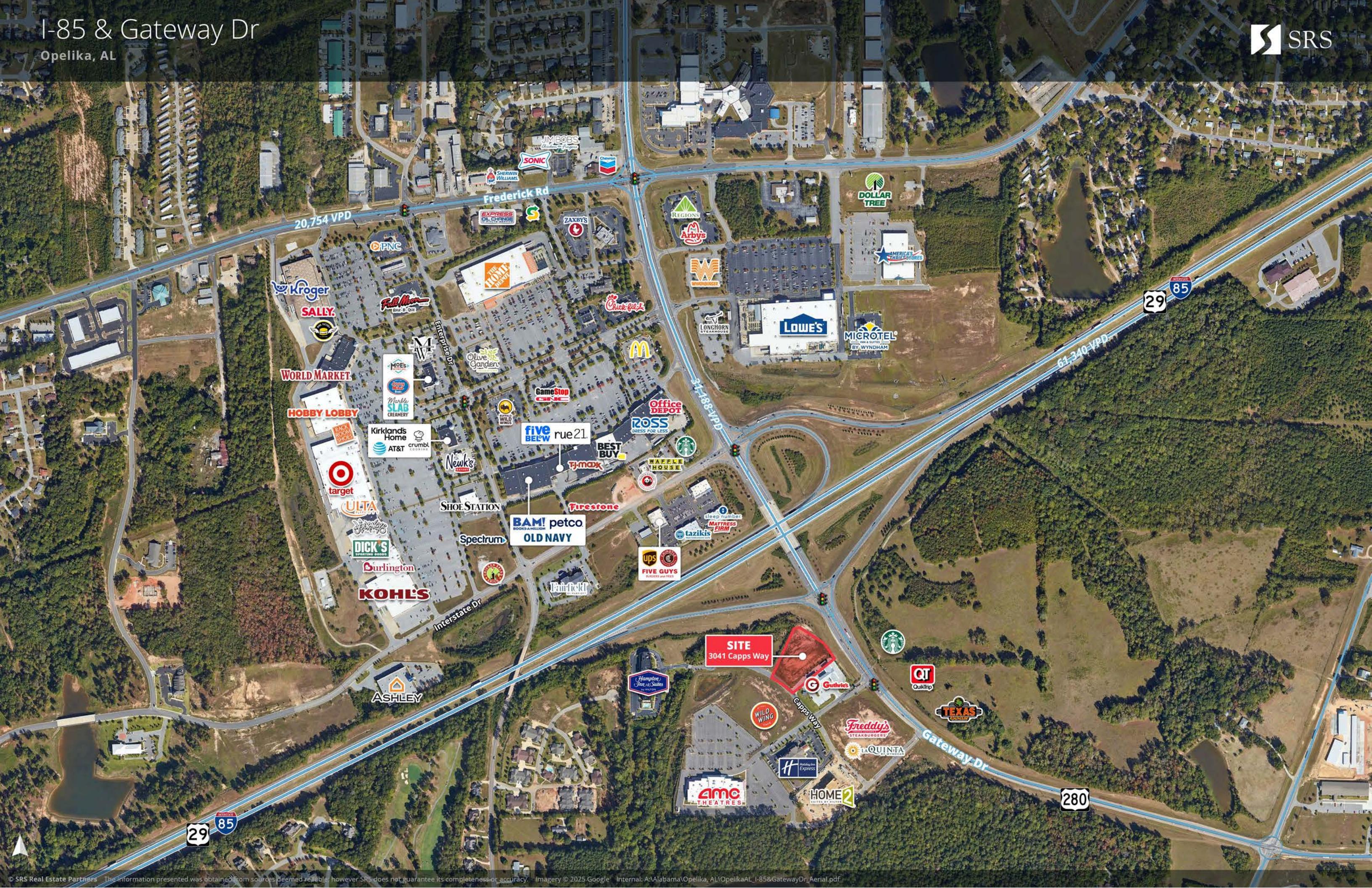
Auburn & Opelika

Auburn, AL | Opelika, AL



I-85 & Gateway Dr

Opelika, AL



Second Generation Restaurant and Excess Parcel

3041 Capps Way | Opelika, AL 36804



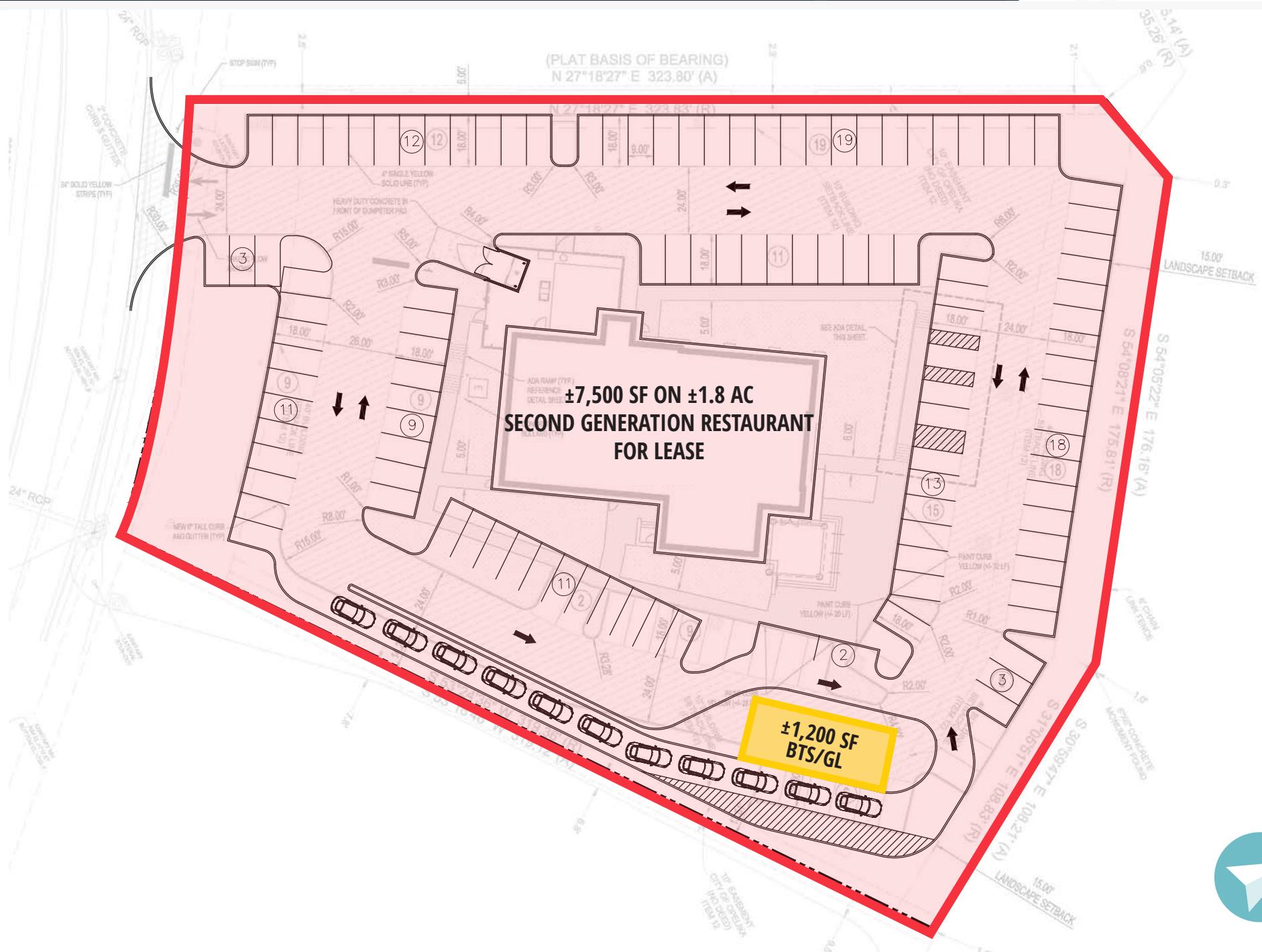
Second Generation Restaurant and Excess Parcel

3041 Capps Way | Opelika, AL 36804



Second Generation Restaurant and Excess Parcel

3041 Capps Way | Opelika, AL 36804



Second Generation Restaurant and Excess Parcel

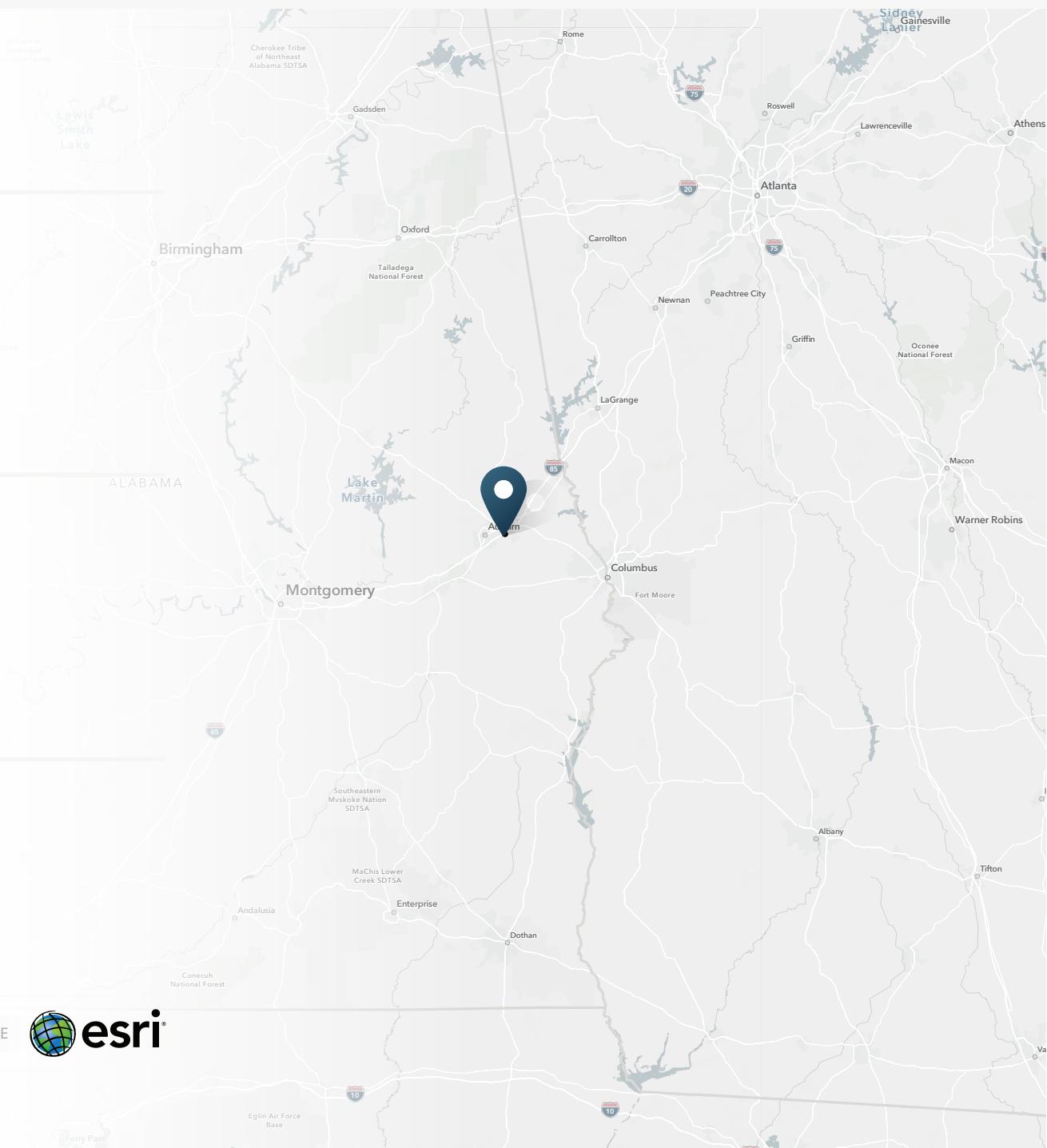
3041 Capps Way | Opelika, AL 36804



DEMOGRAPHIC HIGHLIGHTS

3 MILES

26,532	40,787	\$82,156
Population	Total Daytime Population	Average Household Income



5 MILES

75,150	87,950	\$86,602
Population	Total Daytime Population	Average Household Income

7 MILES

109,307	121,728	\$87,059
Population	Total Daytime Population	Average Household Income

> Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



TARGET MARKET SUMMARY

3041 Capps Way | Opelika, AL

Ring of 5 miles

KEY FACTS

75.2K

2025 Total Population

88.0K

Total Daytime Population

1.37%

Population Annual Growth Rate

32.4

Median Age

\$60.0K

2025 Median Household Income

\$64.8K

Average Disposable Income

11.0K

Population 12 Years & Younger

38.2K

Female Population

This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI. The vintage of the data is 2025, 2030.

© 2025 Esri

ANNUAL ENTERTAINMENT SPENDING

\$96,502K

2025
Entertainment/Rec

\$21.0M

Entertainment/
Recreation Fees &
Admissions

\$912K

Tickets to Parks or
Museums

Tapestry segments



College Towns
4,261 households

13.6%
of Households



Dorms to Diplomas
2,665 households

8.5%
of Households



City Greens
2,504 households

8.0%
of Households



SRS

SRS Real Estate Partners
304 20th Street South
Birmingham, AL 35233
205.259.2195

Martin Smith, CCIM
SVP & Managing Principal
205.776.6151
martin.smith@srsre.com

Cooper Smith
205.558.6161
cooper.smith@srsre.com

SRSRE.COM

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.