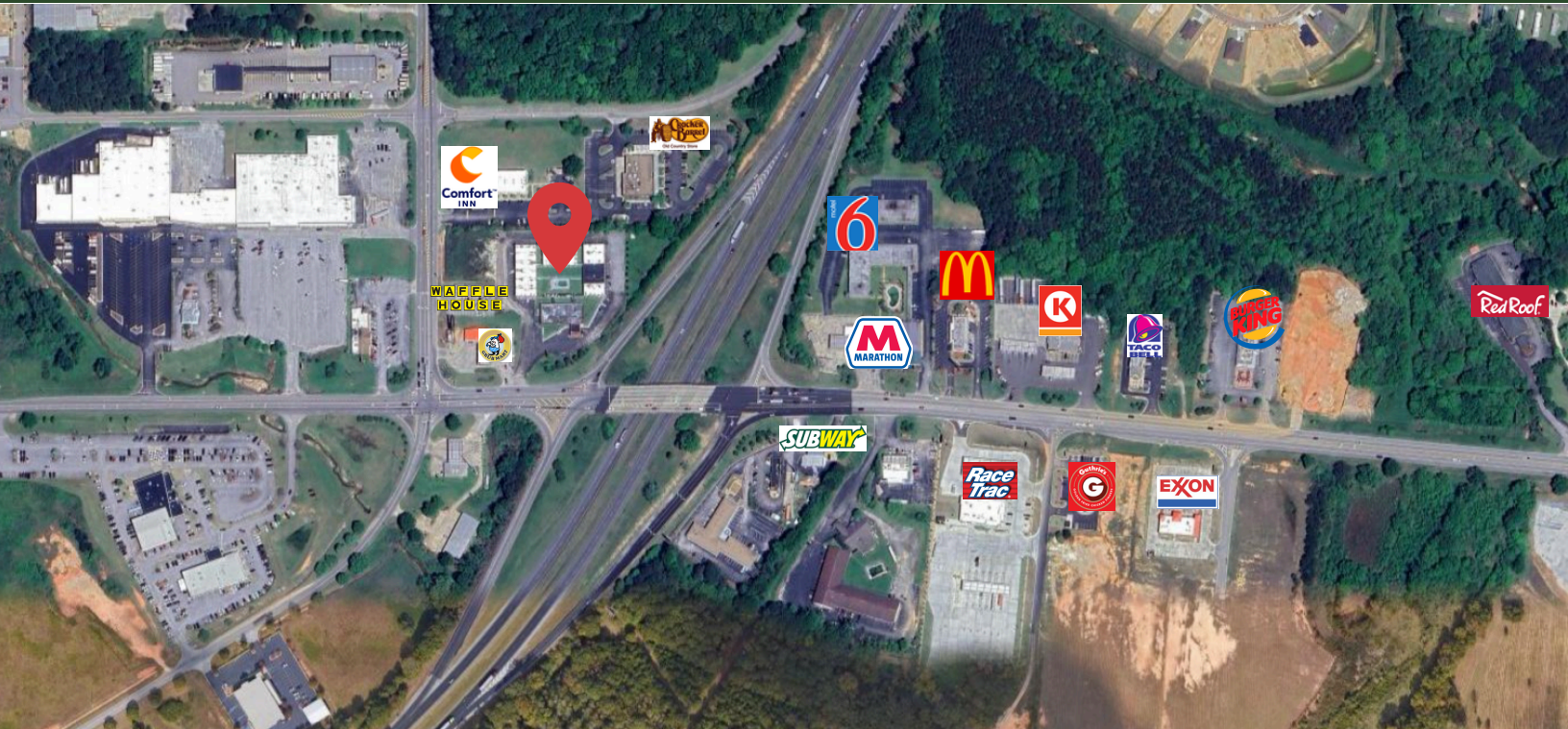


Land Redevelopment Site

1002 Columbus Pkwy, Opelika, AL 36801

FOR SALE



PROPERTY HIGHLIGHTS

- Opelika is a part of the larger Auburn-Opelika Metropolitan
- +/- 3.46 AC
- Other quick service retailers: Mcdonalds, Taco Bell, Burger King, Gutheries, Subway, Waffle House, Captain Ds
- Other Businesses: Comfort Inn, Cracker Barrel, Exxon, RaceTrac, Chevron, Circle K, Motel 6, Red Roof Plus
- Under construction: Quicktrip, Tru hardware
- Zoned C3 allowing for a multitude of commercial and multifamily use
- Sold As Is

DEMOGRAPHICS

3 MILES

5 MILES

10 MILES

POPULATION

18,593

38,750

114,949

HOUSEHOLDS

7,985

16,300

47,918

TRAFFIC COUNT

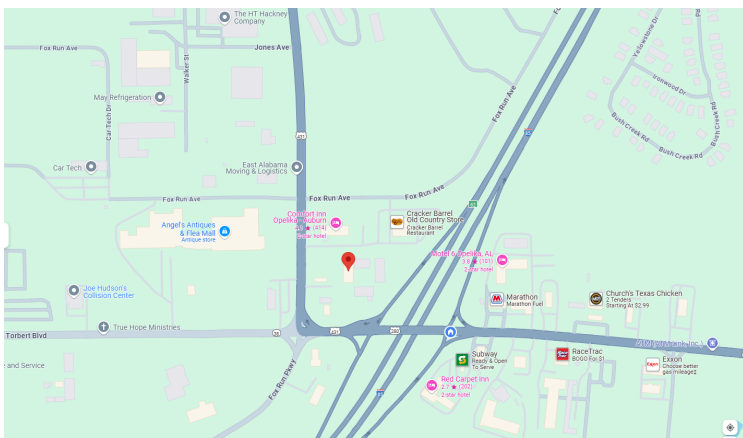
Traffic Count: +/- 22,911 AADT, Columbus Pkwy
Traffic Count: +/- 58,600 AADT, I 85

OPELIKA HIGHLIGHTS

- Opelika's Largest Employers
- Opelika's Record Breaking Construction Activity in FY 2024
- GDP Auburn-Opelika

AUBURN HIGHLIGHTS

- Lee County Leads State in Capital Investment
- Coca Cola \$18M Facility in Auburn
- Milken Institute Ranks Auburn 2024 Best Performing Small Cities
- Auburn Top Small Metro for Industrial Growth



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