



FOR LEASE | FOR GROUNDLEASE

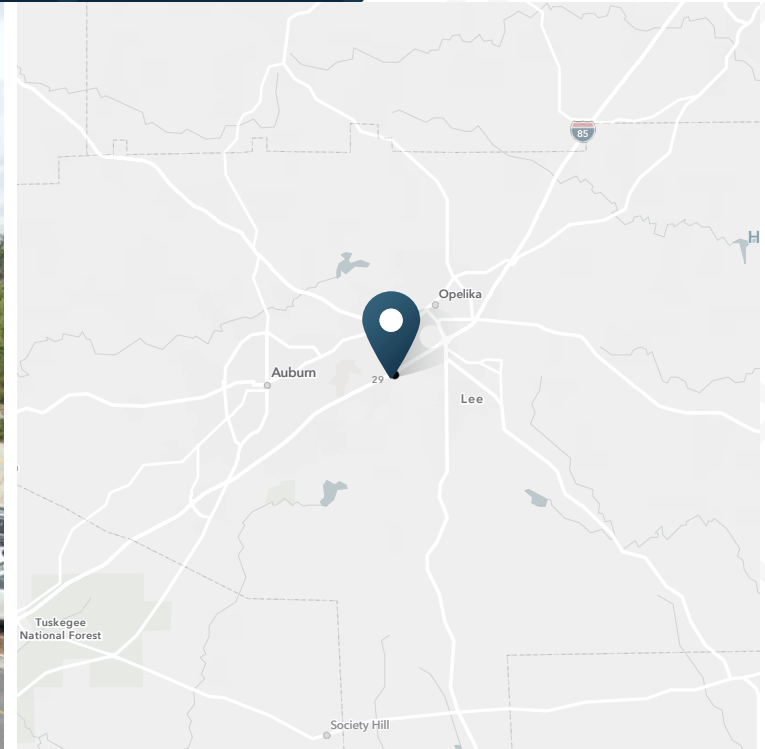
Second Generation Restaurant and Excess Parcel

3041 Capps Way | Opelika, AL 36804



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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**

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

CONTACT

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Auburn Mall

belk Dillard's Starbucks
HIBBETT SPORTS SHOE DEPT. ENCORE
Walmart Neighborhood Market
Chick-fil-A AMC THEATRES ZAXBY'S

DOLLAR GENERAL Guthrie's
HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES
Fiji's cupcakes PPG PAINTS goodwill

Walmart SUPERCENTER city G.E.A.R.
GameStop FIREHOUSE SUBS
DOLLAR TREE

OUTBACK STEAKHOUSE
PAPA JOHN'S

Jack's
Best Western DQ Domino's
Walgreens Checkers THE HONEY BAKED Ham

Walmart Neighborhood Market
TACO BELL Guthrie's MILOS

CVS

Popeyes
InTown SUITES

LOWE'S
LONGHORN DOLLAR TREE
Arby's WENDY'S

tropical CAFE
WAFFLE HOUSE

HYUNDAI

SEVEN BRAW TACO BELL
McALISTER'S DELI

HomeGoods Panera
Michaels cici's
CRUNCH PET SUPPLIES PLUS McDonald's
WAFFLE HOUSE UPS S KFC

Hampton Inn & Suites by HILTON
Holiday Inn Express HOME 2 SUITES BY HILTON
AMC THEATRES TEXAS STEAKBURGERS
Freddy's STEAKBURGERS

Buff City Soap jamba
Chick-fil-A CHIPOTLE MEXICAN GRILL S

lululemon
Publix

TACO BELL CVS
BURGERFI THE HOTEL AT AUBURN UNIVERSITY

McDonald's MOE'S SOUTHWEST GRILL
Graduate by Hilton WHATABURGER

Domino's Pizza JAMES BROS. BIKES

Starbucks TOWNEPLACE SUITES BY MARRIOTT

EAST SAMFORD SCHOOL

Clean Eatz

BOW & ARROW

MELT

SCOOTER'S COFFEE

Wendy's
Hilton Garden Inn
WAFFLE HOUSE

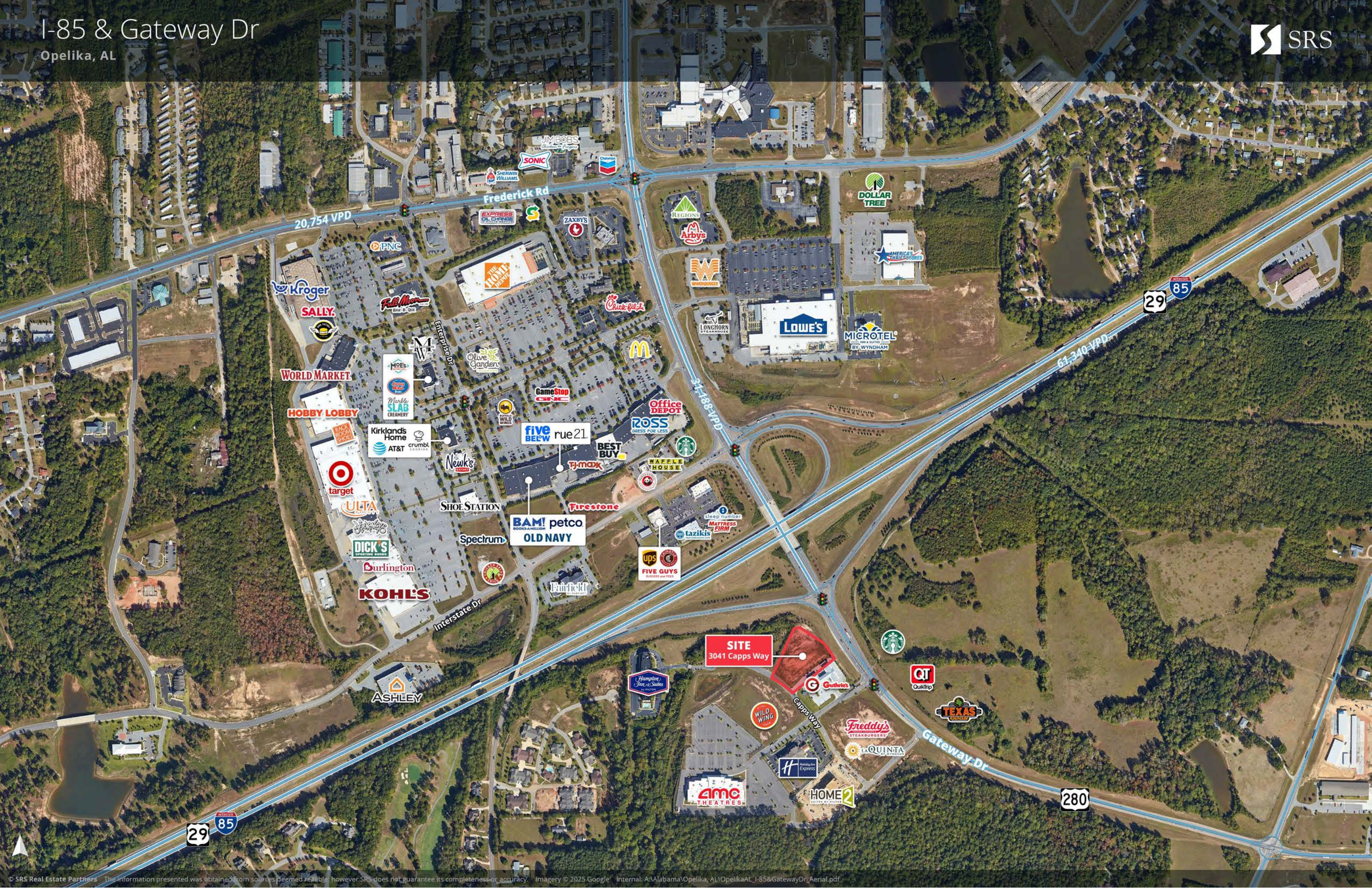
sam's club
Academy Sports & Outdoors Broken Egg Cafe
CANDLEWOOD SUITES

Tiger Town Outdoor Shopping Center
Kroger WORLD MARKET HOBBY LOBBY target THE HOME DEPOT
DICK'S SPORTING GOODS CHICKEN SALAD CHECKER Office DEPOT FIVE GUYS BURGERS and FRIES

SITE
3041 Capps Way

ALDI Little Caesars ZAXBY'S
KIA Jack's apt STAY PLUS EXTENDED STAY SUITES

Publix Rocco's CHICKEN JOINT
CVS S



SITE
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TOWNEPLACE SUITES
BY MARRIOTT
88 Rooms

TEXAS RANCHHOUSE
#1 Restaurant within 15 miles

QT
#2 Shops & Services within 15 miles
820.1K Annual Visits

Starbucks
#4 Breakfast/Coffee/Bakery/Dessert within 15 miles
253.1K Annual Visits

SITE

LAQUINTA
82 Rooms

Freddy's STEAKBURGERS

EAGLE
Guthrie's

HOME2
81 Rooms

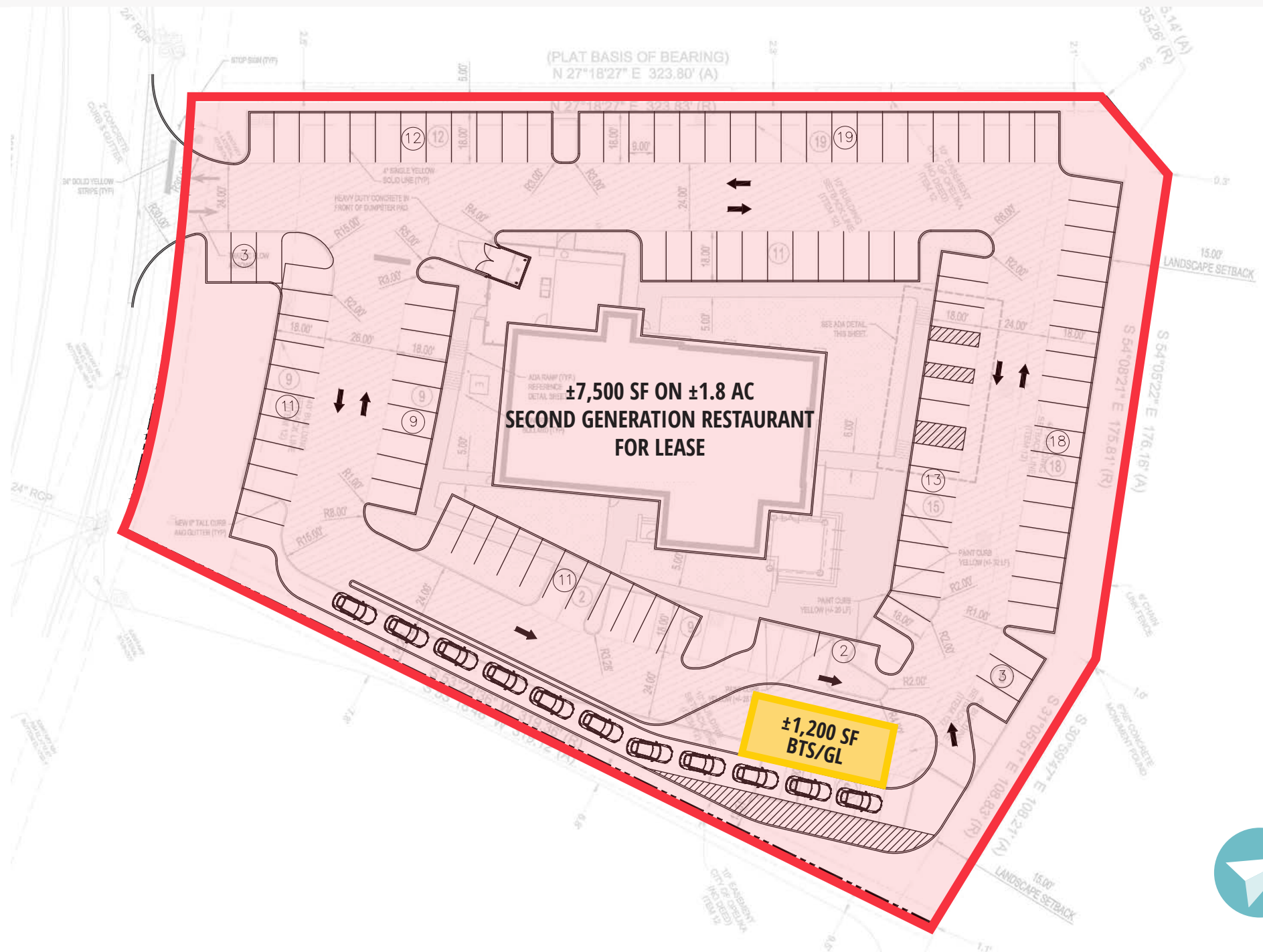
Holiday Inn
87 Rooms

WILD WING

AMC THEATRES
#4 Leisure within 15 miles
235.5K Annual Visits

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DEMOGRAPHIC HIGHLIGHTS

3 MILES

26,532
Population

40,787
Total Daytime
Population

\$82,156
Average Household
Income

5 MILES

75,150
Population

87,950
Total Daytime
Population

\$86,602
Average Household
Income

7 MILES

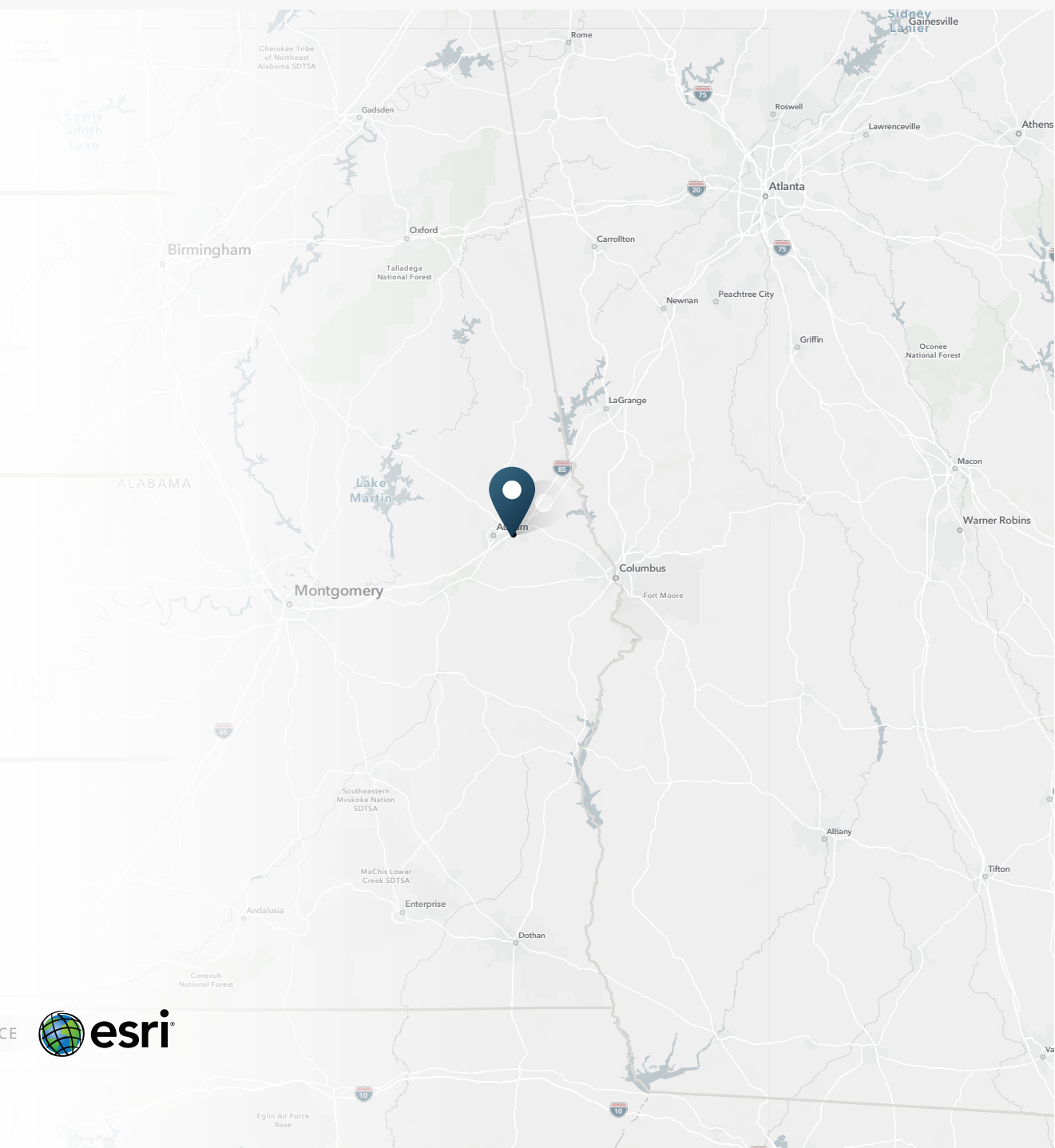
109,307
Population

121,728
Total Daytime
Population

\$87,059
Average Household
Income

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

SOURCE

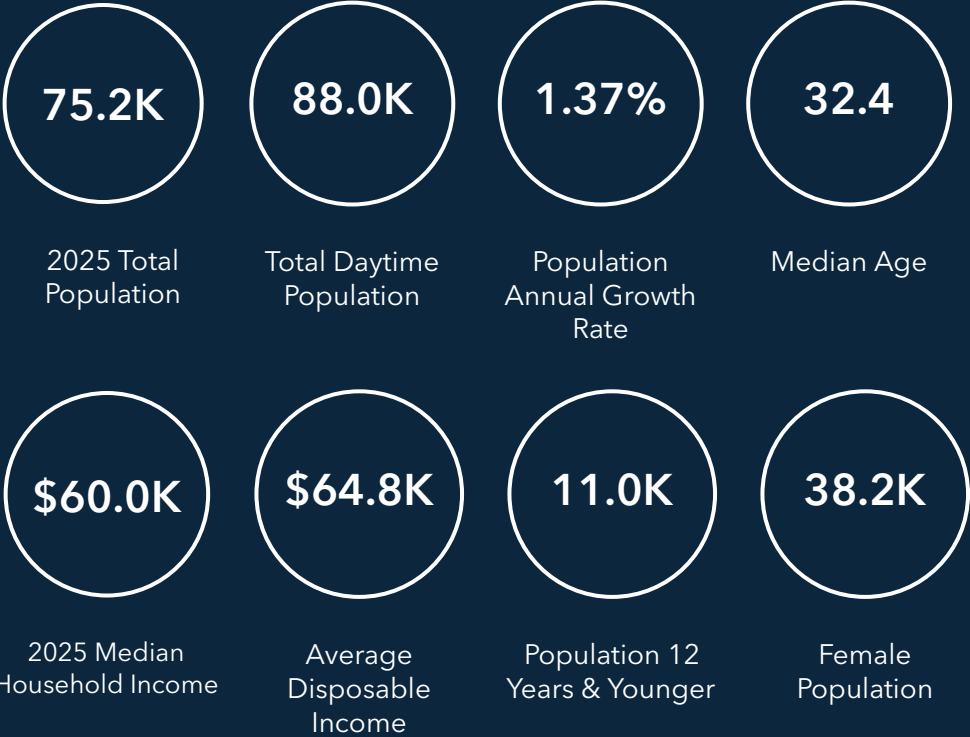


TARGET MARKET SUMMARY

3041 Capps Way | Opelika, AL

Ring of 5 miles

KEY FACTS



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.

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ANNUAL ENTERTAINMENT SPENDING



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



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